

FOR SALE

By Private Treaty



2 Grangemore Manor, Brannockstown, Naas, Co. Kildare, W91 T3VH

GUIDE PRICE: €795,000



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3



235.42 Sqm



JORDAN 

MAGNIFICENT DETACHED 4 BEDROOM DORMER RESIDENCE WITH SEPARATE DETACHED DOUBLE GARAGE ON C. ½ ACRE

Set within an exclusive enclave of just eight detached homes, No. 2 Grangemore Manor is an outstanding architect-designed family residence extending to approximately 2,534 sq.ft., presented in turnkey condition and finished to an exceptionally high standard throughout. Constructed circa 2019 by Stanley Residential and substantially enhanced by way of a stylish extension in 2022, this impressive home combines contemporary design with practical family living in one of County Kildare's most attractive village settings.

From the moment one enters the property, the quality of finish and attention to detail are immediately apparent. The accommodation is bright, spacious and exceptionally well proportioned, with a carefully considered layout designed to maximise natural light and modern family living. The house benefits from a range of premium features including a central vacuum system, underfloor heating at ground floor level, radiators upstairs, electric car charging point, 16 solar panels with battery storage and a detached double garage.

The property occupies a superb position overlooking an open green area within the charming village setting of Brannockstown, a highly regarded and established residential location renowned for its peaceful rural atmosphere while remaining highly accessible. The village itself offers local amenities including a primary school and church and is surrounded by the historic Harristown Estate extending to approximately 750 acres together with adjoining Gilltown Stud, creating a unique open and scenic backdrop that further enhances the appeal of the area.

Despite its tranquil surroundings, the property enjoys excellent connectivity. Kilcullen is located approximately 4.5 km to the west, while Naas and Newbridge are both within easy reach, providing an extensive range of amenities including schools, restaurants, cafés, pubs and major retail outlets. Nearby shopping facilities include Tesco, Dunnes Stores, Lidl, Aldi, Penneys, TK Maxx, Currys, Harvey Norman, B&Q and Woodies, while both the Whitewater Shopping Centre and Kildare Village offer extensive retail and designer shopping opportunities.



Transport links are another key feature of the property, with the residence situated approximately 35 km south-west of Dublin's M50. Rail services are available from both Newbridge and Sallins, while regular bus services operate from Kilmullen. Convenient access to the M9 Motorway at Junction 2 further enhances accessibility to Dublin and the surrounding regions.

Approached through electric gates to a gravel driveway, the residence stands on approximately half an acre of beautifully landscaped and mature grounds. The gardens have been thoughtfully designed and meticulously maintained, with manicured lawns enclosed by mature hedging and complemented by an attractive mix of shrubs, flower beds and specimen trees. To the rear, a private courtyard-style oasis provides an ideal setting for outdoor dining and relaxation, featuring paved patio areas and raised planting beds. In addition, a separate enclosed side garden incorporates a composite deck and gravel seating area ideally suited to outdoor entertaining.

Internally, the accommodation is both elegant and functional. A bright and welcoming entrance hall with laminate flooring and timber panel detailing sets the tone for the remainder of the house. Double doors lead to a beautifully appointed drawing room featuring timber panelling, laminate flooring and tier on tier timber window shutters.

To the rear of the property lies the heart of the home — an exceptional open-plan kitchen, dining and living space designed with modern family living in mind. The kitchen is fitted with a contemporary range of units together with a central island, Quartz worktops and integrated appliances, seamlessly flowing into the impressive living room extension with vaulted ceilings extending to approximately 4.2 metres in height. This superb space is enhanced by feature wall panelling, an inset stove, large picture windows and two sets of French doors opening onto the adjoining courtyard and gardens, creating a wonderful connection between the indoor and outdoor spaces. A separate utility room is located just off the kitchen.

The ground floor accommodation is further enhanced by a spacious master bedroom complete with walk-in wardrobe and ensuite bathroom. Upstairs, there are three further generously proportioned bedrooms, one of which benefits from an ensuite, together with a well-appointed family shower room.



Overall, No. 2 Grangemore Manor represents a rare opportunity to acquire a truly exceptional modern family home in a peaceful yet highly convenient village setting. Combining stylish contemporary living, high-quality finishes, energy-efficient features and beautifully landscaped gardens, this is a home that must be viewed to be fully appreciated.

Accommodation

Entrance Hall (11.68ft x 10.63ft) 3.56m x 3.24m

with recessed lights, understairs storage, wood panel surround and double doors leading to:



Drawing Room (16.08ft x 14.76ft) 4.90m x 4.50m

with recessed lights, laminate floor, wood panel surround, tier on tier wooden window shutters



Kitchen/Dining Room (24.93ft x 21.98ft) 7.60m x 6.70m

with recessed lights, large corner window, built in ground and eye level presses, island unit/breakfast bar, Quartz worktops, AEG double oven, larder fridge, larder freezer, plumbed, sink unit Grohe, tier on tier wooden shutters, part wood panel surround, open plan to:



Living Room (21.42ft x 11.61ft) 6.53m x 3.54m

with laminate floor, 2 sets of French doors leading to gardens, large display windows, insert stove, 4.2m high vaulted ceiling and part wood panel surround



Utility Room

laminate floor, plumbed, s.s. sink unit, fitted presses



Bedroom 1 (20.34ft x 15.09ft) 6.20m x 4.60m
with walk-in wardrobe with shelving and hanging space, recessed lights and wood panel surround

En-suite
bath with shower attachment, large corner shower, recessed lights, vanity w.h.b. with press and marble top, tiled floor and surround

FIRST FLOOR

Landing
stairwell and landing with wood panel surround

Bedroom 2 (16.83ft x 19.03ft) 5.13m x 5.80m
with range of built in wardrobes and dormer window

En-suite
large corner shower, w.c., vanity w.h.b., heated towel rail, tiled floor and recessed lights

Bedroom 3 (14.44ft x 12.47ft) 4.40m x 3.80m
with built in presses

Bedroom 4 (14.76ft x 12.14ft) 4.50m x 3.70m

Shower Room
w.c., w.h.b., recessed lights, shower and tiled floor

Inclusions

Carpets, blinds (roller and shutters), lighting, double oven, hob, dishwasher, fridge, freezer, washing machine, dryer.



Features

- Air to water heat pump system
- 16 solar panels with battery and EV car charger
- Modern detached house containing c. 2,534 sq.ft.
- Finished to an exceptionally high specification
- Tier on tier window shutters
- PVC double glazed windows
- Large double garage
- Electric gates
- c. ½ acre of manicured landscaped gardens
- Underfloor heating downstairs
- Modern fitted kitchen with Quartz worktops and appliances, chrome switches and sockets
- Central vacuum system

Outside

Approached through electric gates to a gravel drive with manicured landscaped garden mainly in lawn enclosed by hedges with a profusion of shrubs, flower beds and trees interspersed throughout the garden. There are 2 courtyard areas one to the rear of the house with flower beds and paved patio area creating a private secluded oasis and to the side enclosed by a hedge with composite wooden deck. To the opposite side of the house is a double garage (6.11m x 7.15m) with double doors. Outside tap and outside socket.

Services

Mains water, septic tank, electricity, refuse collection, air to water heating, solar panels, EV car charger and broadband

Negotiator | Liam Hargaden

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