

Hacienda style house in old Karen

**FOR SALE
OR TO RENT**



Hacienda style house in old Karen

- Elegant yet functional design on 1.15 acres
- Up to five bedrooms
- Two guest cottages and other outbuildings
- Landscaped gardens
- Pergola with pizza oven and barbecue
- Electric fence and gates
- Quiet, secure location
- Clear freehold title



A quick overview

A 'hacienda' style house with two guest cottages and other useful outbuildings has become available. The property is sited on more than an acre of landscaped grounds in a prime part of traditional Karen on a quiet by-road round the corner from the Karen Blixen Museum and barely a kilometre from Karen Country Club. It offers the best kind of relaxed living in a tranquil environment yet close to all amenities and highly accessible from all directions.

The spacious and flexible layout would appeal to families, working couples, retirees, expatriates or investors. Sensible offers are sought based on fair market rates.



Main features of the property

- Secure bedroom wing with three bedrooms and two bathrooms, one en-suite
- Open plan lounge/dining room with fireplace, high ceilings and feature arch
- TV room with made-to-measure library shelves
- Fourth bedroom used as an office / home gym
- Fully fitted kitchen
- Larder
- Utility room
- Double enclosed carport
- Self-contained guest suite with own entrance and feature stained glass window
- Expansive outdoor-living verandas front and back
- East-west orientation catches sunrise and sunset

Description

ACCESS

The property is accessed through electric double gates and is set back some 40m from the road. A separate set of gates provides access to the two guest cottages. There is a carport for two vehicles, secured by two wrought iron gates, and ample parking for more.

OUTSIDE

Accessed from the carport is an ample utility room with fittings for a washing machine, a double sink unit and space for ironing.

A workshop-cum-storeroom also opens off the carport, fitted with practical work benches and a vice.

Two staff quarters, with toilets and a shared kitchen, are also adjacent and can be accessed from within the carport or discretely from outside.

LIVING AREAS

The arched front veranda opens through a solid wood door to a tiled entrance hall, in turn opening via a step down into the sunken lounge with its characterful cedar wood mantel shelf and feature framed mirror. The lounge gives through double sliding doors onto a rear veranda. Through an arch lies the dining room, also with a sliding door onto the rear veranda.

Alternative access is from the carport through a utility space with fitted cupboard into the kitchen with fully fitted granite slab units. Adjacent are two larder spaces with shelves.

Leading from the front hallway is an alcove with decorative wrought iron display unit and an adjacent guest toilet. This leads into a cosy TV room / library with impressive 'made-to-fit' hardwood bookshelf units and a big open fireplace with a polished cedarwood mantel.

Beyond this room lies a multi-purpose room which has been used variously as a home gym, an office and an extra bedroom.

THE BEDROOM WING

This is accessed through a secure grill gate from the main hallway which leads to bedrooms 1 and 2, both doubles with spacious fitted wardrobes. There is a shared bathroom with basin, bath and shower, as well as WC and bidet.

The hall is lined with ample fitted cupboards which also houses separate hot water tanks for each bathroom.

The master bedroom lies at the rear, with an en-suite bathroom of similar specification and two sets of fitted wardrobes and shelf units. There is a secure solid door giving onto the rear veranda.

GUEST SUITE

A self-contained double bedroom is accessed from the rear veranda. It has a feature stained glass window, while the en-suite bathroom has a feature cedar wood vanity unit and stone basin, in addition to a shower cubicle and WC.

The living spaces

The open plan design and high ceilings give a sense of spaciousness, while the woodblock flooring and step-down arch instil character and elegance.

Both lounge and dining room open onto the rear veranda and gardens.

Further character is provided by the open fireplace with its spectacular feature cedar-framed mirror over a polished cedar wood mantel shelf. Both rooms feature hanging wrought iron candelabra light fittings.



and more



The cosy TV room-cum-library features an open fireplace with a polished cedar wood mantel. The custom-made hard wood shelf units can be retained in the event of sale.

The office has been recently used as a home gym and could be used as an additional bedroom.



The kitchen

The kitchen is fitted with custom-made granite topped units with cupboards above and below. There is a high spec double mixer sink unit, space for a double door fridge and a microwave alcove.

Immediately adjacent is a larder and storeroom opening from a hallway with a fitted cupboard.

In turn, this opens into the double carport.

An ample utility room also opens from the carport.



The bedroom wing

Accessed through a lockable grill door are three bedrooms and two bathrooms, all with spacious 'his and hers' built-in louvre door wardrobes and shelves. The master bedroom is en-suite and can open onto the rear veranda.

The bathrooms are similarly equipped and fully tiled.

The hallway is provided with spacious storage cupboards.



The second bedroom has most recently been used as a study and sitting room.



Also on the property

- Substantial self-contained cottage
- Cosy self-contained banda
- Rondavel style outhouse / yoga studio
- Spacious standalone building used as an office
- Staff quarters for two
- Workshop / store
- Feature pergola with a stone floor inset with coloured glass 'dalle de verre', a built-in barbecue and pizza oven
- Landscaped gardens with many feature trees, shrubs and other plants

The Guest Suite

A bright and cosy self-contained double room accessed from the rear veranda, with feature stained glass window and en-suite bathroom with cedar wood and stone fittings.



The Cottage

A fully self-contained cottage with an open plan kitchen-diner-living room and double bedroom with en-suite bathroom. High gabled ceilings give a feeling of airiness. The kitchen is fully fitted.



The Banda

A fully self-contained wooden cabin nestling under the jacaranda trees. Newly fitted kitchen with granite worktops and newly installed bathroom units.



The gardens

The grounds have been landscaped into sections offering scope for different use patterns.

The driveway is lined with flowering shrubs. The rear part of the garden can be screened off for privacy and security.

A major feature of the property is the row of mature flowering jacaranda trees, although these are on the neighbouring plot.

Kei apple and bamboo screens the property from the road, while Cape jasmin and bougainvillea screen other boundaries. There are many feature trees including mature flame trees and crotons, paperbark acacias and Indian ash.



Extras

Carefully constructed in a quiet corner where it catches the last rays of the sun is a delightful pergola with a built-in pizza oven and barbecue. Decorative glass slabs have been set into the stone floor, complemented by hanging glass 'garden jewellery' crafted by the Kitengela glass studio.

A wooden rondavel can be used as a studio or exercise room, or as a playroom.

Wildlife lovers will be delighted by the great number of birds, butterflies and small mammals such as bushbabies, tree hyrax and the occasional Sykes' monkey. Turacos and ibises are regular visitors.

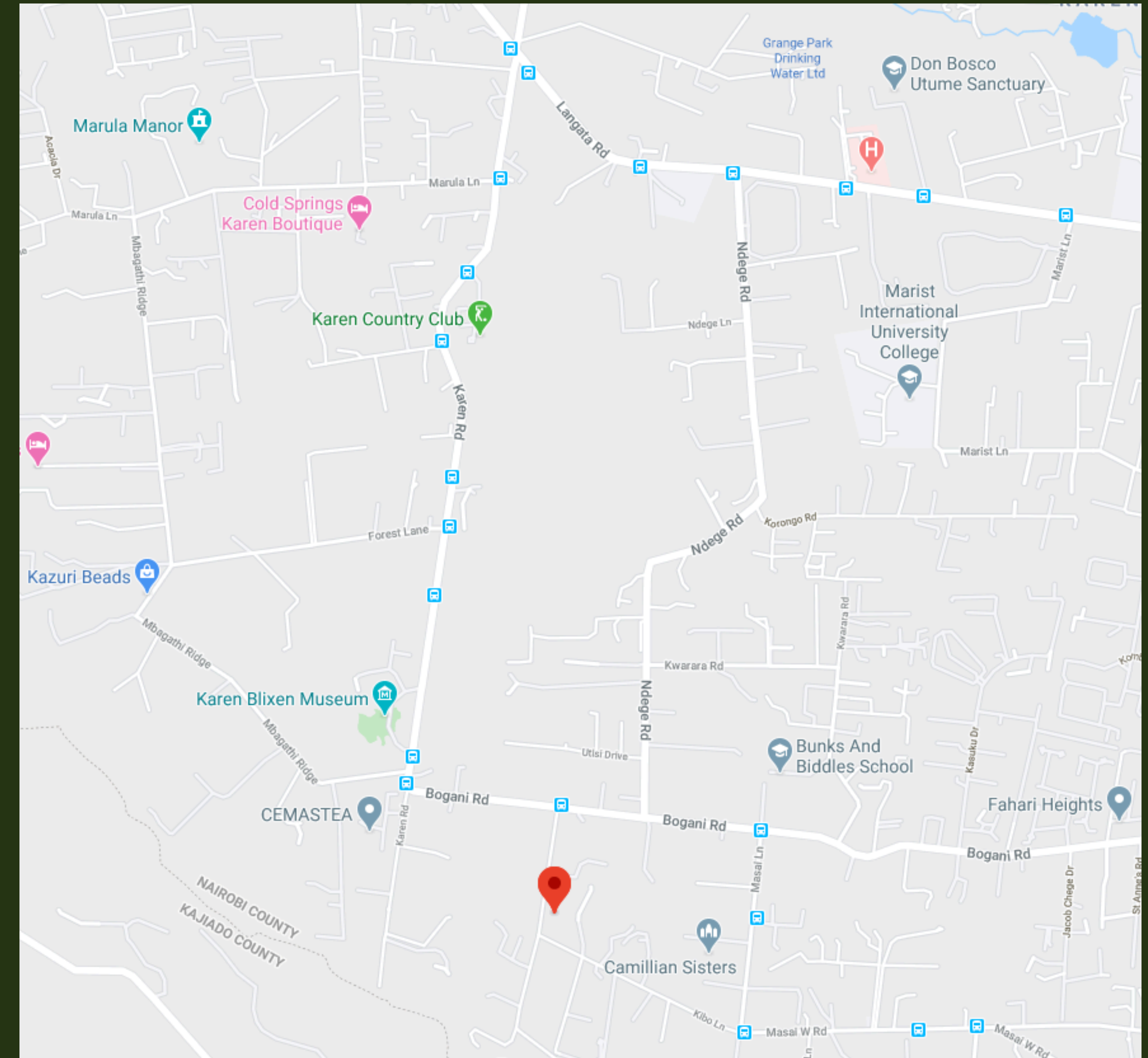


Utilities and security

- Ample storage, including provision for rain water harvesting
- Mains electricity with 1.5kVA backup inverter and batteries
- Emergency generator
- Good 4G and wifi signal
- Fibre connection to Zuku and JTL
- DSTV satellite dish
- Electric fence
- Electric gates
- Night guard shelter
- Solid concrete tiled roof
- Sliding frame windows with grills
- Intruder alarm system

Location

28 Quarry Lane, off Bogani Road, Karen
(third and fourth gates on the left)



Contacts

The owners are currently abroad and may be contacted by text or WhatsApp on 0722 755196 or by email to steve@silverroseinvestments.com.

Disclaimers

- For rent, the property is fully furnished.
- In the event of a sale, all furniture, movable decorative items and potted plants are excluded, although certain items may be available by separate negotiation.
- Flooring and furnishings may differ from that shown in some of the photos in this document.
- Although every effort has been made to install back-up provision for utilities, the owners cannot guarantee continuity of supply from third party providers.
- Rates are paid up to date (March 2020) and receipts are held by KLDA.
- This document does not form part of any contract.