

FOR SALE

By Private Treaty

**Mountain View, Harristown, Brannockstown, Co. Kildare, W91
C3X6**



4



3



217 Sqm

BER B1

GUIDE PRICE: €795,000



WONDERFUL 4 BEDROOM DETACHED RESIDENCE ON C. 5½ ACRES WITH PANORAMIC VIEWS

Mountain View is an impressive detached country residence occupying a wonderful elevated position amid peaceful countryside, commanding magnificent panoramic views across the surrounding landscape towards the Wicklow Mountains.

Set on approximately 5½ acres, the property offers an enviable combination of space and accessibility, while being within easy reach of Brannockstown, Kilcullen, Ballymore Eustace and Naas. Presented in excellent condition throughout, this is a superb family home ideally suited to those seeking the tranquillity of country living without sacrificing convenience.

Extending to approximately 217 sq. m. (2,336 sq. ft.), the residence provides generous, beautifully proportioned and light-filled accommodation. The property is approached via a gravel driveway and benefits from paved patio areas, triple-glazed windows, oil-fired underfloor heating, solar panel, a low-maintenance Monocouche rendered exterior and a separate chalet/summer house.

Upon entering Mountain View, one is immediately struck by the bright and welcoming entrance hall, where an impressive panoramic window frames wonderful views towards the Wicklow Mountains and fills the space with natural light.

Off the entrance hall is an inviting sitting room featuring a limed oak floor and Stanley inset stove, creating a warm and comfortable space for relaxation.

The centrepiece of the home is undoubtedly the superb L-shaped kitchen/dining/living area positioned to the rear. Designed to maximise both space and the exceptional setting, this impressive open-plan room features a magnificent panoramic window capturing far-reaching easterly views across the surrounding countryside and Wicklow mountains.



The contemporary fitted kitchen is finished to a high standard with quartz worktops, a central island unit and integrated appliances, providing an excellent combination of style and practicality. A separate utility room and guest WC are conveniently positioned off the kitchen.

A hallway leads to the sleeping accommodation, comprising four generously proportioned bedrooms. The main bedroom enjoys the added luxury of a walk-in wardrobe and private ensuite, while a well-appointed family bathroom serves the remaining bedrooms and completes the accommodation.

Mountain View stands on approximately 5½ acres, including a substantial field laid out in grass with the benefit of road frontage.

The generous grounds offer tremendous versatility and will particularly appeal to purchasers with an interest in horses, ponies or other equestrian pursuits, while also providing ample space for those simply seeking the freedom and privacy associated with country living.

The paved patio areas provide excellent outdoor entertaining and relaxation spaces from which to enjoy the property's peaceful surroundings and impressive countryside views. The separate chalet/summer house provides an additional attractive feature with a variety of potential uses including home office.

Adding to its wonderfully tranquil rural setting, Mountain View is exceptionally well positioned, approximately 4 km north of Brannockstown Village, 4.5 km from Kilcullen, 5.5 km from Ballymore Eustace and 10 km from Naas.

The surrounding area offers an excellent range of educational, recreational and shopping amenities, making the location particularly attractive for family living.

Sporting and leisure opportunities are abundant, with horse riding, GAA, soccer, rugby, athletics, fishing, canoeing, hockey, tennis, gyms, leisure centres and golf all available within the wider area. Horse racing enthusiasts are exceptionally well catered for, with Punchestown, Naas and The Curragh racecourses all within convenient reach.



For commuters, the area benefits from excellent road and rail connections. Access to the M9 Motorway at Kilcullen is approximately 6 km away, while the M7 Motorway can be accessed at Naas. Bus services operate from Kilcullen, and commuter rail services from Sallins or Newbridge provide direct connections to Dublin City Centre, including Heuston Station and Grand Canal Dock.

Mountain View represents a rare opportunity to acquire a spacious and beautifully presented family residence on approximately 5½ acres, enjoying an elevated rural setting and spectacular panoramic views.

Combining generous light-filled accommodation, excellent energy-conscious features, extensive grounds and potential for equestrian use with convenient access to nearby towns and transport links, this is an outstanding country property that must be viewed to be fully appreciated.



Accommodation

Entrance Hall (7.27ft x 1.70ft) 2.22m x 0.52m

with lime oak floor, closet and enlarged window with views of the Wicklow Mountains,

Sitting Room (16.44ft x 13.32ft) 5.01m x 4.06m

with lime oak floor and Stanley insert stove.

Living Room (17.06ft x 10.47ft) 5.20m x 3.19m

with tiled floor.

Kitchen/Dining Room (24.74ft x 17.22ft) 7.54m x 5.25m

with tiled floor, modern contemporary fitted kitchen units, quartz worktops, island unit, 2 x Siemen integrated dishwashers, ceramic sink, panoramic window, Siemens hob, Electrolux larder freezer,



pantry unit, Neff double oven, larder Siemens fridge, recessed lights and French doors leading to garden.

Utility Room (16.04ft x 8.43ft) 4.89m x 2.57m

with storage closet, tiled floor, s.s. sink unit, plumbed Indesit washing machine and Whirlpool dryer.

Toilet

w.c., w.h.b. and tiled floor.

Main Bedroom (16.63ft x 13.75ft) 5.07m x 4.19m

with lime oak floor and walk-in wardrobe with fitted shelving, drawers and lime oak floor.

En-suite

with double vanity w.h.b., w.c., heated towel rail, walk-in rainwater shower and fully tiled floor and walls.

Bedroom 2 (19.26ft x 10.99ft) 5.87m x 3.35m

L-shaped with lime oak floor.

Hotpress

walk-in.

Bedroom 3 (16.04ft x 10.07ft) 4.89m x 3.07m

with lime oak floor.

Bedroom 4 (10.47ft x 13.52ft) 3.19m x 4.12m

with lime oak floor.

Bathroom

w.c., vanity w.h.b., heated towel rail, walk-in shower, stand alone bath, fully tiled floor and walls.

Landing

Folding attic stairs.



Features

- Underfloor oil fired central heating.
- Triple glazed windows.
- Panoramic views eastwards towards the Wicklow Mountains.
- Contemporary fitted kitchen with island unit and quartz worktops.
- c. 217 sq.m. (c. 2,336 sq.ft.) of generous accommodation.
- Easy access to Brannockstown, Ballymore Eustace, Kilcullen and Naas.
- Good road and rail infrastructure within easy reach.
- Nice quiet rural setting.
- c. 5½ acres - ideal for equestrian pursuits.
- Summer house/chalet or home office.

Inclusions

TBC

Outside

Approached via a gravel drive to front with gardens laid out in lawn and paved patio areas. Summer house/cabin ideal for outdoor entertaining or home office. The land to the rear is laid out in grass with road frontage.

Services

Mains water, septic tank drainage, oil fired central heating, electricity, refuse collection.

Negotiator | Liam Hargaden

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Viewings

Strictly by prior appointment only



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