



# BRANDON VIEW

Saint Mullins, Co. Carlow R95 H2A0

BER EXEMPT



EXCLUSIVE ASSOCIATE OF





# BRANDON VIEW, SAINT MULLINS, CO. CARLOW R95 H2A0



A GRACEFUL COUNTRY RESIDENCE SET WITHIN APPROX. 8.02 HA (19.82 ACRES) OF EXPANSIVE SWEEPING GROUNDS, OFFERING STUNNING VIEWS OF THE RIVER BARROW AND THE PICTURESQUE LANDSCAPES OF BRANDON HILL. LOCATED JUST A MERE 2-MINUTE WALK FROM THE CHARMING VILLAGE OF SAINT MULLINS NESTLED IN THE HEART OF COUNTY CARLOW.

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*Approximately 183.7 sq. m (1,977 sq. ft)*

*For Sale by Private Treaty*

*BER Exempt*



## SPECIAL FEATURES

- Former Glebe House built c. 1800 with original features intact
  - Fully refurbished and well maintained
- Approx. 8.02 Ha (19.82 acres) of gracious gardens and paddocks
  - Elegant sitting room at entrance level
    - Bright kitchen with an AGA
      - 4 spacious bedrooms
- Substantial basement area including a cinema room, home office, bedroom and utility space
  - Private walled garden
- Large American-style barn providing excellent potential for further stables, a car garage, guest accommodation, or further development.
  - Splendid views over the River Barrow
- 2-minute walk from Saint Mullins village

## BRANDON VIEW

This exquisitely designed former glebe house has been meticulously restored by its current owners, serving as a testament to an era that celebrated timeless craftsmanship and meticulous attention to detail.

The journey begins with original cut stone steps leading to a classical Georgian front door adorned with a decorative fanlight. Upon entering, you are greeted by a light-filled entrance hall featuring tall ceilings, solid wood floors, and a cast iron radiator that imparts warmth and character to the space.

To the right, discover the kitchen, a perfect fusion of traditional and contemporary. Two walls are painted in inviting black tones, contrasting elegantly with crisp white walls to create a welcoming and stylish environment. Illuminated by three large sash windows, two of which are accompanied by cushioned window seats offering serene views of Brandon Hill, the kitchen is anchored by an open fire. White cabinetry with gold hardware, an island unit, an AGA, and a delightful dining area complete

the space, making it both functional and aesthetically striking.

On the opposite side of the hall, the living room features two large sash windows with comfortable seats, solid wood floors, and a wood-burning stove beneath an Adams-style fireplace, creating a perfect setting for family gatherings and relaxed evenings.

Ascending the main staircase to the first floor, a door on the return landing opens onto a balcony overlooking the walled garden, a tranquil space to enjoy the morning sun with a cup of coffee.

The master bedroom is a sanctuary of luxury and comfort, with wooden floors painted in a crisp white hue, creating a minimalist, Scandinavian-inspired ambience. The adjoining ensuite doubles as the main bathroom on this floor and includes a double sink, contemporary wet room shower, traditional freestanding bathtub, and a high tank pull-chain toilet. This level also features a generously sized walk-in closet and two additional bedrooms, one double and one single, both offering splendid views of the surrounding grounds.

The basement has been thoughtfully renovated to provide versatile living accommodation, ideal for a family member, Au Pair, or home office. A cosy office area welcomes you at the foot of the stairs. To the left, a spacious double bedroom features an exposed original brick wall and an exquisite mantelpiece, while to the right, a multifunctional home cinema room awaits. This space is equipped with a kitchenette, a peninsula island with seating for three, and a bathroom with a toilet, handbasin, and shower. Underfloor heating ensures warmth throughout the basement, enhancing comfort and functionality.

Additional features include double-glazed sash windows throughout, a new boiler and water tank, a heating system integrated with a smart phone app, and fiber optic high-speed internet, providing the perfect blend of historic character and modern convenience.





## GARDENS

Upon entering through period cast iron electric gates, Brandon View unveils an enchanting panorama. The sweeping avenue guides you toward the majestic Brandon Hill, stretching as far as the eye can see. The journey culminates in a gravel turning circle, framed by a low, semi-circular wall thoughtfully designed so as not to obscure the breathtaking scenery.

Beyond this, the grounds open into a superb setting comprising three large paddocks, all contained within one continuous land holding and ideally suited for grazing and exercise. The paddocks are bounded by mature hedging, providing natural shelter and clear definition to each field. The gentle topography falls naturally towards the River Barrow, with the fields fronting onto the river. A gravel path leads to steps descending from the lawns to the paddocks below, while towering, mature evergreen trees frame the landscape. From across the land, there are truly spectacular views over the River Barrow and its adjoining walkway, creating a rare and picturesque riverside setting.

Adjacent to the main residence, meticulously maintained lawns and vibrant gardens create a serene and inviting setting. To the rear, a charming enclosed walled garden opens from the back door, forming a private oasis. Here, pristine lawns and a cobbled patio area provide the perfect setting for outdoor entertaining. A small, conveniently located shed serves practical gardening needs with dedicated storage for equipment.

Completing the rear aspect is a substantial American-style barn housing a range of stables, ideal for equestrian enthusiasts wishing to combine luxury living with a passion for horses. The barn offers exceptional potential for a variety of uses including additional stabling, a car garage, guest accommodation, or further ancillary space, subject to the necessary permissions. The property benefits from separate troughs and water supply for animals, connected to the parish water scheme, independent of the main household well.

Additionally, the current owners have rented portions of the land to a local farmer, offering a potential supplementary revenue stream without additional labour.

## LOCATION

Brandon View is nestled in Saint Mullins village, a place rich in cultural heritage with a warm, inviting atmosphere. Just steps from the property, the River Barrow walkway provides a stunning setting for leisurely walks or cycling. Stop by the welcoming Mullichain Café & Bike Hire for a selection of sweet and savoury treats or rent an eco-friendly bike to explore the area. For a unique wellness experience, visit the newly opened Heron Sauna next to the café, featuring a plunge pool, cold shower, a wood-fired sauna, and freshly brewed coffee. The local pub, just a two-minute stroll away, is the perfect spot for a relaxed evening. Nearby, Mulvarra House, a yoga studio and wellness retreat centre overlooking the Barrow, offers regular classes and retreats.

This property offers excellent accessibility, as it is approx. 7.2 km from the town of Graigueamanagh, a vibrant town boasting supermarkets, pubs, and restaurants to cater to all your needs. Moreover, Kilkenny city, a mere 40-minute drive away, opens up a world of culture, boutique shopping and fine dining, ensuring that your desire for both rural serenity and urban amenities is effortlessly met.

For wider travel connections, Dublin Airport is just under 2 hours away (approx. 141 km). Additionally, Rosslare Harbour and Ferry Port, one of Ireland's key ferry terminals, is approximately 60 km / under 1 hour's drive from St Mullins.

## TECHNICAL INFORMATION

**SERVICES** | Mains electricity, gas-fired central heating, Water from private bore well, wastewater treatment system.

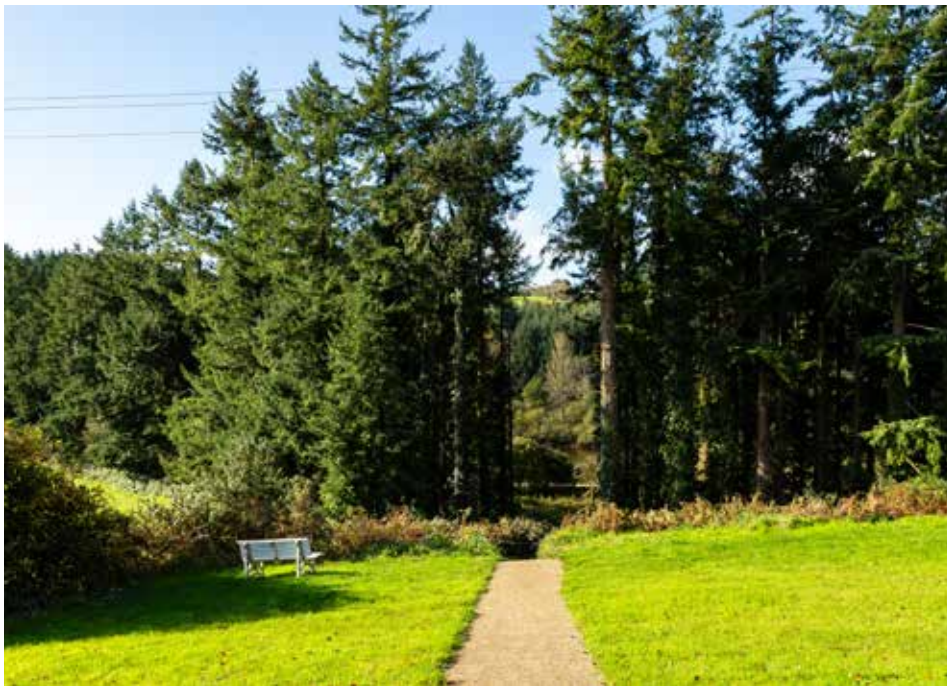
**SALE METHOD** | Private Treaty.

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

**VIEWING** | Strictly By Private Appointment





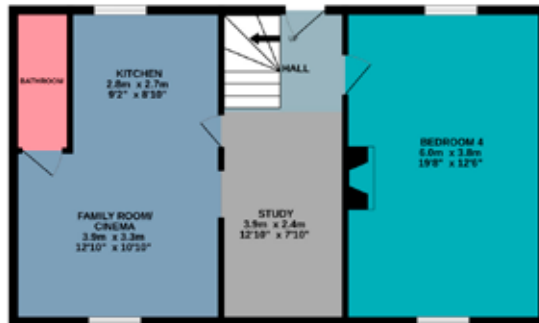




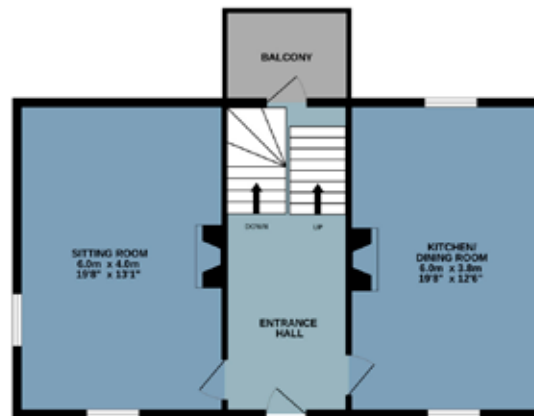
NB. For identification purposes only

# FLOOR PLANS

**BASEMENT**  
60.6 sq.m. (652 sq.ft.) approx.



**GROUND FLOOR**  
60.0 sq.m. (646 sq.ft.) approx.



**1ST FLOOR**  
63.0 sq.m. (678 sq.ft.) approx.



**TOTAL FLOOR AREA: 183.6 sq.m. (1977 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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