

FOR SALE

By Private Treaty



Rossclaire House, Blackhall, Punchestown, Naas, Co. Kildare
W91 C6CA

GUIDE PRICE: €795,000



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302 Sqm

BER C1

JORDAN 

**SUPERB DETACHED 5 BEDROOM 2 STOREY RESIDENCE
WITH ATTACHED DOUBLE GARAGE AND SEPARATE
DETACHED GARAGE ON C. 0.7 ACRE**

Rossclaire House is an impressive detached two-storey residence set on a beautifully secluded c. 0.7 acre site, approached through recessed electric gates to a sweeping gravel driveway that gracefully surrounds the home. Enveloped by mature trees and hedging, the property offers exceptional privacy and a tranquil country atmosphere while remaining within easy reach of Naas and surrounding towns.

Extending to approximately 302 sq.m. (3,250 sq.ft.), this substantial family home was built in 2001 and presents spacious, light-filled accommodation finished to a high standard throughout. The residence combines generous proportions with a practical family-friendly layout, offering five bedrooms, five bathrooms and three reception areas.

Upon entering, a welcoming entrance hall leads to an elegant sitting room featuring a striking sandstone fireplace. At the heart of the home lies a spacious open-plan kitchen and living area complete with cream fitted cabinetry, island unit, insert stove and French doors opening onto the patio and gardens beyond. Adjacent to the kitchen is a bright sunroom/dining room together with a utility room and guest WC.



The ground floor also accommodates two bedrooms, including one ensuite, while providing direct access to the attached double garage — an ideal space for conversion into additional accommodation, home offices or recreational use, subject to the necessary planning permission.

Upstairs, there are three further generously sized bedrooms including a luxurious principal suite with ensuite bathroom and walk-in wardrobe, a second ensuite bedroom and a well-appointed family bathroom.

Rosscloire House further benefits from hardwood double glazed windows, oil fired central heating, an attached double garage and an additional detached garage extending to approximately 580 sq.ft., providing excellent storage or workshop potential. Ideally positioned adjacent to Punchestown Racecourse, the property enjoys the perfect balance of countryside living and accessibility, located just 5km from Naas, 8km from Blessington and 6km from Ballymore Eustace. Excellent transport links include the nearby N7 dual carriageway, regular commuter rail services from Sallins Station and convenient access to Dublin and the M50, approximately 25km away.

The surrounding area offers an exceptional lifestyle with an abundance of recreational amenities including golf, horse riding, racing, watersports, fishing, hillwalking, GAA, rugby, soccer, tennis, hockey, athletics and leisure facilities all close at hand.

Rosscloire House represents a rare opportunity to acquire a substantial detached family residence in a peaceful and highly sought-after country setting, while remaining exceptionally convenient to Naas and Dublin commuter routes.



Accommodation

Entrance Hall (24.77ft x 5.41ft) 7.55m x 1.65m

With tiled/pine floor, coving and cloak closet.

Kitchen/Living (28.71ft x 17.39ft) 8.75m x 5.30m

With laminate floor, cream built-in ground and eye level units, island unit with pop up sockets, sink, Belling integrated dishwasher, Belling electric range with double oven and grill, extractor, recessed lights, Henley insert stove, French doors to patio area.

Living area - 3.83 x 4.3

Kitchen area - 5.32 x 5

Sunroom (12.30ft x 10.99ft) 3.75m x 3.35m

With laminate floor.

Utility Room (10.83ft x 8.86ft) 3.30m x 2.70m

Plumbed.

Guest WC

Fully tiled, w.c., vanity w.h.b.

Hotpress

Walk-in hot press, shelved with immersion.

Sitting Room (16.24ft x 12.30ft) 4.95m x 3.75m

With coving, sandstone fireplace with cast iron insert.

Bedroom 1 (12.30ft x 11.81ft) 3.75m x 3.60m

With coving.

En-Suite 1

Fully tiled, w.c., vanity w.h.b., shower, coving.

Bedroom 2 (12.30ft x 11.81ft) 3.75m x 3.60m

With garage access.

Garage (21.65ft x 21.65ft) 6.60m x 6.60m

Double garage with electricity and Velux windows.



Upper Landing

Bedroom 3 (20.34ft x 12.47ft) 6.20m x 3.80m
With fitted wardrobe.

En-suite

Bathroom (6.56ft x 6.23ft) 2.00m x 1.90m
With tiled floor and surround, w.c, w.h.b., triton electric corner shower, jacuzzi bath.

Master Bedroom (15.42ft x 12.47ft) 4.70m x 3.80m
With walk-in wardrobe.

En-suite
With tiled surround, w.c, w.h.b. and corner bath.

Bedroom 5 (13.85ft x 11.98ft) 4.22m x 3.65m



Features

- Substantial 302 sq.m. (3,250 sq.ft.) of accommodation
- Oil fired central heating
- Hardwood double glazed windows
- c. 0.7 acre site
- Electric gates
- Separate detached garage c. 54 sq.m. (580 sq.ft.)
- Attached garage c. 45 sq.m. (484 sq.ft.) - Ideal for conversion (subject to PP)
- 3 reception, 5 bedrooms and 5 bathrooms
- Nice country setting
- Naas (5 km), Ballymore Eustace (6 km), Blessington (8 km)
- Easy access to a good road and rail infrastructure with motorway, train and bus service
- Good educational, recreational and shopping facilities closeby

Inclusions

Inclusions carpets, curtains, blinds, light fittings, wardrobes and appliances to include dishwasher, Belling Range and extractor.

Outside

Approached by a recessed entrance with electric gates to a gravel driveway which circle navigates the house. The property stands on c. 0.7 acre mainly in lawn enclosed by trees and hedges along with a paved patio area and gazebo. There is a separate detached garage c. 54 sq.m. (580 sq.ft.) with electric up and over door.

Services

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

Negotiator | Liam Hargaden

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Viewings

Strictly by prior appointment only



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