

Coonan
PROPERTY

BROOKFIELD HOUSE
Clonsast, Kilcock, Co. Kildare



BROOKFIELD HOUSE

- Coonan Property present an exceptional 4,000 sq. ft, B3 rated detached residence set on approx. 2 acres of beautifully landscaped grounds, just 2km from the M4, Kilcock town centre and Railway Station
- Interior highlights include a light-filled Hampton orangery, formal entertaining rooms, integrated garage and an impressive master suite with walk-in wardrobe
- Accessed through private electric gates onto a winding maple trees and beech hedge-lined avenue, leading to professionally landscaped gardens with specimen trees, substantial planting, sandstone patios and meticulously manicured lawns
- Accommodation includes entrance foyer and reception hall, formal living and dining rooms, kitchen with breakfast area, Hampton orangery, family room, study, ground floor guest bedroom, ground floor closet, ground floor shower room, utility/boot room, integrated garage and four first-floor bedrooms including a luxurious master suite
- Extending to approximately 4,000 sq. ft, the home offers generous and versatile accommodation ideal for modern family living
- Positioned along a peaceful country lane, the property combines the tranquillity of rural living with the convenience of Kilcock/Maynooth /Dublin and the M4 motorway just five minutes away
- Close to a host of amenities including sports clubs, gyms, restaurants, café's, good schools both primary and secondary and the university town of Maynooth
- World class racing and golf amenities nearby include The Curragh Racecourse, Fairyhouse Racecourse, Punchestown Racecourse, The K Club, Carton House and Palmerstown House Estate
- Just 2km from the M4, Brookfield House offers excellent access to Dublin, Dublin Airport and the wider national road network



5 Bedrooms



3 Reception Rooms



2 Bathrooms

For Sale by Private Treaty
Guide Price: €1,150,000

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Accommodation

Entrance Driveway

Tarmacadam driveway with beech hedge border, maple trees and lantern lighting.
Continues past front lawn and paddock, array of mature trees and plants
with granite steps leading into house.

Entrance Foyer

5m x 2.04m

Tiled flooring, two light fittings, double doors and curtains.

Entrance Hallway

(3.67m x 2.51m) + (1.97m x 5.7m)

New carpet, coving, recessed lights, understairs storage and cloak room.

Study

3.01m x 3.56m

Carpet, light shade, curtains and per brochure was previously fitted out as office/study.

Bedroom 5 – Ground Floor

4.6m x 2.53m

Carpet, curtains and light shade.

Shower Room – Ground Floor

1.85m x 2.37m

Fully tiled, w.c, w.h.b., shower cubicle, light fitting, and shaving light.

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Accommodation

Kitchen

4.81m x 2m + 3.9m x 3.42m

Tiled flooring, solid wood wall and floor units, granite worktops, Stanley range with integrated oil boiler heating system and stove, Neff double oven, undercounter fridge, dishwasher, hob, extractor fan, 3 hanging lights with shades, roman blind and down lights.

Breakfast Area

3.16m x 2.54m

Tiled flooring, light shade, blinds and door leading to rear garden and orangery.

Utility/Boot Room incl. Boiler

4.83m x 3.24m

Tiled flooring, American style fridge freezer, washing machine, sink, dryer, light fitting, attic access, W.C. and door leading to back yard.

Garage

8.32m x 3.31m

Double doors, lighting and door leading to rear garden.

Hampton Orangery

5.91m x 7.88m

Built by Hampton Orangeries with impressive central lantern roof, underfloor heating, oak flooring, recessed lights, wall lights and bi-folding doors leading onto south facing patio area.

Family Room

6.12m x 5m

Oak flooring, granite fireplace with solid fuel stove, full height vaulted ceilings, roman blinds, curtains, recessed lights and bi-folding doors to orangerie

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Accommodation

Dining Room

5.31m x 3.56m

Oak flooring, double doors leading to living room, curtains and blinds.

Living Room

6.76m x 5.08m

Carpet, marble fireplace with gas fire insert, coving, two light fittings, curtains, blinds, wall lights, double doors leading to garden and patio area.

Landing

3.16m x 6.32m

Galley landing area overlooking ground floor hallway, new carpet, electric velux windows, recessed lights, coving and light fitting.

Master Bedroom

5.26m x 3.63m

New carpet, coving, light shade, curtains, blinds and walk-in-wardrobe (3.56m x 1.52m).

Ensuite

3.43m x 1.96m

Lino floor covering, bath, w.c., w.h.b., fitted mirror, shaving light, wall papered walls and light fitting.

Bedroom 2

3.78m x 2.86m

New carpet, dormer window with roman blind, light shade and walk-in-wardrobe (1.87m x 1.14m).

Bedroom 3

4.46m x 3.63m

New carpet, fitted open wardrobe, light shade, curtains and blinds.

Bedroom 4

2.5m x 2.7m

Carpet, fitted wardrobe, light fitting and blinds.





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Garden

Sandstone patio, lawns, mature trees,
plants and hedging. .



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Additional Information

- Gross internal floor area approx. 380sq.m (4,090 sq. ft)
 - Built c. 1991
 - Total site area approx. 2 acres
 - Hard surface yard space to the rear
 - Concrete pad in yard suitable for a garage
- Space for further development of the existing residence subject to necessary p.p.
 - Outside tap
 - Exterior lighting
 - Extensive sandstone patio area
- Cul-de-sac location – peaceful rural setting
- Option to purchase automatic electricity generator for uninterrupted power supply
- Option to purchase Husqvarna robotic lawnmowers
- Recently announced upgrade to commuter train service will greatly improve commuting to Dublin City Centre

Items included in sale:

Stanley Range with dual heating system and stove, Neff double oven, undercounter fridge, washing machine, tumble dryer, American fridge freezer, dishwasher, hob, extractor fan, roman blinds, curtains and light fittings (generator and day bed negotiable).

Services

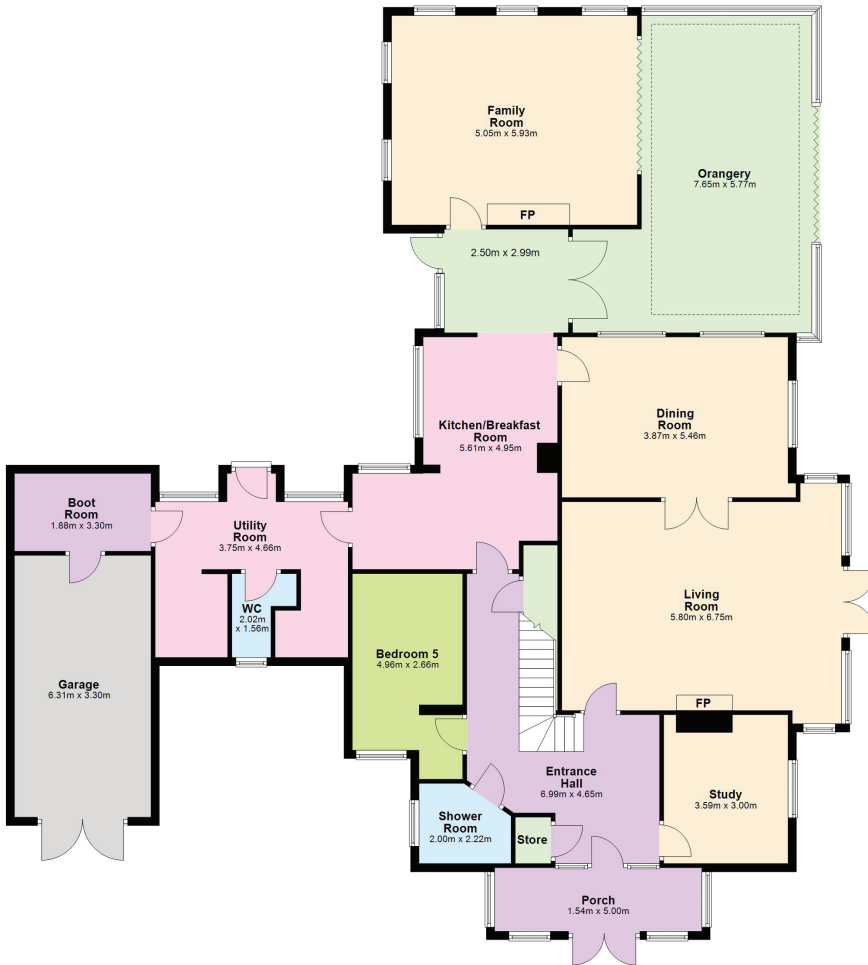
Mains water, Bord na Mona septic tank and oil fired central heating.



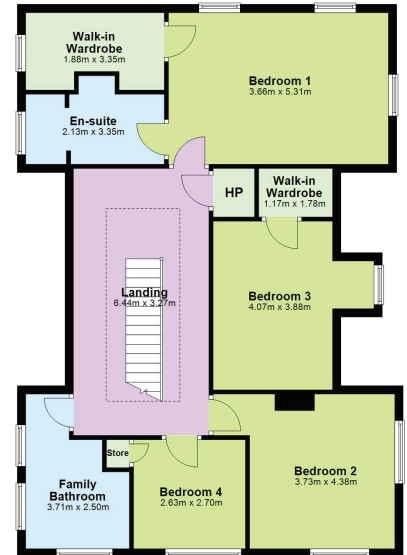
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FLOOR PLANS

Brookfield House
extending to approx. 4000 sq.ft/380 sq.m



Ground Floor



First Floor



DIRECTIONS

Eiccode: W23 Y7RN

BER RATING



VIEWING

By appointment only.

CONTACT INFORMATION

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