

MOORHILL

Brannockstown | Co. Kildare | W91 C2RV



LOCATION

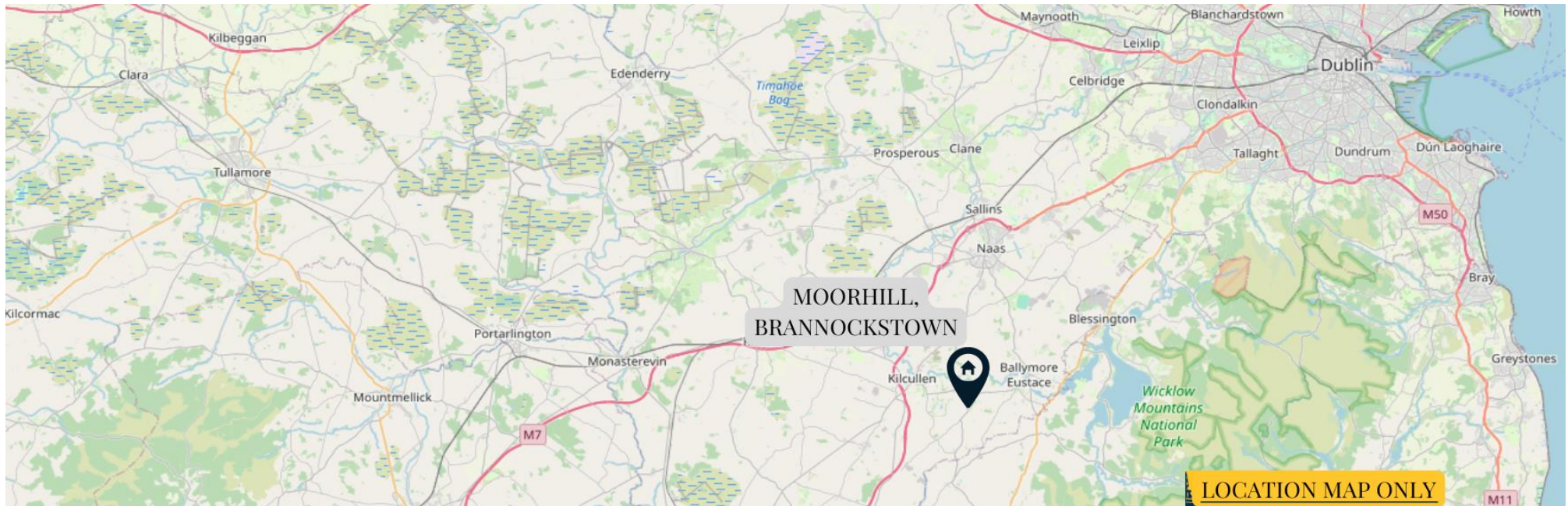
J.P. & M. Doyle are delighted to present this exclusive period property located in the heart of Brannockstown, one of County Kildare's prettiest and best-kept villages.

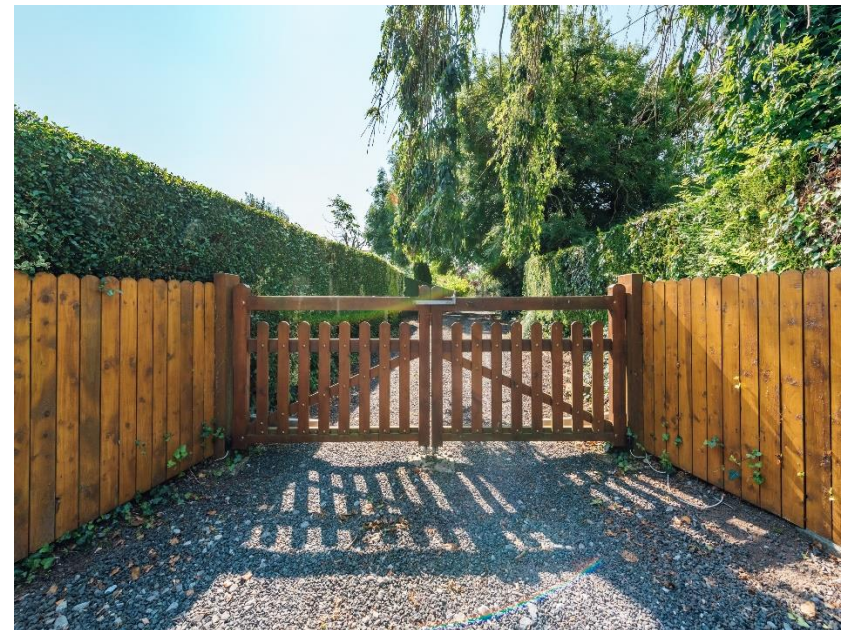
Moorhill is nestled within this charming village setting, surrounded by rich history and a strong sense of community. Just 5 km from Kilcullen, Brannockstown lies along the banks of the River Liffey and features its own historic buildings and a local national school, making it ideal for families seeking a peaceful yet connected lifestyle.

The nearby towns of Ballymore Eustace and Kilcullen offer a variety of amenities, including boutique shops, inviting cafes, and popular restaurants—most notably the renowned Ballymore Inn, just a ten-minute drive away. For more extensive shopping and services, Naas and Newbridge are within easy reach, offering larger retail centres and additional urban conveniences.

With excellent road access, including proximity to the M7 Motorway, you are just under an hour from Dublin city centre and Dublin Airport, placing Moorhill in one of Kildare's most desirable and commuter-friendly locations.

Kilcullen: 5km Ballymore Eustace: 7.5km, Naas: 10km, Newbridge: 11km, M7 Motorway: 14km Dublin: 48km Dublin Airport: 53km (less than 1 hour.)





DESCRIPTION

The property itself consists of a beautiful two-story period residence set among a landscaped & walled garden. Positioned in the centre of Brannockstown fronting the intersection to Kilcullen, Naas, Ballymore Eustace & Dunlavin. The views from the front include the beautiful stone walls of Harristown Estate & its grand mature trees. Upon entering you are met by a swooping drive with you get a glimpse of the carefully maintained & mature gardens. The front door is set on the crossroads & leads you to a quaint hall with a cosy living room which gives host to an inset stove. As per many country residences the property is more commonly accessed via the rear (back door) here you will find a stunning tile floor which proves practical & acts as a break point between the house & gardens. There are two rooms off the rear hall, one of which is a bathroom & the other a utility. From the rear hall you enter the open plan kitchen which in fact is a split-level area with many quirks & charms including a understairs pantry. Every detail has been carefully thought out, there is ample storage, sensitive colours schemes. The heart or certainly the piece which everyone is drawn to is the pretty bright red Rayburn Cooker, this in many ways represents the heart of the house.



Up the steps in the kitchen there is more modern units & double doors to the rear courtyard. There are French doors from here to the rear living room which has a sunroom overlooking the gardens, although set among a village the outlook would lead you to believe different. There is a side door which leads to a separate part of the residence which could be converted to a self-contained apartment, at the moment it consists of a bathroom, bedrooms & rear storeroom. It may also be suitable for a home office which has become an increasingly more popular feature with the new working from home trends (500mb/sec FTTH internet connection). Upstairs there are three good sized bedrooms two which are en-suite. Outside, there is a substantial two-storey lofted garage/outbuilding, offering excellent potential for conversion into additional living accommodation, a home office, gym, or rental space—subject to the necessary planning permission. The private gardens really are an impressive & tranquil space to relax & unwind. For those who are a little green fingered there is plenty of space to take over the already admirable gardens, but scope to put your own touch on it.

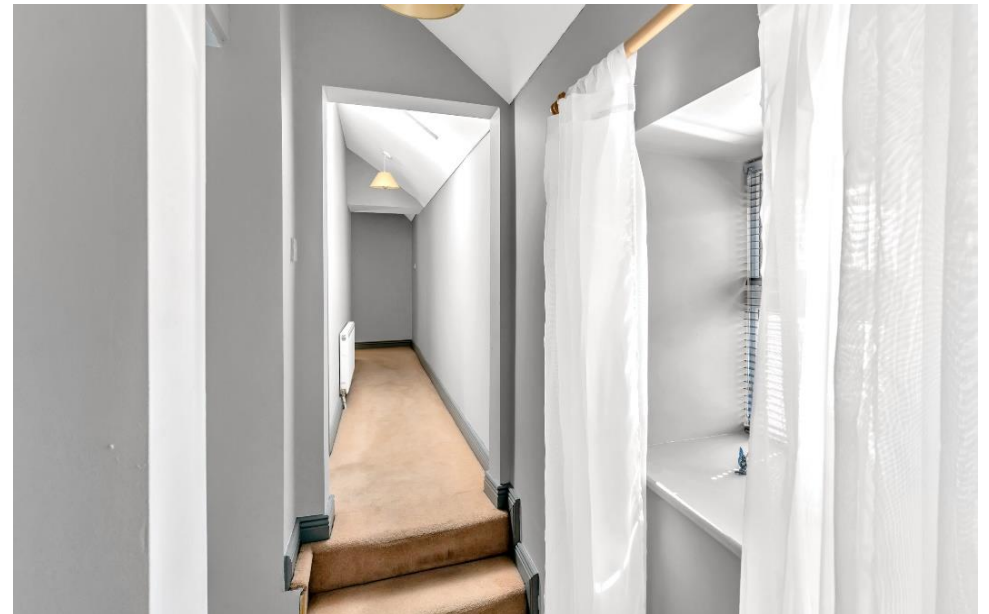












FOR SALE BY PRIVATE TREATY

GUIDE PRICE:
€725,000

BER: Exempt

J. P. & M. Doyle Ltd.

105 Terenure Road East,
Dublin 6
D06 XD29

CONTACT US

Telephone: 01 490 3201
Email: enquiries@jpmdoyle.ie

PSRA: 002264



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