



5  4  258. sq. m



Hollyfort House, Hollyfort, Arklow, Co. Wexford, Y14 N880

AMV: €645,000

Forkin
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- Unique 5 bedroom detached home
- Beautiful rural setting
- Large grounds of circa 2.2 acres
- Mature grounds
- Paddock with future planning potential for another home
- Electric gate access
- Located off private lane
- Just a short drive from Arklow town centre
- Beautiful countryside views

Set amidst approximately 2.2 acres of mature grounds in a peaceful countryside setting just south of Arklow, Hollyfort House is an exceptional detached family home offering generous accommodation, complete privacy and excellent potential for a purchaser to put their own stamp on the property but also to build a further home in the future..

Originally a traditional stone-built farmhouse, the property was extended in the mid 1990s to create a substantial residence extending to approximately 259 sq. m. (2,798 sq. ft.). The result is a home that successfully combines the character of its original heritage with bright, contemporary living spaces.

The ground floor comprises an entrance porch, an impressive open-plan living and dining room with double doors opening onto the rear gardens, and a fully fitted triple-aspect kitchen extending the full length of the house. An architectural steel staircase rises to a galleried landing on the first floor off which there are five double bedrooms. Four bedrooms benefit from ensuite bathrooms, while the principal suite occupies the full width of the house and features a vaulted cathedral ceiling, walk-in wardrobe and a spacious ensuite bathroom complete with separate bath and shower.

Hollyfort House stands on approximately one acre of mature gardens with a further paddock extending to approximately 1.2 acres. Subject to the necessary planning permission, this separate parcel of land offers the potential for a one-off residential site, providing an attractive long-term opportunity for purchasers and their families.

Approached via a private laneway from a quiet cul-de-sac, the property is accessed through electric gates onto a gravel driveway with ample parking. Mature trees and planting provide privacy throughout the gardens, while an attractive original stone outbuilding offers considerable scope for restoration as a home office, studio, guest accommodation or recreational space, subject to the appropriate consents. The generous site also offers ample room to further extend the existing residence, should additional accommodation be required.

Despite its wonderfully tranquil rural setting, Hollyfort House enjoys exceptional convenience. Located just 3.6 kilometres south of Arklow town centre, on the Wicklow/Wexford border, the property is within easy reach of an excellent selection of schools, childcare facilities, supermarkets, cafés, restaurants, sporting amenities and both bus and rail services.

For those commuting, the property is situated less than one kilometre from the Arklow South interchange of the N11, providing swift access to Dublin, Wicklow and Wexford while allowing residents to enjoy all the benefits of country living without compromising on connectivity.



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