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**BLACKBERRY LODGE
NEWTOWN
RATHASKER ROAD
NAAS CO. KILDARE**



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie are thrilled to present Blackberry Lodge on 1.24 ha / c. 3.06-acres, an exceptional five-bedroom brick and stone faced luxury residence. Fronting on to a quiet local road in the heart of perhaps County Kildare's most prestigious stud farm district, whose neighbours include Rathasker Stud, South House Stud and Newtown Stud. The area is renowned for its choice of distinguished horse racing venues such as Punchestown Racecourse (6km), Naas Racecourse (5km) and The Curragh Racecourse(15km)

Blackberry Lodge is accessed through its private stone-faced entrance, with electric gates leading to a treelined tarmac driveway. The meticulously maintained grounds boast a south-facing rear aspect with uninterrupted views of the surrounding countryside, capturing spectacular evening sunsets. The property also benefits from two large paddock areas, securely enclosed with post-and-rail fencing and steel access gates, making it an ideal abode for equestrian enthusiasts. For those with agricultural or equestrian needs the previous granting of planning permission in 2022 (Ref: 22113 - for the construction of a state-of-the-art stable block) should further enhance future development opportunities, if so desired by the new owner.

Internally presented in immaculate turnkey condition, this home has been thoughtfully modernized to meet the highest standards boasting a B1 Energy Rating. Upgrades include the installation of underfloor heating, air to water heating system, upgraded sewage and water purification systems. Offering a generous floor area exceeding 247 sq. m / 2,658 sq. ft. Upon entering you are welcomed by a stunning entrance hall with a grand staircase, guiding you into the lounge. Complete with feature fireplace, ornate ceiling roses, decorative coving and elegant double doors framed by bay windows on either side, allowing natural light to flood the space.

The Ground floor accommodation also comprises of a large fully fitted Kitchen / Dining area with Utility room off as well as a potential Office/Family Room, Bedroom with Ensuite and Guest WC. The First floor hosts an impressive Master Suite, Family Bathroom and a further two bedrooms. The Master Bedroom benefits from a sizeable walk in wardrobe and ensuite. This imposing residence offers spacious accommodation, perfectly suited for comfortable family living and entertainment.

Located just a short drive from the thriving towns of Naas and Newbridge offering all conceivable amenities as well as various transport links to Dublin City Centre and other surrounding areas. The locality offers an abundance of schooling options with Killashee School, Pipers Hill College, Gaelscoil Nás Na Ríogh and St. David's National School all located within 2km from the property.

Please see our virtual tour for initial inspection.

LOCATION

Head south on the M7 At junction 10, take the R445 exit to Naas South/Newbridge. At the roundabout, take the 1st exit onto R445 continue straight and at Bundle of Sticks Roundabout, take the 3rd exit. Continue for 900m before taking the first exit. Keep straight for 2km onto Rathasker Road the property will be located on the right hand side.



Detached
Superior Home



5



4



c. 247 sq. m
c. 2,658 sq. ft



BER **B1**

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS



Reception Hall

6.14m x 3.41m

Kitchen

6.40m x 5.15m

Utility Room

2.12m x 1.82m



Quality tiling and staircase to first floor

Polished slate floor, wall to wall kitchen units, utility room off

Door to back, plumbed for appliances, ample storage





Lounge

Bedroom 1

Ensuite

6.41m x 5.90m

6.07m x 3.38m

2.10m x 1.79m



Feature bay window/door, fireplace, quality curtains & carpets

Ensuite off, quality carpet & blinds

Walk in shower, WC & WHB





Bedroom 2/Office

6.08m x 3.38m

Bathroom

2.38m x 2.19m

Guest WC

2.11m x 1.47m



Wooden floor, quality blinds

Tiled floor, Bath with shower screen, WC & WHB

Tiled floor, wooden paneling, WC & WHB





Master Suite

6.57m x 6.07m

Ensuite

2.69m x 2.01m

Walk in Wardrobe

2.31m x 1.81m



Carpet, Ensuite & Walkin Wardrobe off

Walk in electric shower, WC & WHB

Ample shelving and open hanging units





Bedroom 4

4.88m x 4.70m

Bedroom 5

3.98m x 3.96m

Storage Room

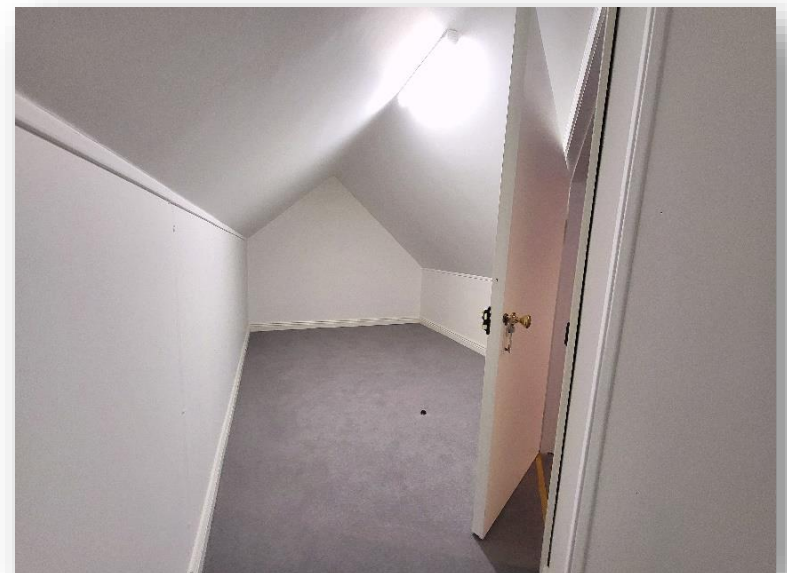
4.85m x 2.51m



Carpet, access to attic storage and heating system

Carpet, Storage room off

Carpet





Shed

4.07m x 3.63m

Wired, Water Purification System



SERVICES

- Own Well
- Air to Water Heating
- Electricity
- Alarm
- Septic Tank

INCLUDED IN SALE

- Carpets
- Curtains
- Blinds
- NEF Electric Cooker with Double Oven
- Whirlpool Dishwasher
- Washing Machine
- Dryer
- Light Fittings
- American Fridge
- Gas Hob & Fan

ADDITIONAL INFORMATION/FEATURES

- BER: B1
- c. 247 sq. m | c. 2,658 sq. ft
- Built in c. 1999
- Site size c. 3.06 acres
- Two Large Post Rail Fencing Paddocks
- Gated Stone Entrance
- Underfloor Heating
- Upgraded Sewage System
- South Facing Rear Aspect
- Tarmacadam Driveway
- Wired Concrete Shed
- Newly Installed Smoke Detectors
- Fire Safety Escape (Master Suite)
- Smart Alarm
- Quality Carpets & Curtains
- Previous Planning Permission Granted for Equestrian Facilities (ref: 22113)
- M7 Motorway (3.5km)
- M9 Motorway (9km)

PRICE REGION AMV: €1,180,000

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS

Conditions to be noted

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on to a statement or representation of fact. 2. The vendor does not make or give, nor is Nugent Auctioneers or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.