



**‘HARRIS COTTAGE’ WITH DETACHED GARAGE**  
**HARRISTOWN**

**BRANNOCKSTOWN | NAAS | CO. KILDARE | W91 P2N3**



FOR SALE BY PRIVATE TREATY

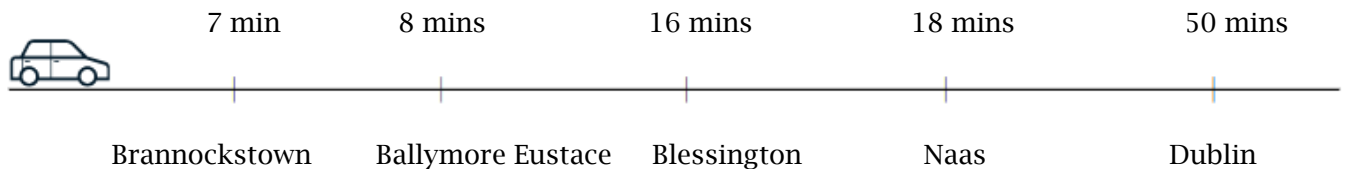
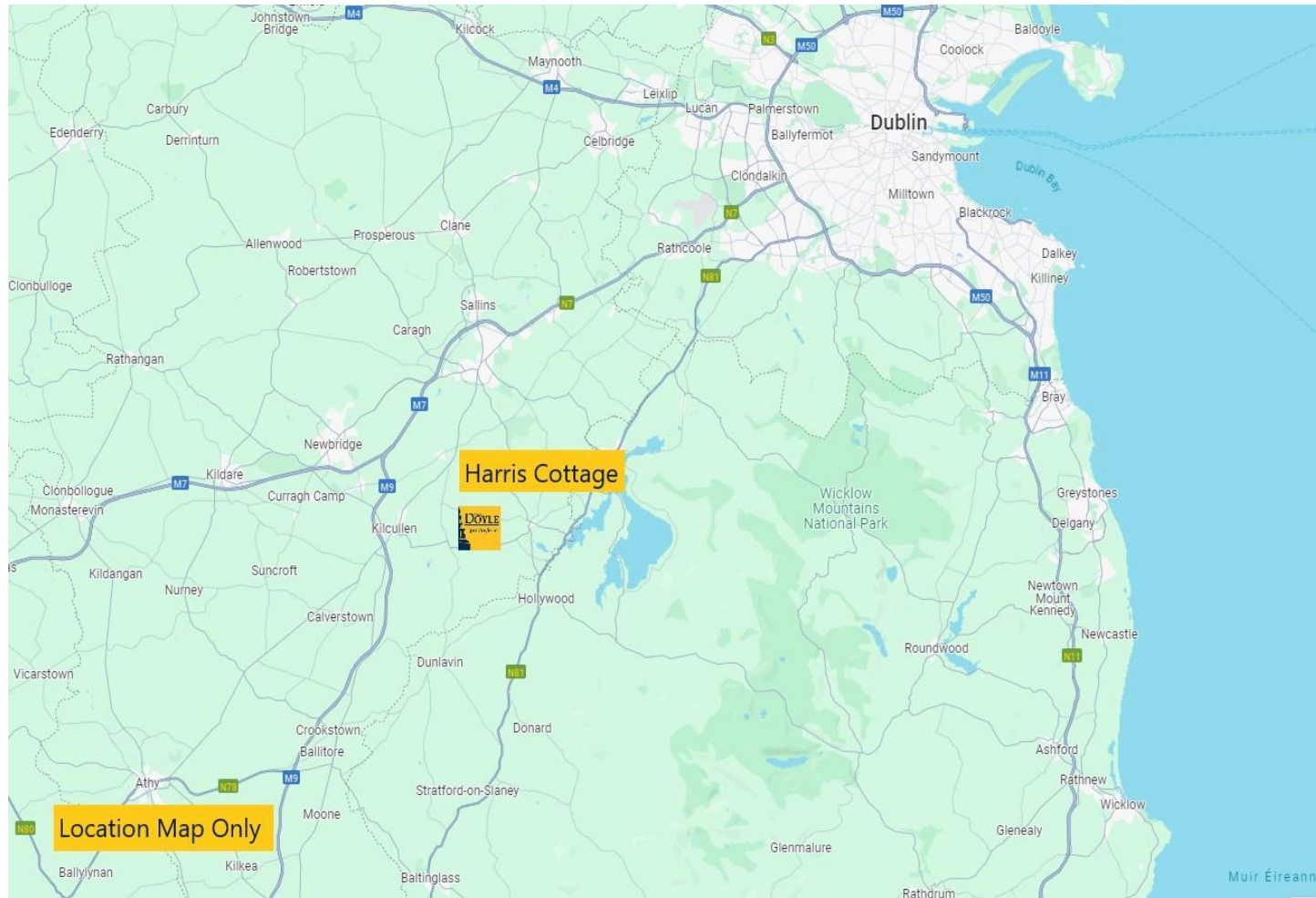
# LOCATION

Striking the perfect balance between serene country living and accessibility, Harris Cottage is located equidistant between the quaint villages of Brannockstown and Ballymore Eustace. Situated just fifteen minutes' drive from the vibrant town of Naas, the property enjoys proximity to shops, schools, pubs, restaurants and recreational facilities. There are many sporting facilities in the locality including Punchestown & The Curragh racecourses, Rathsallagh golf and country club, Naas Ruby Club, fishing on Blessington Lakes and many scenic country walks. The property is extremely convenient to The N7 & M9 road networks which link directly with the M50 to Dublin as well as providing easy access to Cork, Limerick, Kilkenny and Waterford

Brannockstown: c. 4.7 kms.

Naas: c. 13 kms.

Dublin: c. 49 kms.



# DESCRIPTION

“Harris Cottage” is a charming, single storey country style home, beautifully presented and nestled on a site with beautiful views of the surrounding countryside. This single storey residence, lovingly maintained by its current owners, retains a great sense of character and warmth with wooden flooring throughout, wood panelled walls, arched doorways, country style kitchen, wood burning stove and beautiful bathroom with great personality. With stunning panoramic views of the rolling countryside, Harristown Cottage is a rare find for those seeking a blend of rural tranquillity and country appeal. The exterior, with its classic design and trailing greenery, draws you in. The well-maintained grounds feature a spacious pebble drive, lawned gardens and a beautiful place to sit back relax and enjoy the vista, perfect for an avid gardener or simply savouring the peace and quiet. The elevation of the site ensures not only privacy but an abundance of natural light that floods the house throughout the day. There is a detached garage with up and over door and ESB which would suit a variety of uses. While the home is in excellent condition, there is a wonderful opportunity to personalise it, breathing new life into this characterful property.



# ACCOMMODATION

## ENTRANCE HALL

With wooden flooring, wainscoting ceiling coving & centre roses.

## BEDROOM 1

With built in wardrobes.

## KITCHEN

With country style kitchen units, wooden counter top, eye level double oven with gas & hob. Wooden flooring & door to utility room. Access to rear garden.

## LIVING ROOM

With wood burning stove with feature brick surround & wooden flooring.

## BEDROOM 2

With built in wardrobes.

## HALLWAY

With wainscoting & wooden flooring. Hotpress & attic access.

## BATHROOM

With large shower cubicle, bath, W.C & W.H.B. Slate tiled floor, wainscoting & pequelled walls.

## BEDROOM 3

With painted floorboards. Double aspect outdoors.

## UTILITY ROOM

Plumbed for washing machine. Tiled & panelled walls. Shelves.

## DETACHED GARAGE





# GALLERY













# OUTSIDE & SERVICES

- Wrought iron entrance gates.
- Detached garage: 4.1m x 7.5m.
- Pebble Drive.
- Ample parking for cars.
- Lawned garden.
- Raised beds.
- Pergola.
- Circular seating area.
- Cobble-lock rear terrace.
- Water: Private Well.
- Sewage: Septic Tank.
- Heating: Oil fired central heating.

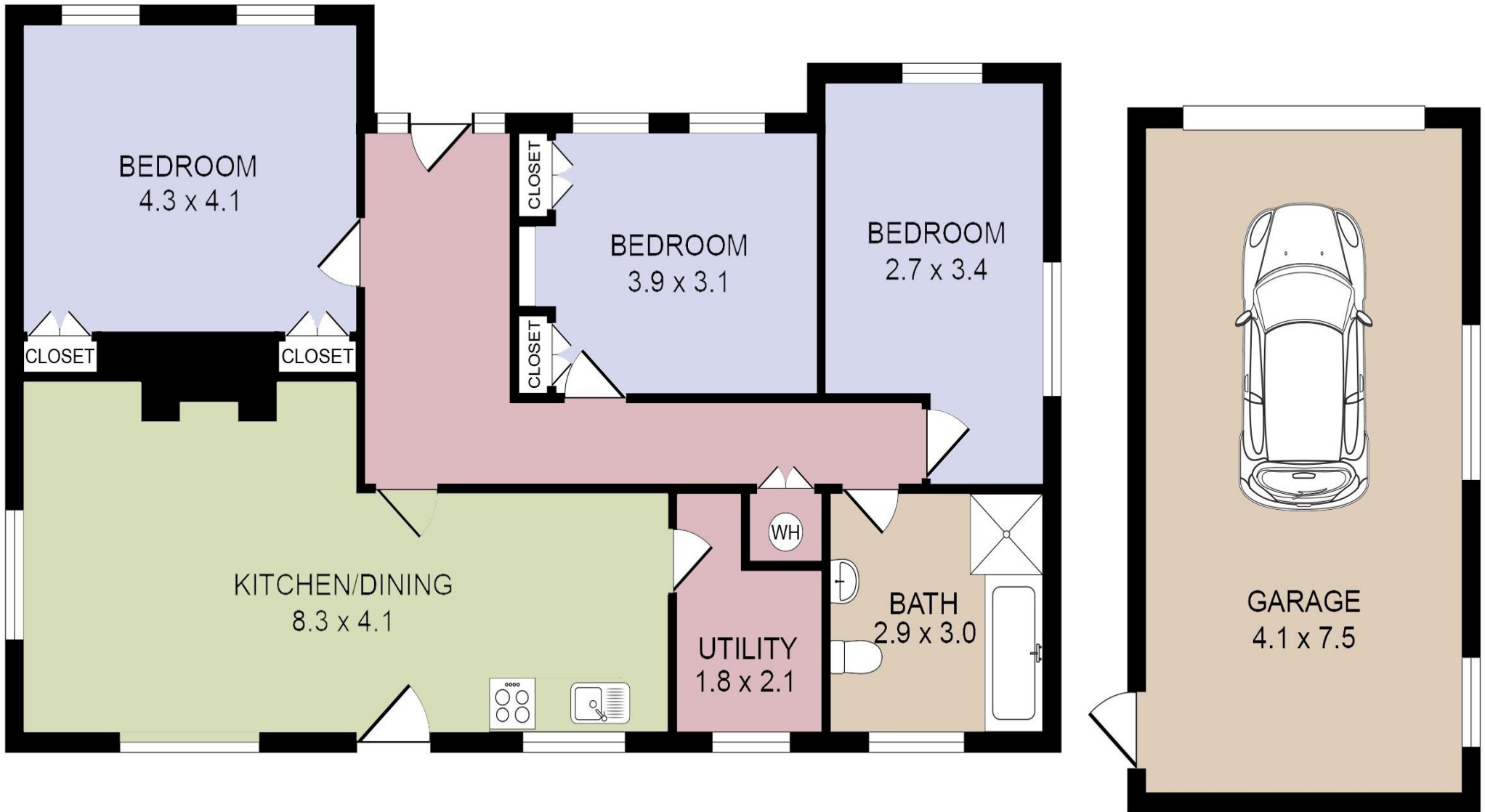








# FLOORPLAN





## VIEWING:

By Appointment Only

## PRICE REGION:

€465,000

BER: D2 (117763003)

## SELLING AGENT:

J. P. & M. Doyle Ltd.  
Main Street,  
Blessington,  
Co. Wicklow.  
W91 RK28.

## CONTACT US

Telephone: 045 865 568  
Email: [enquiries@jpmdoyle.ie](mailto:enquiries@jpmdoyle.ie)



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