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A Landmark Period Residence in a Secluded, Elevated Setting Overlooking the River Barrow

**RIVERVIEW** ATHY, CO. KILDARE – R14 CV44

Expressions of Interest by 12 noon, Wednesday 25th June 2025



## A Landmark Period Residence in a Secluded, Elevated Setting Overlooking the River Barrow

A once-in-a-generation opportunity to acquire one of Athy's most distinguished period homes. Set well back from the road and framed by wrought iron gates,

mature trees, and manicured grounds, Riverview combines elegant architecture, serene countryside views, and exceptional proximity to town amenities. Built c.1913 and steeped in charm, the home is perched on a generous 2.5-acre site with a sunny south-facing aspect, gazing out toward the Killeshin Hills and the River Barrow.



## Property Overview

- 4 Bedrooms (1 ensuite)
- 3 Reception Rooms
- Orangery / Sunroom
- Detached Garage & Outbuildings
- Approx. 221 sq. m. / 2,380 sq. ft.
- Site: 1.01 hectares / 2.5 acres
- Protected Structure

Riverview retains many original features including fireplaces, decorative coving, stained glass windows, high ceilings, and timber floors. The interior layout provides a harmonious flow between rooms, with the orangery offering a standout space that opens directly to the garden – ideal for entertaining or relaxing.

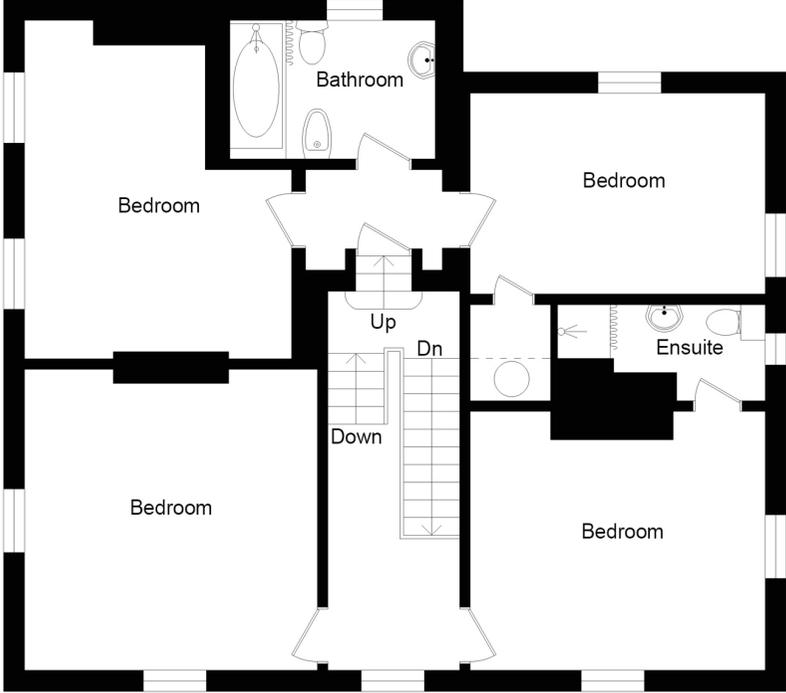
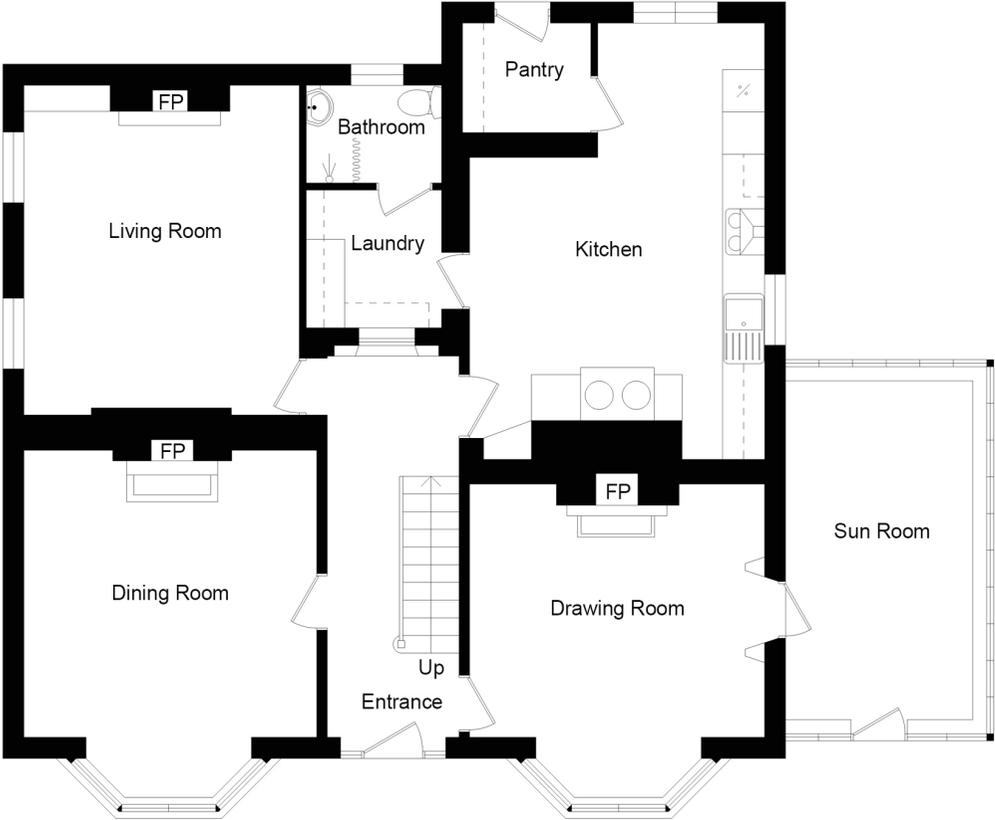
## Accommodation

### Ground Floor

- Spacious Entrance Hall with archway and stairwell
- Dining Room with bay windows and fireplace (4.2m x 5.1m)
- Drawing Room with bay window, fireplace and garden aspect (4.7m x 4.2m)
- Living Room / Library with open fire (4.0m x 4.7m)
- Kitchen with AGA, built-in units, and pantry (4.2m x 6.3m)
- Orangery / Sunroom (2.9m x 5.4m) opening to patio
- Bathroom, utility, and back hall access



Floor Plan



**RIVERVIEW**  
ATHY, CO. KILDARE





## First Floor

- Master Bedroom with Ensuite Bathroom
- 3 Further Bedrooms
- Main Bathroom with bath, WC, and bidet

## External Features

- Landscaped gardens with mature specimen trees and patio areas
- Two paddocks (front and side), ideal for hobby farming or equestrian use
- Orchard paddock to rear with development potential (subject to zoning & permissions)
- Detached garage suitable for conversion to home office/studio
- Fuel store and galvanised shed

## Location

Athy is a thriving market town offering shops, cafes, schools, rail connections and the Barrow Blueway, all within easy reach. Riverview is within walking distance of the town centre yet enjoys the feel of a countryside retreat.

- M9 (Junction 3) – 10 mins
- Dublin – 1 hour
- Carlow – 25 mins
- Train station (Dublin-Waterford line) – 5 mins

The town is currently undergoing extensive rejuvenation, with major public realm upgrades enhancing its appeal and connectivity.







## Services

- Mains water & sewage
- Oil-fired central heating (OFCH)
- BER: Exempt (Protected Structure)

## Zoning & Planning

- Zoned 'Existing Residential' under Athy Local Area Plan 2021–2027

## Title

- Freehold

## Sale Process

Expressions of Interest to be submitted to the offices of Jordan Auctioneers by 12 noon on Wednesday 25th June 2025 (no late submissions will be accepted). Further information available from the selling agents.



## Selling Agents Details

Clive Kavanagh MSCSI, MRICS

DIRECTOR

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