



Colliers  
INTERNATIONAL

Mountain Springs,  
Killiskey, Ashford, Co Wicklow

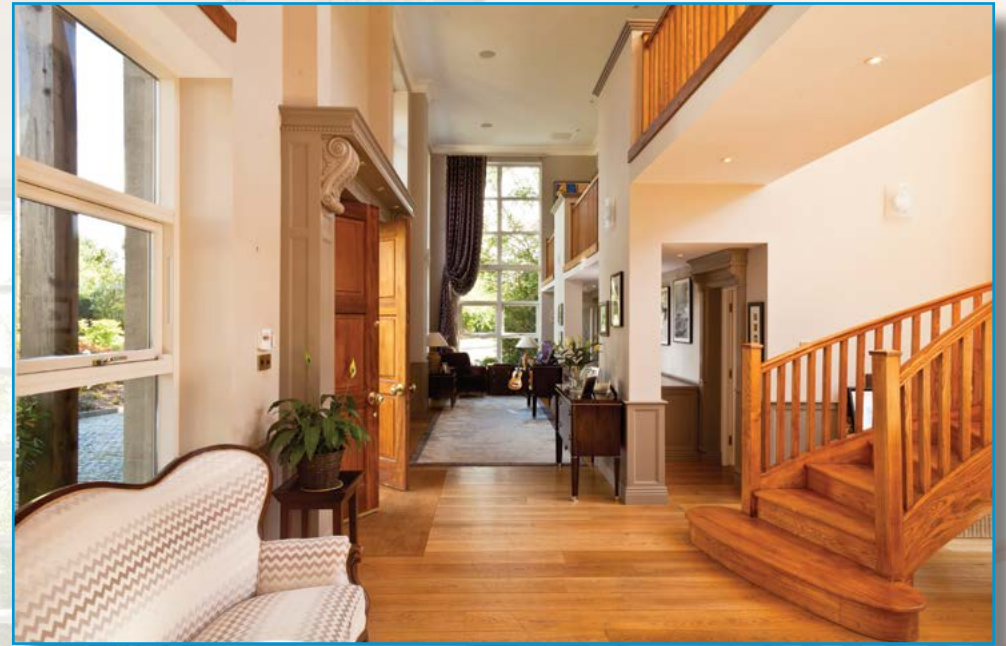
BER C1





A truly spectacular, contemporary house in a private setting with guest accommodation, 3 loose boxes, tack room, four car garage, paddocks and gardens dissected by a stream. Ashford 2.5 miles, Newtownmountkenny 4 miles, Dublin 26 miles via the N11 (1.6 miles).

Mountain Springs started as an impressive split level bungalow however, in recent years has been remodelled and extended to what is now a superb contemporary house of about 6000 sq ft. The quality of the workmanship and fittings together with the attention to detail is exceptional.



## ACCOMMODATION

The house is approached via a granite cobbled forecourt leading to a high redwood columned porch with large double mahogany doors to...

### RECEPTION HALL (13.25m x 4.0m)

A truly magnificent reception hall, rising to two floors (height 5.6m) with polished oak floor, superb cantilevered ash staircase rising to galleried landings, double doors to patios and...

### CLOAK ROOM

with polished marble floor, wc, heated towel rail, wash hand basin.

### FULL SIZE SNOOKER ROOM WITH BAR (6.4m x 4.7m)

Double doors to reception hall. Polished timber floor.

### FAMILY ROOM (6.8m x 4.7m)

Approached via glazed double doors from reception hall with polished timber floor, double doors to patio. Arch with slide away glass panelled doors opening to...

### KITCHEN/BREAKFAST ROOM (7.5m x 6.0m)

A truly superb area with wall length windows overlooking the garden, polished marble flooring.

On three walls there are a full range of fitted timber wall and floor units together with a fitted pair of Miele fan ovens, steam ovens and four warming trays and two temperature controlled wine cabinets, two Miele cabinet fridges and a Miele freezer. Four Fisher and Paykel dishwashers. Central island unit with marble worktop and counter with two Miele barbecue grills, two Miele double ring gas hobs and Miele stainless steel central extractor.

## FIRST FLOOR

### DRAWING ROOM/DINING ROOM (13.2m x 7.4m)

A dramatic open plan area with polished oak floor, large windows overlooking gardens, feature stone chimney piece with open fire, spiral staircase descending to lobby area and kitchen.

### LIBRARY (6.2m x 4.7m)

Polished timber floor, three matching book cases, corner fireplace with cast iron inset and grate.

### LIBRARY PASSAGE

With fitted shelving.

### LAUNDRY ROOM

Fully fitted with ample storage Bedroom 1 (5.3m x 3.8m). Polished timber floor fireplace, with cast iron, tiled inset

and grate, door to patio dressing room lobby to...

### EN-SUITE SHOWER ROOM

with full marble tiling, power shower, heated towel rail, vanity unit with matching double wash hand basins, wc

### STUDY (3.6m x 2.0m)

Polished timber floor

### BEDROOM 2 (3.9m x 3.4m)

Polished timber floor, built in wardrobe and drawer unit

### SHOWER ROOM

fully tiled, power shower, wash hand basin, wc.

### BEDROOM 3 (4.4m x 3.4m)

Polished timber floor, fitted wardrobes

### EN-SUITE SHOWER ROOM

Fully tiled, shower, wc, wash hand basin

### BEDROOM 4 (7.3m x 3.6m)

Polished timber floor, two sets of double French doors opening to upper patio, door to Dressing room

### EN-SUITE SHOWER ROOM

Fully tiled with power shower, wc, heated towel rail, wash hand basin





## FEATURES

- Electrically controlled entrance gate
- 12 Zone smart cabling through-out with 43 speaker sound system
- Two separate boilers with three zones with under-floor heating in the new
- areas
- Stand-by generator
- All miele fittings in bespoke Italian kitchen
- PABX phone system with eight camera CCTV security system with external
- LED lighting
- Extensive solid oak and walnut flooring
- Fine Cantilevered ash stair case

## GROUND FLOOR

### MASTER BEDROOM SUITE 5 (7.8m x 3.2m)

Situated at the lower level with double french doors to the patio. Dressing room with extensive range of fitted wardrobes and open shelves

### FEATURE EN-SUITE (3.7m x3.4m)

with travatine tiles on floor and walls, large double power shower, antique bath, heated towel rail, wc, wash hand basin.

### GUEST ACCOMMODATION

Separate from the main house is a detached unit with...

### GUEST BEDROOM (4.8m x 3.8m)

with tiled floor, fitted wardrobe

### EN-SUITE SHOWER ROOM

Shower, wc, wash hand basin

## OUTSIDE

The lands total about 6 acres (statute measure) with 2 acres in rough ground which could be reclaimed. The remaining 4 acres is securely fenced and includes two post and rail paddocks, the balance comprising the winding avenue and grounds. A charming stream runs through the grounds over which there are a total of four bridges and is very much a feature of the property. This stream is lined by beds planted out with a variety of plants and scrubs. Around the house on three sides is a spacious covered veranda and enclosed garden room with outdoor fireplace and towards the rear of the property is a private south and west facing garden area with terraced stone patios and lawns

### GUEST SUITE

Set in a corner of the garden is a detached guest suite with bedroom and en suite shower room.

### WENDY HOUSE (3.6m x3.2m)

In the grounds there is a full sized timber framed wendy house with double glazed windows.

### STABLE BLOCK

The stable yard, with large concreted forecourt has separate access and includes three loose boxes and tack/feed room.

### FOUR CAR GARAGE (11.0m x 5.6m)

two sets of electric up and over doors

## SERVICES

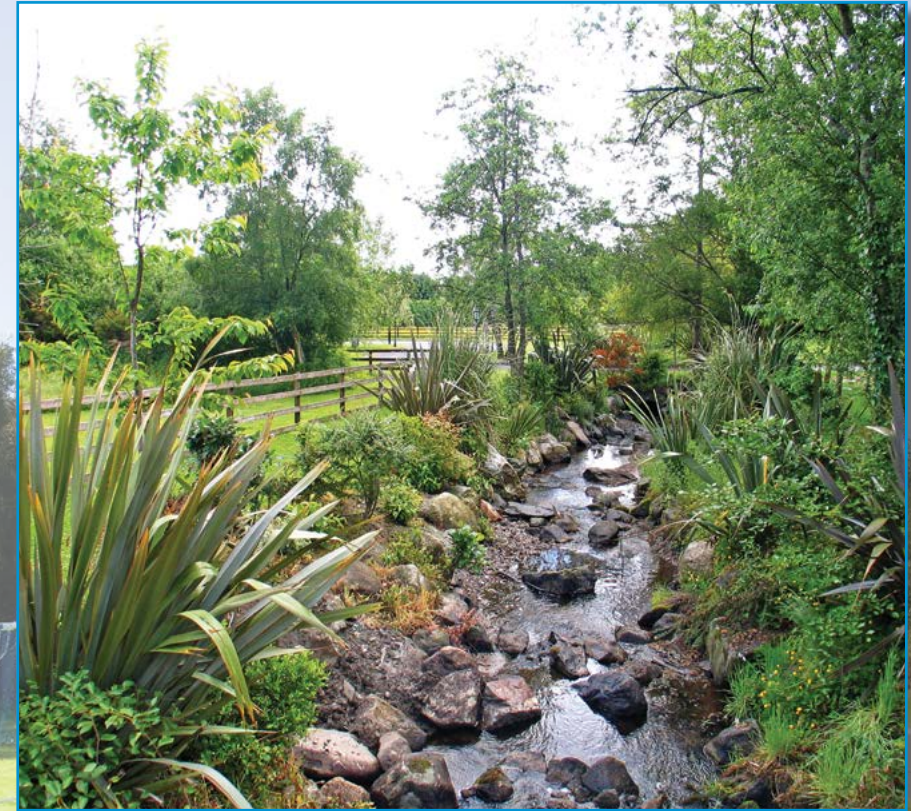
Oil Fired Central Heating

Stand-by generator PABX phone system Smart cabling

Bio-cycle drainage system

Mains water and electricity





## CONTACT

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## BER



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## DIRECTIONS

From Dublin: take the N11 South. Take the 1st Ashford turn. Turn right over the motorway. Continue straight through next roundabout – Sign for Roundwood and Killiskey. After 0.8 of a mile at T junction, turn right – Sign Roundwood 11km turn right and the entrance is 100 yards on the left vhand side.

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## PRICE: ON APPLICATION

## VIEWING DETAILS

Strictly by private appointment only.