



**MAGNIFICENT ARCHITECT DESIGNED 4 BEDROOM RESIDENCE ON C. 1 ACRE**

**HEATHER LODGE, JIGGINSTOWN, NAAS, CO. KILDARE, W91 KRC9**

**GUIDE PRICE: Excess €850,000**



PSRA Reg. No. 001536

## Heather Lodge, Jigginstown, Naas, Co. Kildare, W91 KRC9

### FEATURES:

- \* Rare and unique opportunity
- \* c. 1 acre mature private landscaped gardens
- \* Architect designed house
- \* 3 zoned gas fired central heating system with new gas burner
- \* 3 mins M7 with 3 lanes to M50
- \* 15 min walk Main Street
- \* PVC double glazed windows, fascia/soffits
- \* Fibre broadband
- \* Satellite TV
- \* Alarm security system, electric gates with intercom
- \* Security lights on sensor
- \* Maintenance free full brick exterior

### DESCRIPTION:

'Heather Lodge' is a magnificent detached 4 bedroom residence securely positioned behind electric gates, set amid c. 1 acre of mature gardens offering an oasis of privacy, peace and tranquility adjacent to the Grand Canal and only a 15 minute walk from the bustling Main Street of Naas. Built in the early 1990s this Paul Brazil Architect designed home extends to c. 2,660 sq.ft. (c. 247 sq.m.) with its many reception rooms, spacious accommodation and an abundance of outdoor space. This is a truly unique residence perfect for modern family living which must be viewed to be appreciated.

Features include full brick exterior, new 3 zoned gas fired heating burner, oak floors, PVC double glazed windows, Villeroy & Boch sanitary ware with Keuco fittings. A main feature of the property is its wonderful mature landscaped gardens, a truly outstanding feature, with beech hedging, manicured lawns, south facing to the rear with cobble loc patio. The grounds boast a wild garden, mature trees and hedges, offering a secluded private setting and a lovely area for outdoor entertaining.

Situated in an excellent location with superb access to the M7/M9 Motorways, near the Kerry Foods Facility and Millennium Park Ring Road, ideal for running or cycling. The bus route is only 200 metres from the property, commuter train service from Sallins Station and 20 minute drive from the M50.

### ACCOMMODATION:

#### Porch

Tiled floor, wood panel ceiling, recessed lights and double doors leading to;

#### Entrance Hall 4.13m x 3.40m

with beautiful double height space drenched in natural light with a staircase leading up to a gallery landing on the first floor and to the games room on the lower ground floor, oak floor and glazed double doors leading to;

#### Dining Room 5.10m x 3.56m

Oak floor, vaulted ceiling with large gallery window with beautiful garden views, recessed lights, brick wall, stepping down to;

#### Sitting Room 5.62m x 3.90m

Into bay window, oak floor, sunken room with antique cast iron fireplace with beautiful elegant rare insert and hearth, 9.5ft ceiling and double doors leading to;

#### Living Room 3.85m x 3.60m

Solid fuel stove, oak floor, 9.5ft ceiling and french doors leading to garden.

#### Kitchen / Breakfast Area 6.37m x 3.85m

Antique cast iron fireplace, tiled floor, beam ceiling, cream built-in ground and eye level presses, tiled surround, Bosch integrated dishwasher, electric oven, extractor, ceramic hob, recessed lights and exposed brick wall, large four panelled window with lovely views of the patio and garden flooded with natural light.

#### Utility Room

Cream built-in ground and eye level presses, plumbed, tiled floor and surround.

#### Toilet

w.c., w.h.b., oak floor and tiled surround.

#### Cloakroom

#### Games Room 8.62m x 5.25m

Recessed lights, wood surround fireplace with gas stove, pine floor and plumbed for bar.

#### Garage 4.85m x 4.75m

With w.h.b., electrical sockets, shelving, huge storage, potential for conversion.

#### Bedroom 1 4.10m x 3.95m

Mirrored sliding wardrobes, recessed lights, handmade wooden custom shutters for window.

#### En-Suite 1

Recessed lights, vanity w.h.b., wall mounted soft close Villeroy and Boch toilet with Keuco units and shower, heated towel rail, recessed lights, Villeroy and Boch fully tiled floor and walls, Velux window.

#### Store Room

#### Study/Home Office 3.50m x 2.70m

with lots of potential uses.

#### Hotpress

Shelved with immersion.

#### Bathroom

w.c., w.h.b., heated towel rail, recessed lights, free standing bath with shower attachment, storage press, fully marble tiled floor and walls and Velux window.

#### Bedroom 2 4.00m x 4.00m

Mirrored sliding wardrobes, storage closet and handmade wooden shutters, beautiful views of the garden and the countryside.

#### En-Suite 2

Villeroy and Boch toilet wall hung with soft close seat, Villeroy and Boch vanity unit and w.h.b., electric shower, recessed lights, Villeroy and Boch fully tiled floor and walls.

#### Bedroom 3 3.62m x 2.22m

Wooden floor, storage closet and custom made curtains and black out blinds.

#### Bedroom 4 3.50m x 2.20m

Wooden floor, storage closet and custom made curtains and black out blinds.







## OUTSIDE:

Approached through a recessed entrance with electric gates to a large gravel driveway, the property stands on c. 1 acre of landscaped gardens with lawns and a wild garden, patio area, southwest facing to rear, outside lights and security sensors, outside tap, outside electric socket, boiler room/storage room with new gas Viessmann boiler (pump for power showers here to minimise any noise)

## SERVICES:

Mains water, septic tank drainage, gas fired central heating, Fibre broadband, refuse collection.

## INCLUSIONS:

Curtains, blinds, light fittings (excluding 2 lights in dining room and sitting room), carpets, dishwasher, electric oven, extractor, ceramic hob.

## AMENITIES:

The property has its own private access to the Grand Canal which forms part of the proposed Corbally Harbour Greenway, which will be a fantastic amenity with cycle paths in addition to the already beautiful walkways.

Naas has many boutiques, bars, restaurants, shops, schools, theatre, cinema, all on your doorstep. K Leisure is 500 metres away with a playground, gym, pool, astro pitches, hockey club, soccer club and athletics. Other activities in the area include horse riding, GAA, rugby, tennis, swimming, basketball, leisure centres and racing in Naas, The Curragh and Punchestown.

**BER:** C2      **BER NO:** 104125679

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