

FOUNTAIN HOUSE

DUNLAVIN

Co. Kildare

INTRODUCTION



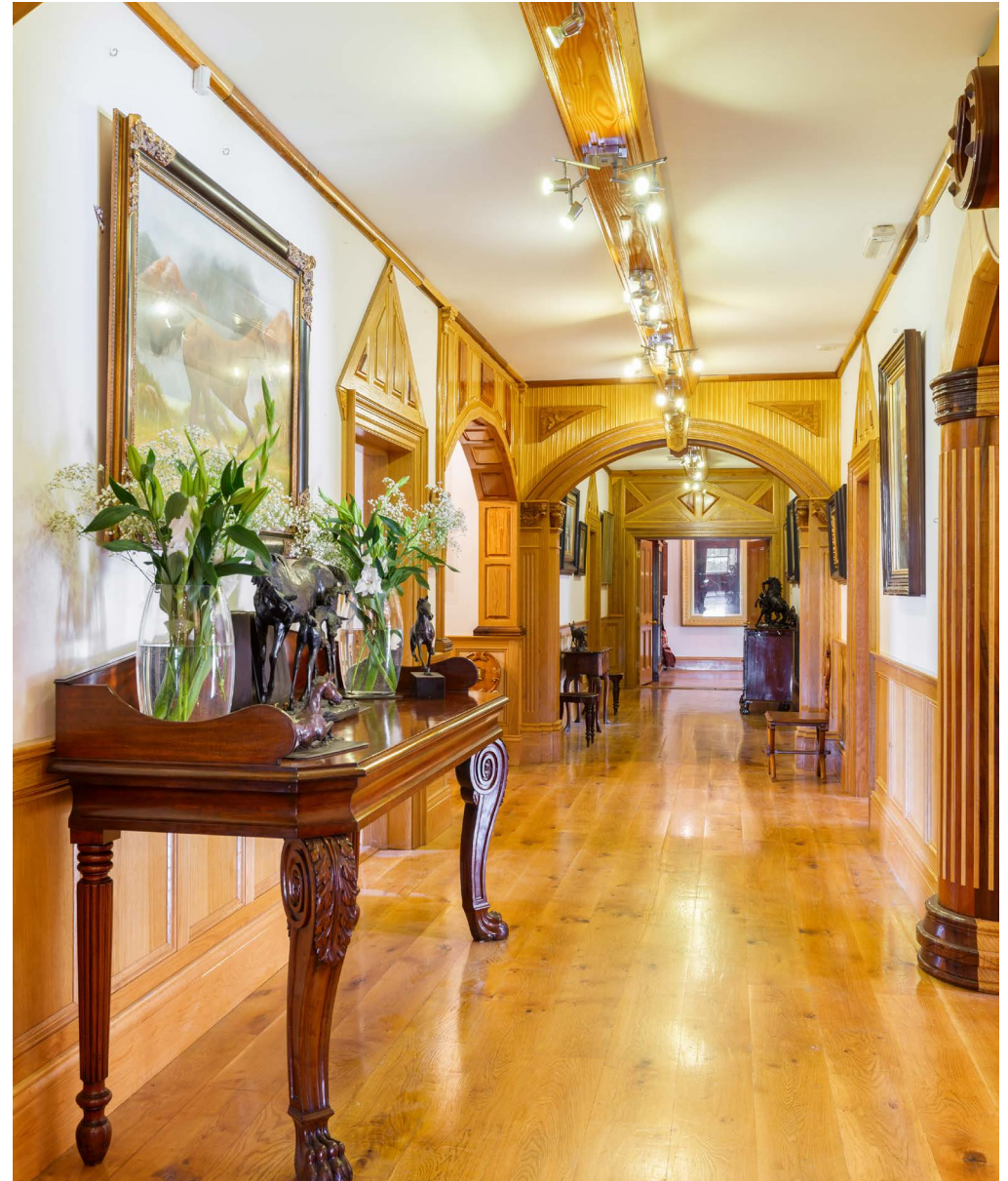
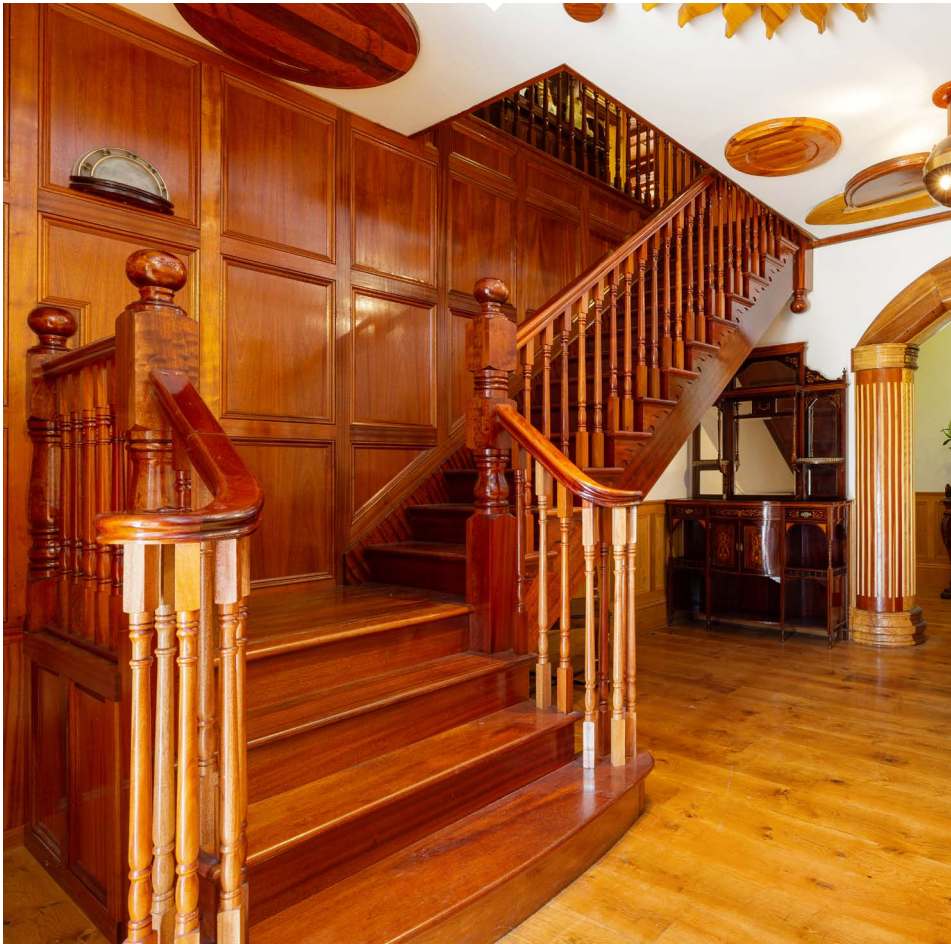
Fountain House is positioned on a private site with beautifully landscaped gardens. The extremely spacious and well-proportioned accommodation is constructed to the highest possible standard and extends to approx. 761 sq.m. / 8,200 sq.ft.

Upon entering the property, one is greeted to the entrance hallway finished from floor to ceiling with Canadian Maple panelling and solid flooring which sets the tone for the accommodation throughout. The use of mood lighting and hand carved deep panelling creates a warm and luxurious atmosphere. From the main entrance porch is the inner hallway with crafted staircase which leads to the first floor. From here, one is lead to a grand corridor which is the connecting focal point of this fine property.



A C C O M M O D A T I O N

There is a home office / study, fitted with bespoke shelves and cabinets. A grand reception room spreads the entire width of the property and together forms an impressive space with a vaulted Cathedral ceiling and carved canopy. This room is zoned off to combine a formal dining area and drawing room with feature fireplace and bay window with deep embrasures and working shutters with security bolts.



Off the grand reception room is a hand painted in-framed fitted kitchen with centre island with marble counter tops. Various appliances include a focal Rayburn cooker with a feature arch and Electrolux induction hob, Belling double oven, Belling microwave, Bosch dish washer and double sink unit. From here is a plant room and well-equipped utility room which leads to the estate office and storeroom. The gym is accessed via a connecting hall off the main corridor and includes a sauna and a Jacuzzi room. Upstairs, there is a billiards room along with a large entertaining room, dressing room and additional storage rooms.













The property boasts 7 bedrooms, 5 of which are located on the ground floor with the master bedroom to the front of the property and 4 bathrooms. The combination of luxury and decorative detailing is consistent throughout the property with timber sash windows with working shutters, deep panelled door embrasures, modern lighting features and fine hand-crafted joinery.









G R O U N D S



Outside, the property is approached via electric security gates with CCTV and a sweeping drive laid out in golden gravel. The main residence emerges as an immaculately presented double fronted dormer style home finished with a cut Granite facade. The fields are laid out in stud railing and are sheltered by trees and hedging. Features of the property include, geothermal underfloor heating, central vacuuming system, landscaped gardens with water features and master craftsmanship throughout with intricate and unique wooden designs.









Impressive houses, stunning gardens and the heart of Ireland's horseracing community, Kildare is a true thoroughbred and a star of Ireland's Ancient East. 3.1km away is the attractive village of Dunlavin with its unusually wide streets with courthouse while 9km away is the small town of Kilcullen, which has an array of amenities including restaurants and pubs and the renowned Gilltown Stud owned by the Aga Khan. Ballymore Eustace is a 15 minute drive away home to the famous Ballymore Inn restaurant.

There are excellent sporting facilities in the nearby vicinity particularly for those with an interest in racing. The Curragh consisting 5,000 acres is an ideal place for walking, running and outdoor activities. Home of the Classics, The Curragh racecourse traces its racing roots right back to 1727 when the first recorded race was run at the venue while Punchestown is also a short drive away. Local Golf courses in the area include Rathsallagh while the K-Club which hosted the 36th Ryder Cup in 2006, is less than a 30 minute drive. The Kildare Village Shopping Outlet and The Irish National Stud and Japanese Gardens are both less than 30 minutes away.

There are variety of primary and secondary schools in local area including Newbridge College and Clongowes Wood College.





FLOOR PLANS

Ground Floor



First Floor



CONTACT



Richard Banahan

Sales Agent

richard.banahan@ie.knightfrank.com



Guy Craigie

Director of Residential

ARICS ASCSI

guy.craigie@ie.knightfrank.com

DETAILS

BER: B2 **BER Number:** 114315120

Approx. Size: 761 sq. m. / 8,200 sq. ft.

Tenure: Freehold

Viewings: Strictly By Appointment



THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please get -in touch with our team of experts.

FEATURES

- Underfloor geothermal heating throughout
- Jacuzzi hot tub & sauna
- Pristine condition throughout
- Canadian Maple joinery
- Central vacuum system
- Spring well
- Double glazed timber sash windows with shutters
- Puraflo septic tank



20-21 Upper Pembroke Street
Dublin 2
Tel: +353 1 634 2466

[KnightFrank.ie](https://www.knightfrank.ie)



PSRA Registration Number:
001880

Subject to Contract/ Contract
Denied/ Without Prejudice

CONDITIONS TO BE NOTED

These particulars are issued by HT Meagher O'Reilly Limited trading as Knight Frank on the understanding that all the negotiations are conducted through them. These particulars do not constitute, nor constitute any part of an offer or contract. All statements, descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only and are made without responsibility on the part of HT Meagher O'Reilly Limited trading as Knight Frank or the vendor/landlord. None of the statements contained in these particulars, as to the property are to be relied upon as statements or representations of fact and any intending purchaser/tenant should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. The vendor/landlord do not make or give, and neither HT Meagher O'Reilly Limited trading as Knight Frank or any of their employees has any authority to make or give any representation or warranty whatsoever in respect of this property.

Knight Frank is a registered business name of HT Meagher O'Reilly Limited. Company licence Reg. No. 385044. PSR Reg. No. 001880.

