



BEACONHILL

Kennycourt, Brannockstown, County Kildare, W91Y303

BER B2



EXCLUSIVE ASSOCIATE OF





BEACONHILL, KENNYCOURT, BRANNOCKSTOWN, COUNTY KILDARE, W91Y303



A SUBSTANTIAL AND BEAUTIFULLY BALANCED COUNTRY RESIDENCE EXTENDING TO APPROX. 666 SQ.M (7,170 SQ.FT), SET ON APPROX. 15.7 HECTARES (38.77 ACRES) OF PRIME PASTURE IN A PRIVATE, ELEVATED SETTING WITH FAR REACHING COUNTRYSIDE VIEWS.

Approximately 660 sq. m (7,170 sq. ft)

For Sale by Private Treaty

BER B2 | BER Number: 119379576 | EPI: 123.24 kWh/m²/yr



LOCATION

Beaconhill is positioned within the highly regarded Brannockstown area, just outside Naas in County Kildare — a location consistently sought after for its balance of privacy, accessibility and established residential character.

Brannockstown and nearby Naas provide a full range of amenities including schools, restaurants, cafés and retail facilities, while the nearby M7 and M9 motorways ensure efficient access to Dublin City Centre and Dublin Airport.

The surrounding landscape is defined by gently rolling farmland and mature hedgerows, creating a setting that feels properly rural without being remote — a key distinction at this level of the market.

BEACONHILL

Built in 2000, Beaconhill is a modern country house with strong classical influences, designed to combine scale, light and practicality. The accommodation is well laid out, offering a clear separation between formal entertaining spaces and everyday family living.

A broad entrance hall, finished with Italian marble floor tiles, centres around a feature timber staircase with ample windows drawing natural light through the core of the house. The hall enjoys dual aspect views to front and rear, immediately establishing a sense of balance and proportion.

The principal reception rooms are well positioned off the entrance hall.

A formal reception hall features a marble fireplace with gas fire insert and large sash windows overlooking both front and rear gardens. This connects through to the main drawing room — a bright, well-proportioned space with carpet floors, marble fireplace and double doors opening directly onto the rear terrace, allowing for strong indoor-outdoor flow.

The formal dining room sits separately off the hall and connects naturally to the kitchen. With wooden flooring, a feature fireplace and garden views, it works equally well for formal entertaining or family use.

A separate family / TV room to the rear provides a more relaxed living space, complete with open fireplace and dual aspect views across the surrounding countryside — an important secondary living area that adds real depth to the layout.

At the centre of the house lies the kitchen — a spacious, country-style room designed as the core of daily living. Fitted with handcrafted units, granite worktops, Aga and a central island, the space combines function with scale. A generous breakfast area with double doors to the rear garden allows for natural light and easy access to outdoor dining. This is a genuine family hub rather than a purely decorative space — and that distinction matters. A utility room and boot room, with adjoining bathroom, provide excellent practical support to this wing.

The first floor is arranged via two staircases, adding flexibility and flow to the accommodation.

The principal bedroom suite is generously proportioned and benefits from elevated, triple-aspect views across the surrounding countryside. It includes a walk-in wardrobe and a fully fitted ensuite bathroom.

There are a further five to six bedrooms (depending on use), including additional ensuite rooms. The layout is practical, adaptable and well suited to both family living and guests.

A study and extensive storage further enhance the overall functionality.

ADDITIONAL ACCOMMODATION

A self-contained apartment provides independent living space, comprising living room, kitchen area, bedroom and bathroom — suitable for guests, staff or extended family.

To the rear of the main house there is also a generous 3 car garage which is ideal for storage.









GARDENS AND GROUNDS

A sweeping gravel driveway rises to the house, immediately establishing privacy and presence.

The gardens are structured and mature, with lawns extending from the house into the surrounding pasture. Hedging and planting provide shelter and enclosure, while terraces are positioned to take advantage of the elevated setting and spectacular views across the Kildare countryside.

The transition from formal gardens to open farmland is seamless — an important feature in a property of this scale.

EQUESTRIAN FACILITIES AND LANDS

The lands extend to approximately 15.7 Hectares (38.77 Acres) of well-maintained pasture, divided into seven paddocks with stud railing.

A fully enclosed American barn provides eight loose boxes (with capacity for additional), along with a tack room, wash bay and horse walker. A lunging ring and outdoor ménage further support the equestrian offering.

The yard is accessed separately from the main residence, ensuring operational efficiency without impacting privacy.



DISTANCES (APPROX.)

Dublin City Centre: 40 km
Dublin Airport: 45 km
Naas: 10 km
Newbridge: 12 km
Ballymore Eustace: 9km
Dunlavin: 5 km

TECHNICAL INFORMATION

SERVICES | Mains electricity, Mains water, Heating: Geothermal heat pump and Air to water heat pump, Hot water: Oil or geothermal, Aga: Oil, Communication: High Speed Fibre broadband, Security: CCTV & monitored alarm, Sewage: Modern sewage treatment system.

SALE METHOD | Private Treaty.

FIXTURES & FITTINGS | Curtains, carpets & light fittings are included in the sale.

TENURE & POSSESSION | The property is offered for sale freehold with vacant possession being given at the closing of sale.

VIEWING | Strictly By Private Appointment







EXCLUSIVE ASSOCIATE OF



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