



# BRIDLEWOOD HOUSE

Forenaughts Little, Naas, County Kildare, W91H59R







# BRIDLEWOOD HOUSE, FORENAUGHTS LITTLE, NAAS, COUNTY KILDARE, W91H59R



A LUXURIOUSLY FINISHED NEO-GEORGIAN RESIDENCE SET ON APPROX. 13.88 ACRES WITH FORMAL GARDENS, WOODLANDS, A RIVER, TENNIS COURT, AND STABLES. THE SIX-BEDROOM HOME FEATURES GRAND RECEPTION ROOMS, A BESPOKE KITCHEN, AND AN ORANGERY. A SEPARATE PAVILION INCLUDES OFFICE AND SPA FACILITIES, OFFERING THE PERFECT BALANCE OF ELEGANCE, PRIVACY, AND LIFESTYLE.

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*Approximately 715 sq.m (7,696.ft)*

*For Sale by Private Treaty*

Main House B3 | BER Number: 118208420 | EPI: 147.25 kWh/m<sup>2</sup>/yr

Pavillion B2 | BER Number: 801043977 | EPI: 494.85 kWh/m<sup>2</sup>/yr

Gate Lodge E1 | BER Number: 118123546 | EPI: 305.2 kWh/m<sup>2</sup>/yr







## SPECIAL FEATURES

- Beautiful Neo Georgian-style home
- Fully and beautifully refurbished, updated and maintained
  - Six bedrooms
  - Large office pavilion with spa facilities
  - Luxuriously finished reception rooms
- Approx. 13.88 acres of grounds including formal gardens, terraced lawns and woodland
  - Floodlit Tennis Court
  - Separate Gate Lodge
  - Walled garden
- Close proximity to M7 & Dublin

## DESCRIPTION

Bridlewood House is a luxurious country residence set within approx. 13.88 acres of mature parkland in Forenaughts Little, County Kildare. This exceptional property offers a rare combination of space, privacy, and lifestyle, featuring six elegant bedrooms, extensive reception rooms, an impressive orangery, and a separate office pavilion with spa facilities.

The property includes woodlands, a cascading river, walled garden, tennis court, 5 stables and barn along with a charming gate lodge. Beautifully finished throughout, Bridlewood House balances elegant sophistication with modern comfort, perfectly located just minutes from the M7 motorway and within easy reach of Naas, Dublin, and the K Club.

## BRIDLEWOOD HOUSE

Set behind electric gates and approached via a sweeping, tree-lined avenue, Bridlewood House immediately impresses. A charming gate lodge sits at the entrance, while a golden gravel driveway, bordered by granite cobbles, leads gracefully through the manicured grounds to the main house.

Presented in an elegant Neo-Georgian style, the residence is a showcase of symmetry and classical design, featuring a portico-framed entrance and a striking orangery extending from one side. The façade is enhanced with box hedging, mature wisteria, and colourful seasonal shrubs, creating a picture-perfect setting for this remarkable home.

The interiors of Bridlewood House have been finished to an exceptional standard, combining timeless style with luxurious detail. A gracious entrance hall sets the tone, with a sweeping grand staircase, marble fireplace, and polished floors. The layout is designed for both elegant entertaining and relaxed family living.









At the rear of the hall, three exquisite interconnecting reception rooms form the heart of the home. The central drawing room is a showstopper, with three sets of French doors opening onto the terrace, an ornate fireplace, and high ceilings. To one side, sliding doors open into a tastefully finished library, fitted with custom bookcases and traditional library lighting, an inviting retreat. On the other side, the formal dining room boasts a hand-carved fireplace, creating an ideal space for refined entertaining. The orangery, with its soaring ceiling and wall-to-wall glazing, is a magnificent, light-filled room, perfect in all seasons.

To the front of the house, a breakfast room leads through to the bespoke kitchen, which is crafted with in-frame cabinetry, a Belfast sink, timber-topped island, and fitted with a traditional Aga, electric ovens, and a gas hob. Custom timber cabinetry offers both style and functionality. Beyond the kitchen lies a family room, warm and welcoming, with French doors opening to the garden and further fitted units that continue the home's refined aesthetic. This wing also includes a pantry, utility room, guest bathroom, and a substantial games room, suitable for use as a billiards room, cinema, or even an additional bedroom suite.

Upstairs, the six luxurious bedrooms are beautifully appointed, each offering generous proportions and timeless charm. The principal suite is a true retreat, featuring a walk-in wardrobe, expansive sleeping area, and a spa-style en suite with a jacuzzi bath overlooking the gardens.

## GROUNDS AND FACILITIES

A detached office pavilion is finished to an exceptional standard, clad in oak panelling and fitted with custom cabinetry. This space includes multiple office rooms, ideal for working from home or managing a business. The pavilion also features a wellness suite with steam room, sauna, jacuzzi, shower, and bathroom facilities, perfect for relaxation.

Beyond the house and pavilion, the grounds extend to approx. 13.88 acres and are beautifully landscaped. A combination of formal gardens, woodlands, and parkland ensures year-round interest. Notable planting includes mature oak, beech, cherry blossom, hydrangeas, and the iconic wisteria climbing the main house.

Recreational and equestrian facilities are superb, with a tennis court, five stables, and a large barn for storage or conversion. There is a beautiful walled garden with outdoor fire perfect for evening entertaining. The grounds offer both structure and softness, perfectly suited for family life, entertaining, or simply enjoying the beauty of nature in private luxury.

## LOCATION

The townland of Forenaughts Little is a peaceful and highly regarded area surrounded by lush pastureland and rolling countryside in the heart of County Kildare's most sought-after equestrian and rural settings. Bridlewood is ideally positioned here, just 9 km from the vibrant commuter town of Naas, offering a wonderful balance between tranquil country living and accessibility to urban conveniences.

With a population of approximately 20,700, Naas is located just 32 km (20 miles) from Dublin city centre. The nearby N7 Naas Dual Carriageway connects the town directly to Dublin and the M50, while the M7 provides routes to the South and South West of Ireland. Naas itself offers a wealth of amenities, including major supermarkets, boutique shopping, restaurants, cafés, schools, and family-friendly attractions such as a cinema and leisure facilities.

The town of Naas is steeped in history, with its Irish name, Nás na Ríogh, meaning "Meeting Place of the Kings," referencing the town's role in hosting early royal and parliamentary gatherings. It later developed as a walled market town and became an important administrative hub for County Kildare, hosting law courts, a racecourse, and the former Devoy Barracks. Today, Naas remains the county town and continues to grow, with plans for further housing developments and a projected population increase in the coming years.

Bridlewood is also perfectly placed for a wide variety of sporting pursuits. The surrounding countryside is at the heart of Ireland's equestrian tradition, with several local riding schools and stables. Punchestown Racecourse—one of the leading venues for National Hunt racing in Ireland—is located nearby and hosts the iconic Punchestown Festival each April. Naas Racecourse also offers a busy calendar of flat and jump racing fixtures throughout the year.



















For golfing enthusiasts, the property is just 16 km (10 miles) from the K Club, a world-renowned championship golf resort set on the banks of the River Liffey in Straffan. The K Club boasts two Arnold Palmer-designed courses, including the Palmer North Course, which hosted the 2006 Ryder Cup as well as numerous Irish Opens. The resort is also home to luxurious spa facilities, fine dining, and a five-star hotel, making it a landmark destination not only for golf but for lifestyle and leisure.

Other nearby golf clubs include Naas Golf Club, Craddockstown Golf Club, and Palmerstown House Estate, offering plenty of choice for those who enjoy time on the fairways.

Combining a prime Kildare location, peaceful rural surroundings, and proximity to prestigious sporting venues and transport links, Bridlewood presents an exceptional opportunity for buyers seeking quality living in one of Leinster's most desirable areas.

3.6 km / 6minutes to Johnstown and the M7  
5.1 km / 7 minutes to Kill  
9 km / 9 minutes to Naas

24.4 km / 24 minutes to Newbridge  
23. km / 29 minutes to Maynooth  
35 km / 40 minutes to Dublin  
42 km / 41 mins to Dublin Airport  
*All distances are approximate.*

## TECHNICAL INFORMATION

SALE METHOD By Private Treaty

FIXTURES & FITTINGS – The fitted carpets and any integrated items are included in the sale.

SERVICES & FEATURES – Mains electricity, septic tank for foul drainage, oil fired central heating, Mains Water, alarm system & fiberoptic broadband.

TENURE For Sale Freehold









# FLOOR PLANS

Ground Floor OFFICE



First Floor



GATE LODGE



MAIN HOUSE



First Floor







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