

Coonan
PROPERTY

BALLYSAX LODGE
Ballysax, Curragh, Co. Kildare

BALLYSAX LODGE

- Immaculate “B” rated four-bedroom residence extending 2470 sq.ft/229 sq.m on 8 acres of good quality land
- Set behind mature hedging and accessed via electric gates this residential holding is home to an American style barn with four stables, tack room, two steel sheds, Sand arena (subdivided into three sections), horse walker and four separate paddocks enclosed by mature hedging and stud rail fencing
- Accommodation comprises of entrance hallway, office, guest w.c., lounge/dining room, kitchen, living room, utility/boot room, four bedrooms, en-suite and family bathroom
- This home is ideal for families in equestrian/farming circles looking for a manageable holding while balancing a professional career, fibre broadband is available for remote working
- Excellent location with local primary school St Brigid’s national school only 3km away, an array of secondary schools in the surrounding towns of Kilcullen (5.2km), Newbridge (9km), Kildare town (10km) and The Curragh. Ample sporting facilities, within a short drive of The Curragh, Naas and Punchestown racecourses, golf clubs, tennis clubs, leisure facilities and GAA clubs
- Excellent connectivity within minutes of M7 motorway connecting to M50 and all national roads, Commuters also enjoy easy access to Newbridge and Kildare train stations, Red Cow and Saggart Luas stops only a 30-minute drive



4 Bedrooms



2 Reception Room



3 Bathrooms

For Sale by Private Treaty
Guide Price: €850,000

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Accommodation

Entrance Driveway

Approached by electric gates, decorative loose stone chippings, wooden sleepers and mature hedging. Raised beds and landscaped feature island with established planting divide the driveway at the front of the house, while also providing access to rear of property and yard.

Entrance Hallway

2.58m x 6.38m

Front entrance features glass panels and triangular window design, custom built hardwood staircase with tempered glass, oak hardwood flooring and decorative wallpaper.

Office

4.78 x 4.90m

High quality plush carpet, coving, down lights.

Master Bedroom

3.14m x 6.64m

Oak hardwood floor, fitted shelving units, vanity unit with integrated lighting, cabinets, bespoke fitted wardrobes, coving, down lights and custom-made curtains and blinds.

En-suite

3.39m x 3.15m

Tiled floor and semi-tiled walls, deep fill bath, double shower enclosure, power shower, w.c., w.h.b., splashback tiles, cabinet units fitted with LED lighting, downlights, coving, towel radiator and ornate radiator.

Guest W.C.

1.77m x 1.07m

Decorative tiling, tongue and groove wall panelling with feature wallpaper, w.c., w.h.b., softclose cabinet, shelving, mirror with LED lighting, extractor fan, coving, towel radiator.



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Accommodation

Lounge/Dining Room

5.30m x 5.57m

Open plan to kitchen, hardwood oak floor, bespoke hand-crafted fitted cabinet and shelving units with integrated lighting.

Kitchen with Pantry

4.60m x 4.00m

Bespoke kitchen fitted with concealed pantry area, integrated soft close drawers, cabinets with feature glass panels, tiled floor, double oven, integrated dishwasher, stainless steel sink and filter water tap. Central island with a quartz worktop and generous seating. Includes an induction hob, additional power sockets, built in butcher's block, ceiling extractor fan and overhead downlights. Full-length sliding doors flooded with natural light into the kitchen, overlooking south facing sandstone patio and garden area.

Living Room

5.16m x 5.10m

Vaulted ceiling with Velux windows, feature centre piece light fitting, full length sliding glass doors, elegant oak floors, built in flush mounted fire stove, integrated wall lights and hand-crafted television cabinets.

Utility Room/Boot Room

2.80m x 3.20m

Tiled floor, kitchen cabinet units with granite worktop, Belfast sink, plumbed for washing machine, down lights, Velux window, cloakroom storage with fitted shelving, door to outside.

Stairs and Landing

Fully carpeted, fitted storage and shelving units, bespoke staircase with carpet, tempered glass and hardwood oak, feature wallpaper and feature centre piece light fitting.



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Accommodation First Floor

Bathroom

1.96m x 2.46m

Tiled floor and wall, double shower enclosure, power shower, w.c., w.h.b., softclose cabinet and drawers, LED mirror, fitted shelving towel radiator.

Bedroom 2

4.64m x 6.m

Feature window overlooking rear garden, fitted vanity unit with drawers, fitted wardrobes, downlights.

Bedroom 3

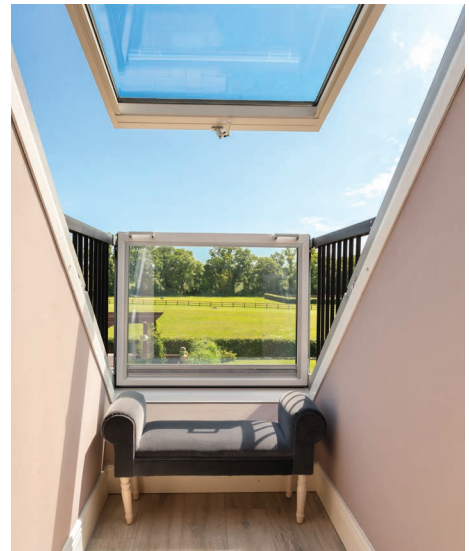
2.79m x 4m

Integrated drawers and shelving, Velux window, semi solid flooring.

Bedroom 4

3.87m x 3.49m

Carpet, down lights.



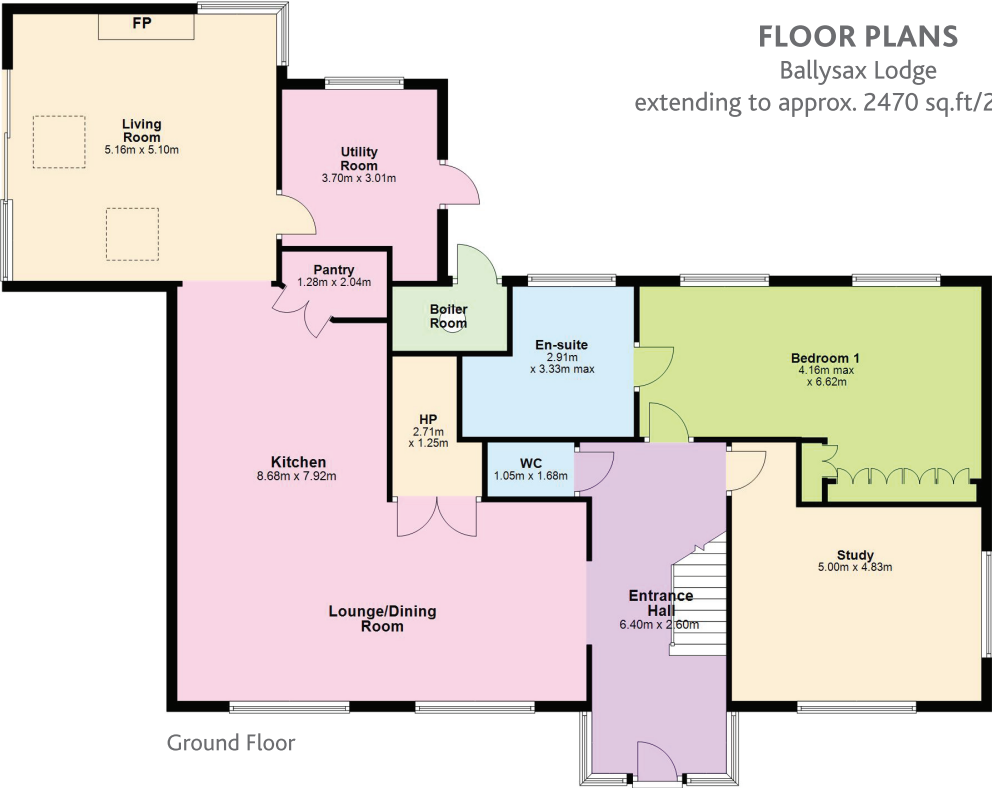
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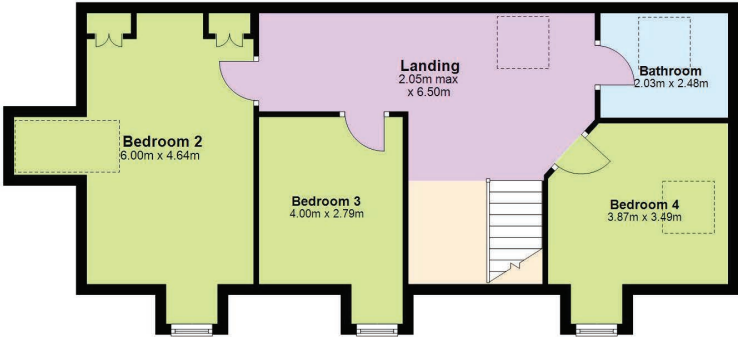
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FLOOR PLANS

Ballysax Lodge
extending to approx. 2470 sq.ft/229 sq.m



Ground Floor



First Floor



South Facing Garden

A south-facing garden serves as a natural extension of the living space throughout the summer months.

Sliding door from the kitchen opens seamlessly onto a sandstone patio, which leads to an additional pergola seating area and a beautifully manicured lawn. Mature beech and laurel hedging surround, raised beds of ornamental flowers and shrubs with feature lighting, attractive paving and edging, water feature, loose stone chippings, green house and stainless-steel shed.



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Yard and Land

4 separate divisions to the paddocks (all in grass)

American style barn with four stables,
tack room and tea room facilities

Two steel sheds with one secured electric roller door

Sand arena (subdivided into three sections)

Horse walker

Wash area

Loading area



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Additional Information

- Built in 1998
- Extended in 2017 and walls pumped with insulation
 - 2017 attic also insulated
 - New windows approx. 2019
- Electric car charger to side of house
 - Outdoor taps

Items included in sale:

Fixtures and fittings, custom made curtains and blinds, fitted hob, fitted double oven, ceiling extractor fan, reverse osmosis water purifier, a selection of light fittings.

Services

Services

OFCH

Private water source

Biocycle septic tank

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DIRECTIONS

Eicode: R56 K381

BER RATING



VIEWING

By appointment only.

CONTACT INFORMATION

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