



Highfield

Highfield Lodges

**Luxury Canadian Cedar Wood
Properties**

Carbury, Co. Kildare

The Scheme

The Lodges at Highfield Golf & Country Club are truly unique luxury properties. Nestled in a rural setting and within a handy commute of Dublin City, the M50 and Airport. The properties are nestled around a central landscaped courtyard near the Clubhouse.

Each lodge is individually handmade and constructed in authentic Canadian style using Cedarwood which is the 'Rolls Royce' of log building in Canada. The design is spacious incorporating exposed beams and dramatic living spaces. Large luxury bedrooms, which are all en suite make it an ideal space for rental. Outside there is decked veranda and storage space for bicycles etc .The development also boasts fibre optic broadband connections.



The Location

The properties at Highfield are situated outside the small village of Carbury in North Kildare and 5 mins drive from the large market town of Edenderry.

Just 12 miles from Enfield (M4) and within 40 minutes of the M50 allowing easy access to Dublin city centre and the International airport. Thirty minutes away from Leixlip's INTEL and HP tech hubs. Go West at Enfield Junction to the popular tourist areas including the city of Galway and the Wild Atlantic Way.

The bustling market town of Edenderry is only 5 minutes drive away with Tesco, Lidl, Aldi and Dunnes Stores Shopping Centre in addition to several award winning restaurants, gastro pubs and take-outs. Branches of the Bank of Ireland, AIB and a Post Office are also on the main street. The Grand Canal runs through the town, providing pleasant walks and is used for angling and boating leisure activities.



Highfield Golf Course



Highfield Golf Course is a beautiful 18 hole course set amongst an abundance of large mature trees. The planting of thousands of young trees over the years has made a significant impact to the visual beauty and setting at Highfield where several innovation features and water hazards come in to play throughout the course. There is also driving range and practise area available to help you improve your game.

Relax afterwards in the Log Clubhouse with it's cosy bar - a great place to unwind with old friends and new.



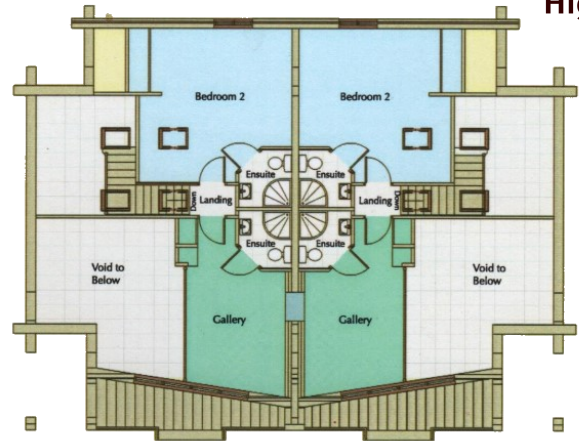
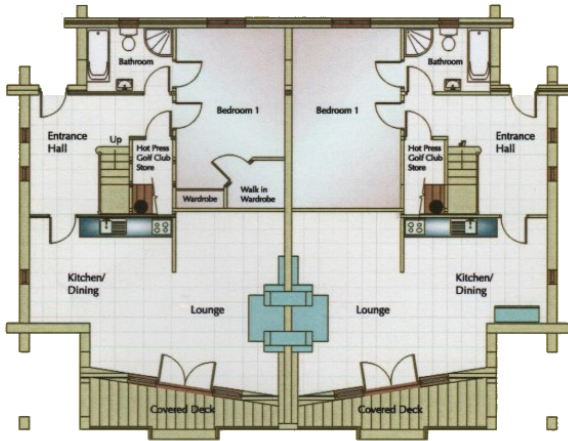
Highfield opened one of the first FootGolf courses in Ireland in 2016 and has rapidly evolved as one of the best footgolf courses in Europe. Hosting the Irish Open each year in May, the tournament has become a leg of the European Tour where up to a 120 players from all the mainland Europe and the UK take part.



Floor Plans

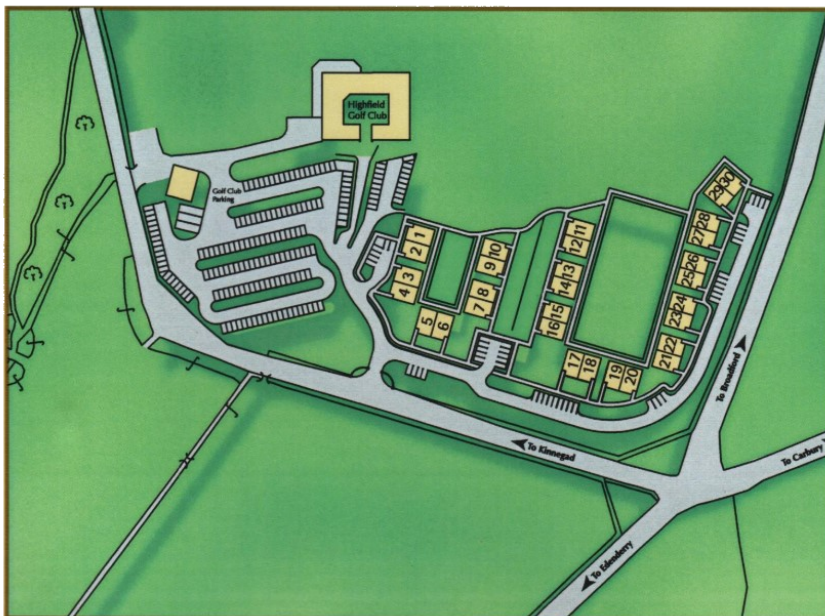


Highfield



Entrance Hall	14'8" x 12'3"
with Hot Press	4.49m x 3.75m
Lounge	19' x 11'1"
	5.80m x 3.40m
Kitchen/Dining	15'4" x 14'8"
	4.69m x 4.49m
Bedroom 1	18'6" x 11'1"
	5.65m x 3.40m
Bathroom	8'10" x 6'6"
	2.69m x 2.00m

Bedroom 2	16'8" x 15'9"
	5.1m x 4.82m
En Suite	5'11" x 5'5"
	1.80m x 1.65m
Gallery	18'4" x 10'2"
	5.60m x 3.10m
En Suite	5'11" x 5'5"
	1.80m x 1.65m
Total Floor Area	120sq m/1,300 sq ft



Rear Elevation



Front Elevation



Side Elevation



Side Elevation

On the Map



Eircode: W91H24W

From Dublin: Take the M4 motorway heading for Sligo/Galway. To avoid the toll at Enfield, exit at Junction 8 (Kilcock) and follow road 148 to Enfield. Follow signs for Edenderry, which will bring you through the village of Johnstown bridge.

As you reach Edenderry, turn right before 'Lawton & Foley' Mitsubishi Garage and follow the road. After about a mile you will reach a four roads, turn left and Highfield is on the right.

For Sale

Phase One

1 Highfield Lodges €195,000

Former showhouse in turn-key condition. Fully furnished to 4 Star Bord Fáilte Standard.

Phase Two

22 Highfield Lodges €145,000

Put your own finish on this full log structure complete with your own private garden

Due to the nature of the planning permission of Highfield Lodges, they are unsuitable for mortgage applicants. They are the ideal property for cash buyers and investors.

Call **046-9731021** or **086 2456197** for enquiries or to arrange a viewing.