



**Coonan**  
PROPERTY

**TICKNEVIN**  
Carbury, Co. Kildare  
on approx. 64 acres (25.99 ha)

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# TICKNEVIN

- Prime residential farm holding extending to approx. 64 acres (25.99 ha)
- Unique Listed period farmhouse that has been extended and renovated in recent years
- The main residence extends to approx. 390 sq.m (4,197 sq.ft) and wraps around a peaceful courtyard
- Accommodation comprises of entrance hallway, 2 reception rooms with library area, sunroom, study, kitchen/dining area, utility room, bathroom, 4 bedrooms (1 ensuite), large open plan room suitable for a range of uses
- The farmyard consists of period stone-built sheds along with more modern structures including a 4-bay galvanised haybarn
- Lands are mostly in grass with excellent road frontage and suitable for any farming or equestrian enterprise with approximately 10 acres in woodland

Edenderry 11km, Enfield and M4 motorway 15km, Newbridge 25km



4 Bedrooms



2 Reception Room



2 Bathrooms

**For Sale by Private Treaty**  
**Offers in Excess of €1,200,000**

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# PRIME RESIDENTIAL FARM HOLDING

extending to approx. 64 acres (25.99 ha)



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## **Accommodation**

### **Entrance Driveway**

Separate entrances for main residence and yard, concrete roadway.

### **Entrance to Residence**

Cobble lock surround to front.

### **Entrance Hallway**

3.6m x 4.3m

Flagstone floor, chandelier lights.

### **Reception Room**

1 7.5m x 4.1m

Laminate flooring, double set of sash windows, chandelier lights, large fireplace, library area.

### **Sunroom**

3.58m x 6.3m

Tiled floor, dual aspect windows, French doors to rear of property, recess lighting.

### **Reception Room**

2 4.43m x 4.03m

Chandelier lights, sash windows, fireplace with stove insert and back burner, panelled wall.

### **Study**

4.13m x 2.9m

Wooden floors, feature original windows, chandelier light fitting.

### **Kitchen**

9.78m x 3.48m

Tiled floor, French doors, additional windows to rear of property, fitted solid wood floor and wall units with laminate top, additional hotpress storage, recess lighting, extractor fan.



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## **Accommodation**

### **Rear Hallway**

1.56m x 2.45m

Wooden floor, ceiling light.

### **Utility Room**

2.29m x 2.52m

Wooden floor, tiled walls, floor units, countertop, additional ceiling height storage units, washing machine, dryer, fridge freezer.

### **Long Hallway**

1.22m x 9.55m

Laminate flooring, two sets of French doors to rear courtyard, recessed lighting.

### **Storage**

3.04m x 3.15m

Plumbed.

### **Storage**

3.03m x 3.24m

Laminate floor, ceiling light, coving, additional sockets

### **Storage**

3.13m x 4.68m

Laminate floor, recessed lights, dormer style ceiling.

### **Large Open Plan Room**

16.3m x 4.16m

Laminate floor, 6 sets of arch windows, limestone sills, original blockwork, plumbed and tiled ready for kitchen installation with mix of tile and laminate floor, wood burning stove, windows to rear of house, access to back of house.



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## **Accommodation**

### **Bedroom**

2.57m x 3.24m

Carpet floor, sash window, Dimplex electric heater, power points.

### **Bedroom**

2.88m x 3.67m

Carpet floor, Dimplex electric heater, fitted wardrobe, windows to side of house.

### **Bedroom**

3.01m x 2.9m

Laminate floor, doublet set fitted wardrobe, fireplace.

### **Master Bedroom**

4.89m x 4.18m

Solid wood floors, windows to front of property, original sash window, powerpoints.

### **En-suite**

2.36m x 3.56m

Fully tiled, w.c., bath, w.h.b with fitted vanity unit, additional storage.

### **Landing Hallway 1**

3.63m x 1.01m

Laminate floor, ceiling lights.

### **Landing Hallway 2**

21.5m x 3.37m

Carpet floor.



## FLOOR PLANS

Residence extends to approx. 390 sq.m (4,197 sq.ft)

First Floor



Ground Floor



## Accommodation

### Courtyard

Cobble lock, patio area, pond.

### Additional Information

- Gross internal floor area approx.
- Fully armed with recently installed Eircom PhoneWatch

### Items included in sale

All fixtures and fittings.  
Furniture and art negotiable.

### Services

- Services
- Well water
- Septic tank
- Back burner
- Electric heating
- Plumbed for oil heating



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## Yard

### Shed 1

18.3m x 16.8m

Block built shed, galvanised roof, concrete floor.

### Shed 2

21.7m x 6.75m

Stone built shed, galvanised roof, concrete floor,  
dual access.

### Shed 3

5.7m x 22m long

Stone built shed, galvanised roof, in 2 divisions  
with 2 points of access, stairs to rear.

### Haybarn

14m x 8m

Galvanised, 4 bay.

### Lean To

10m x 4m

Galvanised.

### L-shaped Car Garage

10m x 4, 5m x 4m

Galvanised.

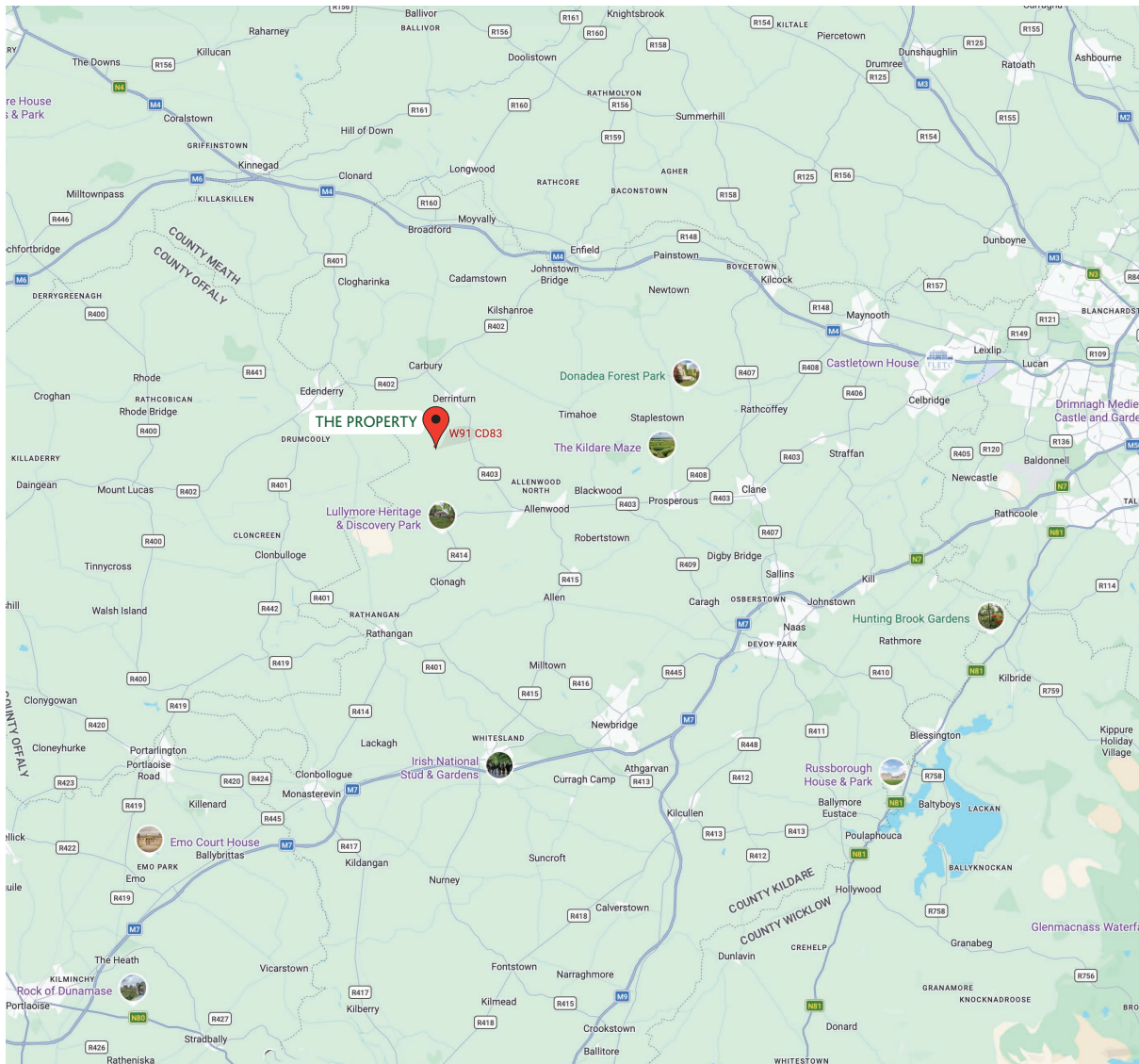


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# Coonan

PROPERTY

## DIRECTIONS

Eircode: W91CD83

## BER RATING



## VIEWING

By appointment only.

## CONTACT INFORMATION

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