



MOUNT SORREL

Blessington, Co. Kildare, W91 VKD7



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SET ON APPROX. 2.49HA (6.15 ACRES), THIS SUBSTANTIAL AND WONDERFUL HOME ENJOYS A PRIME, MATURE SETTING JUST MINUTES FROM NAAS. RARELY DOES A PROPERTY OF THIS CALIBRE, WITH PANORAMIC VIEWS AND SUCH POTENTIAL, COME TO MARKET IN THIS RESTRICTED PLANNING AREA, A UNIQUE OPPORTUNITY TO CREATE A DREAM HOME IN ONE OF KILDARE'S MOST DESIRABLE LOCATIONS.

Approximately 601.36sq.m (6,473sq.ft)

For Sale by Private Treaty

BER B3 | BER No. 118356567



SPECIAL FEATURES

- Approx. 601.36sq.m (6,473sq.ft.) of spacious accommodation
- Set on approx. 2.49 hectares (6.15acres) of mature landscaped grounds and pasture
 - Magnificent views of the Wicklow Mountains and Blessington Lakes
 - Six bedrooms, including self-contained guest apartment
- Expansive conservatory with potential for open-plan kitchen/family room (STPP)
 - Home office with bathroom
- Multiple reception rooms including formal drawing and dining room
 - Large games room
 - Tennis court, patio with fountain & landscaped gardens
- Six stables, tack room, galvanised barn with potential for American-style barn
 - Blue Bangor slate roof
- Garage and extensive parking with second entrance to rear

DESCRIPTION

This exceptional residence is set on 2.49ha (6.15acres) of beautifully landscaped grounds, located just approximately 5 minutes from Blessington. The well-laid-out family home features spacious living areas, including a lovely conservatory that overlooks the stunning grounds and surrounding countryside, providing a perfect space to relax and enjoy the breathtaking surroundings. With two entrances, the property offers both privacy and convenience. The home is surrounded by panoramic views of the Wicklow Mountains and Blessington Lake, creating a picturesque setting. The grounds feature a well-maintained stable yard, ideal for equestrian enthusiasts, along with a tennis court.

MOUNT SORREL

Mount Sorrel is an exceptional family residence, privately positioned within an enchanting 2.49ha(6.15acres) site in County Kildare. Originally constructed in the late 1970s and tastefully refurbished and substantially renovated in 1998, the home exudes character and charm, while offering generous proportions, elegant formal spaces, and considerable potential for modernisation.

Electric security gates open to a long tree-lined avenue, flanked by manicured hedging, lawns, heather beds, and mature specimen trees. Upon entering, a light-filled entrance porch gives way to a welcoming main hallway, adorned with floor-to-ceiling hardwood panelling and beautiful pitched wood timber floors. A handsome staircase leads to the upper level, while a cloakroom and guest WC are discreetly positioned off the hall. To the left lies the elegant drawing room, with an open fireplace and peaceful views across the gardens and the Wicklow Mountains.

The formal dining room also opens directly from the main hall and features matching panelled hardwood walls





and generous proportions—ideal for entertaining. Double doors lead into a dramatic conservatory, flooded with light and offering stunning views over the countryside and the Wicklow Mountains beyond. This space could readily be reimagined as a striking open-plan kitchen/family room (subject to planning permission).

The current kitchen is traditionally styled, fitted with an abundance of cabinets and features a large wood burning stove. Also located on the ground floor are three spacious bedrooms, including a room fitted with a private sauna. A substantial home office, accessed via the conservatory, includes its own bathroom and offers an ideal workspace or private study. Toward the rear of the house is a utility room, plant room, and a rear staircase leading to the upper floor. Further accommodation on this floor includes a self-contained guest unit with its own living and kitchen area along with a bedroom and bathroom. Completing the ground floor is a sizeable games room, which could easily function as a home cinema, entertaining space, or adapted for alternative uses.

Upstairs, the first-floor landing features a gallery space overlooking the entrance below, perfect for a quiet reading nook or study area. There are three further bedrooms, including two with en suite bathrooms.

The home is fitted with oil-fired central heating, Teak hardwood casement windows, and a new effluent treatment plant. The roof is completed in beautiful Blue Bangor slate, adding a classic finish to this remarkable property. Thanks to the quality of the original materials and the thoughtful nature of the build, the property lends itself easily to alterations, offering a discerning purchaser an excellent opportunity to modernise or tailor the home to their own taste with minimal structural intervention.

GARDENS & GROUNDS

The grounds surrounding Mount Sorrel are mature, peaceful, and beautifully maintained, offering exceptional privacy and space for both relaxation and recreation. To the rear of the house is a paved patio with water fountain, accessed directly from the conservatory—an ideal setting for outdoor dining or summer entertaining.

For the sporting enthusiast, a full-size tennis court lies

adjacent to the lawns, while a large field to the rear is perfect for equestrian use or grazing. The property includes a separate entrance to the rear with ample parking, facilitating easy access for horseboxes or service vehicles.

Equestrian facilities include six stables, a tack room, and a galvanised barn with sliding doors, ideal for storage or conversion into an American-style barn. The yard has direct access from the main driveway, and a separate dung area completes the setup.

The attached garage provides additional storage while the wider grounds are bordered by mature trees, flowering shrubs, and colourful borders that change with the seasons.

TECHNICAL INFORMATION

SERVICES | Mains electricity, mains water, Oil fired central heating, New effluent treatment plant & high speed fiber optic broadband available.

SALE METHOD | Private Treaty.

FIXTURES & FITTINGS | All curtains and appliances are 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.







LOCATION

Mount Sorrel is situated in a peaceful and picturesque setting close to Rathmore and Blessington, and just minutes from the thriving town of Naas. This exceptional location offers the perfect blend of countryside tranquility and urban convenience, making it ideal for families and lifestyle seekers alike.

Naas, one of Kildare's most sought-after commuter towns, is just a short drive away and offers an excellent selection of boutiques, cafés, restaurants, and supermarkets. It is also close to a number of secondary schools including Newbridge College, St Mary's Girls School, and Naas CBS all of which benefit from daily school bus pick-up and drop-off in Rathmore, just moments from the property. While Clongowes Wood College is nearby, it operates as a boarding school.

Naas has become known for its vibrant culinary scene, with well-loved restaurants such as Via de Château, Neighbourhood, and Bouchen, while nearby Lawlor's Hotel and Killashee Hotel offer superb dining, spa, and event facilities.

For outdoor and equestrian enthusiasts, the location is ideal, Punchestown, Naas Racecourse, The Curragh, and Goffs are all nearby, along with prestigious stud farms, riding schools, and training yards.

Golfers are spoilt for choice with a wide selection of courses at Naas, Palmerstown House, Castlewarden, Craddockstown, Tulfarris, and Brittas, Co. Dublin.

The beautiful lakeside village of Blessington is also within easy reach, offering water sports, walking and cycling routes including the scenic Blessington Greenway. The surrounding lakes are a favourite for walkers, anglers, and boating enthusiasts, with Avon Ri Leisure Centre providing both indoor and lake-based adventure activities.

Nearby Ballymore Eustace, just 15 minutes away, adds further charm with its schools, cafés, pubs, and award-winning Ballymore Inn. The surrounding area is rich with natural beauty, heritage, and open countryside, ideal for those seeking a relaxed, outdoor lifestyle.

Despite its peaceful rural setting, Mount Sorrel enjoys excellent connectivity, with Dublin City Centre and Dublin Airport just 35–40 minutes away, thanks to easy access to the nearby N7 and M7 motorways. This is a location that truly delivers the best of both worlds.

DISTANCES

4.8km / 5 minutes to Blessington

10.8 km / 14 minutes to Naas

13.4 km / 15 minutes to Ballymore Eustace

13.4 km / 15 minutes to 65 Dublin Bus Stop in Ballymore Eustace

19.7 km / 23 minutes to Kilcullen

34.9 km / 35-40 minutes to Dublin City Centre 40.5

km / 35-40 minutes to Dublin Airport

All distances/times are approximate.





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