



GREENAWN GOWRA

Tipper Road, Naas, Co. Kildare, W91 XK6W

BER: Exempt



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CHRISTIE'S
INTERNATIONAL REAL ESTATE



GREENAWN GOWRA, TIPPER ROAD, NAAS, CO. KILDARE, W91 XK6W



A MASTERFULLY CRAFTED RED-BRICK VICTORIAN RESIDENCE BUILT CIRCA 1880, SET ON APPROX. 0.65HA (1.61ACRES) ON TIPPER ROAD IN NAAS. THIS GRAND HOME FEATURES AN ELEGANT FOYER, INTERCONNECTED RECEPTION ROOMS. THE PROPERTY INCLUDES A TWO-CAR GARAGE, STOREROOM, GREENHOUSE, AND MATURE GARDENS. CONVENIENTLY LOCATED, IT OFFERS EASY ACCESS TO SCHOOLS, RESTAURANTS, AMENITIES AND MAJOR CITIES VIA THE M7.

Approximately 344.7 sq.m (3,710 sq.ft)

For Sale by Private Treaty

BER: Exempt



SPECIAL FEATURES

- Victorian residence built circa 1880
 - Period features throughout
- Timber casement windows with stained glass detailing
- Approx. 0.65ha (1.61acres) of gardens
 - Conveniently located in Naas.
 - Approx 32 kilometres from Dublin

LOCATION

600 m / 2 minutes' walk to centre of Naas

4.2km / 9 minutes to Sallins

7 km / 10 minutes to Kill

9.3 km / 15 minutes to Clane

16.3 km / 20 minutes to Straffan

32.7km / 45 Minutes to Dublin City Centre

43.1km / 50 minutes to Dublin Airport

All distances/times are approximate.

GREENAWN GOWRA

Greenawn Gowra, an exquisitely designed red-brick Victorian residence, took shape over a 20-year period starting in 1880. The property was commissioned by an English physician, Dr. Smith, who was good friends of the Jesuit Order in Clongowes Wood. The Jesuits helped Dr Smith name the property "Greenawn Gowra". Following Dr. Smith's passing, the house was bequeathed to the Jesuits.

A significant evolution of the residence came in the form of an observational tower, a later addition crafted by its subsequent occupant, Barry Brown Jr. His fascination with the celestial skies led him to construct this tower, specifically for stargazing. In 1976, the property transitioned into the hands of its current owners.

Nestled amidst a mature and sprawling expanse, this magnificent dwelling, constructed around 1890, serves as a testament to an era that celebrated opulence, craftsmanship, and meticulous attention to detail. Strategically located on Tipper Road, the main house is set a comfortable distance from the main road, ensuring privacy behind its electric security gates. A gravel driveway, elegantly framed by beech hedging, directs you to the main residence draped in Virginia creeper that assumes a deep crimson hue come autumn. Adjacent to the property is a two-car garage, accompanied by a conveniently situated storeroom. This space holds immense potential, suitable for transformation into a home office or an artist's studio. Complementing these structures, the grounds also house a charming greenhouse.

As you ascend the granite steps and step through the handcrafted timber entrance porch, you are greeted by a beautiful foyer laid in Victorian tiles. A conveniently located WC is on the left. To the right is a study which would have originally been a doctor's waiting room. Further on, a magnificent reception room awaits, where a beautiful marble fireplace commands your attention. Timber flooring adds warmth and character to the space, while adjacent glass doors open to the garden. This home unfolds with a series of interconnecting reception rooms, each embodying the grandiosity of Victorian design. The opulent dining room, adorned with a box bay





casement windows and hand-painted stained-glass detailing, flows seamlessly into a formal drawing room. Here, sliding panelled pocket doors, graced with hand-carved screen provide an intimate setting for refined dining experiences. Just steps away, a sunlit Victorian conservatory awaits complete with French doors that also open to the garden. Each of these rooms showcases meticulously crafted features that celebrate the home's rich history. Elaborate cornicing and wall mouldings, chandeliers, marble fireplaces, and bay casement windows with stained glass detailing all contribute to a sense of timelessness.

The kitchen / breakfast room, the heart of the home, masterfully combines period charm and functionality. A classic four-oven oil-fired Aga and traditional and Sheila maid evoke memories of another time, while free-standing units and an additional space fitted with units cater to contemporary needs. An adjacent utility room adds practicality, and a door leads to a cellar.

Ascending the ornate hand-carved staircase, the first floor awaits with a master bedroom suite. Bathed in natural light from dual-aspect windows, again with stain glass detailing, this room features custom-built wardrobes and a luxurious ensuite, complete with a shower, heated towel rail radiator, and a freestanding claw-foot bath. Double French doors open to a balcony, offering lovely views of the garden. On the same level, there are four additional bedrooms, each one thoughtfully designed to accommodate a growing family or welcome guests in comfort. These well-proportioned rooms offer plenty of space. The family bathroom pays homage to the Victorian era, featuring an old-style bathtub that evokes the charm of the past.

Continuing, steps ascend to a den that can be customised to fit individual preferences, whether that means creating a home library, a gaming room, or a music room. Next is a sunlit studio which is a flexible space, ideal for artists, or those seeking a peaceful retreat for contemplation or creativity. Bathed in natural light from large windows, this room captures the essence of inspiration and can be used as an additional home office. Off the studio, a stone spiral staircase leads to the tower, where panoramic views of Naas and the surrounding countryside unfold. Here, the majesty of Greenawn Gowra's location is truly realized. Every feature of Greenawn Gowra tells a story of unparalleled craftsmanship and elegance. Granite windowsills and steps add a touch of luxury to the exterior, while the combination of bay casement windows, hand-painted stained glass detailing, and a host of meticulously preserved period features contribute to the home's timelessness.

GARDENS & GROUNDS

Outside, the grounds of Greenawn Gowra present a tranquil oasis of natural beauty and meticulous landscaping. The gardens are a showcase of care and attention to detail, with manicured lawns providing the perfect backdrop for leisurely strolls. Border shrubs add texture and colour to the grounds, while mature trees provide privacy. Nestled within the garden, a small pond creates a peaceful focal point. The property also boasts several apple trees. As an added bonus, the exterior of the home features Virginia creeper, which adorns the walls and adds a touch of romantic charm. The Virginia creeper's leaves turn a beautiful crimson hue in Autumn, creating a stunning contrast against the red-brick residence.

LOCATION

Greenawn Gowra not only provides an exquisite dwelling of Victorian grandeur but also benefits from a truly enviable location, seamlessly combining tranquillity with the conveniences of being situated in Naas town. This prime position ensures that practical necessities are just a short stroll away. The local area is rich in educational opportunities, making Greenawn Gowra an ideal setting for families. Well-regarded primary and secondary schools are readily accessible, while private schools such as Newbridge College and Clongowes Wood College are within easy reach. These esteemed schools, steeped in history and tradition.





For the equestrian enthusiast, Greenawn Gowra's proximity to Punchestown and Naas racecourses is an undeniable draw. These renowned venues host world-class racing events. Golf enthusiasts will be delighted to find an array of impressive courses in the vicinity, including Castlewarden, Naas, Palmerstown House, and Craddockstown. The beauty of the great outdoors beckons from the nearby Blessington Lakes, where hill-walking and sailing are favourite pastimes. The area offers a treasure trove of natural wonders, with pristine waters and scenic trails providing a serene backdrop for outdoor activities. Here, residents can explore the breathtaking landscapes, bask in the tranquillity of nature, and enjoy the simple pleasures of life. For those seeking culture and history, the esteemed Russborough House and gardens are also nearby. This magnificent stately home, renowned for its stunning architecture and extensive art collection, offers a fascinating glimpse into Ireland's rich heritage. Greenawn Gowra's advantageous location allows for easy access to the M7, ensuring efficient road links to major cities such as Dublin, Cork, Limerick, Kilkenny, and Waterford.

TECHNICAL INFORMATION

SERVICES | Mains electricity, Mains water & oil-fired central heating

SALE METHOD | Private Treaty.

FIXTURES & FITTINGS | Curtains, window blinds and white goods to be 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

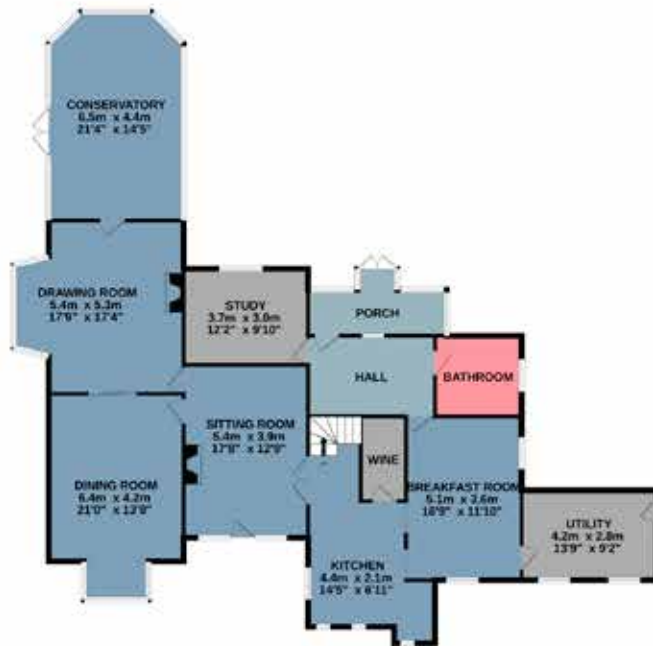




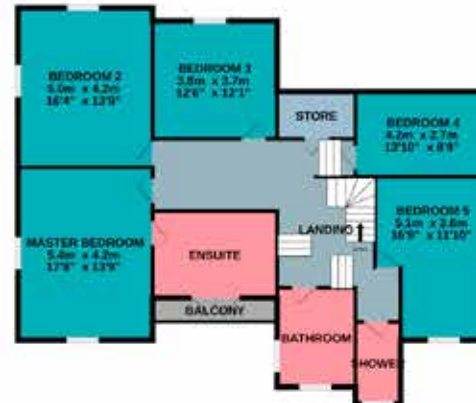


FLOOR PLANS

GROUND FLOOR
183.4 sq.m. (1975 sq.ft.) approx.



1ST FLOOR
134.7 sq.m. (1450 sq.ft.) approx.



2ND FLOOR
26.5 sq.m. (285 sq.ft.) approx.



TOTAL FLOOR AREA : 344.7 sq.m. (3710 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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