

The background of the entire image is a photograph of a two-storey residence. The house is light-colored with a gabled roof and is partially covered in ivy. It has a large front porch with a glass roof. A gravel driveway leads from the foreground, through an open black metal gate, to the house. The driveway is flanked by green lawns and mature trees. The sky is blue with some light clouds.

**TWO-STOREY RESIDENCE  
ON C. 0.5 ACRE | 0.20 HA  
TULFARRIS | BLESSINGTON  
CO. WICKLOW | W91 C6K7**



# LOCATION

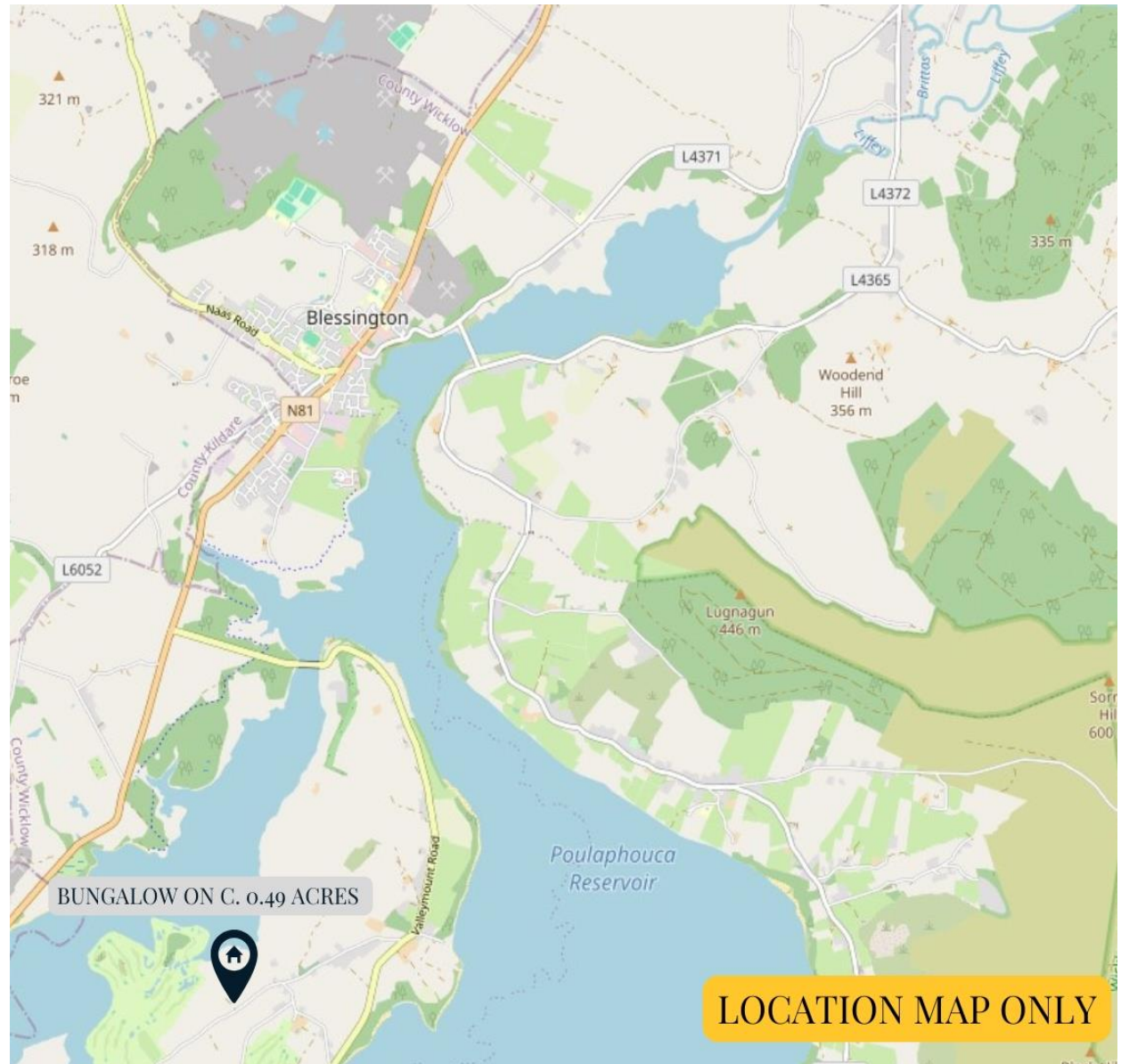
The property is located in a most scenic setting, overlooking the beautiful Tulfarris Golf Course and situated along a quiet country road (R758). Despite the peaceful surroundings, it is within easy commuting distance of Dublin, making it ideal for those seeking countryside living without sacrificing convenience. The nearby villages of Vallemount, Ballymore Eustace, and Blessington are all easily accessible, offering a range of local shops, cafes, and schools.

Outdoor enthusiasts will love the proximity to activities such as golfing, horse riding, fishing, and sailing—all practically on your doorstep.

N81/Poullaphouca: 3 km

Vallemount: c. 3.5km

Blessington: 8km

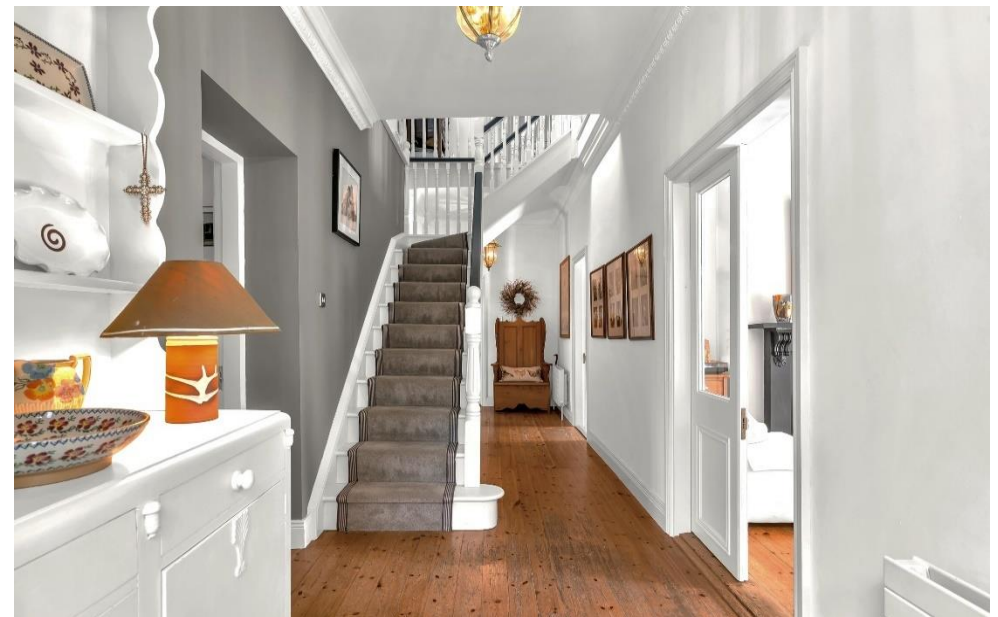


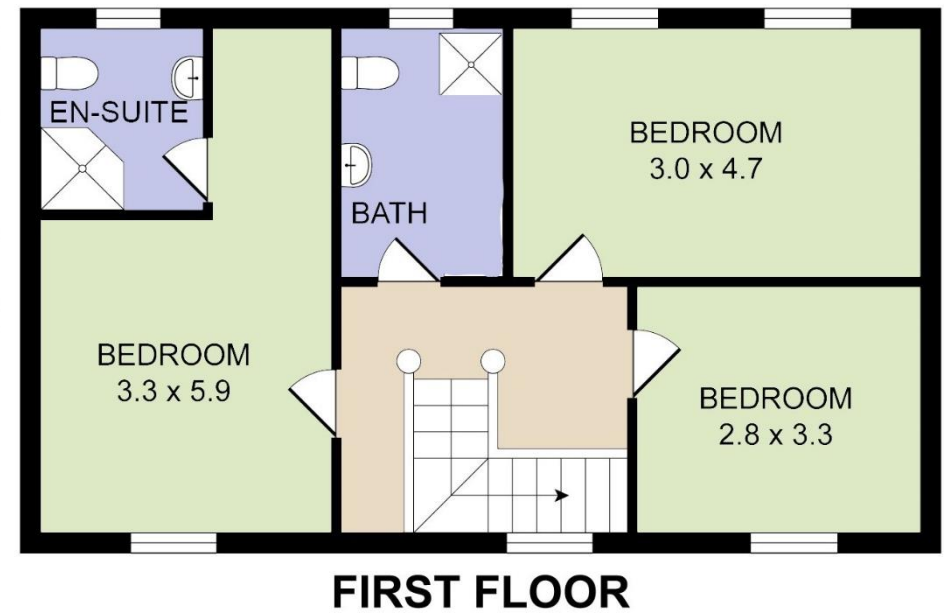
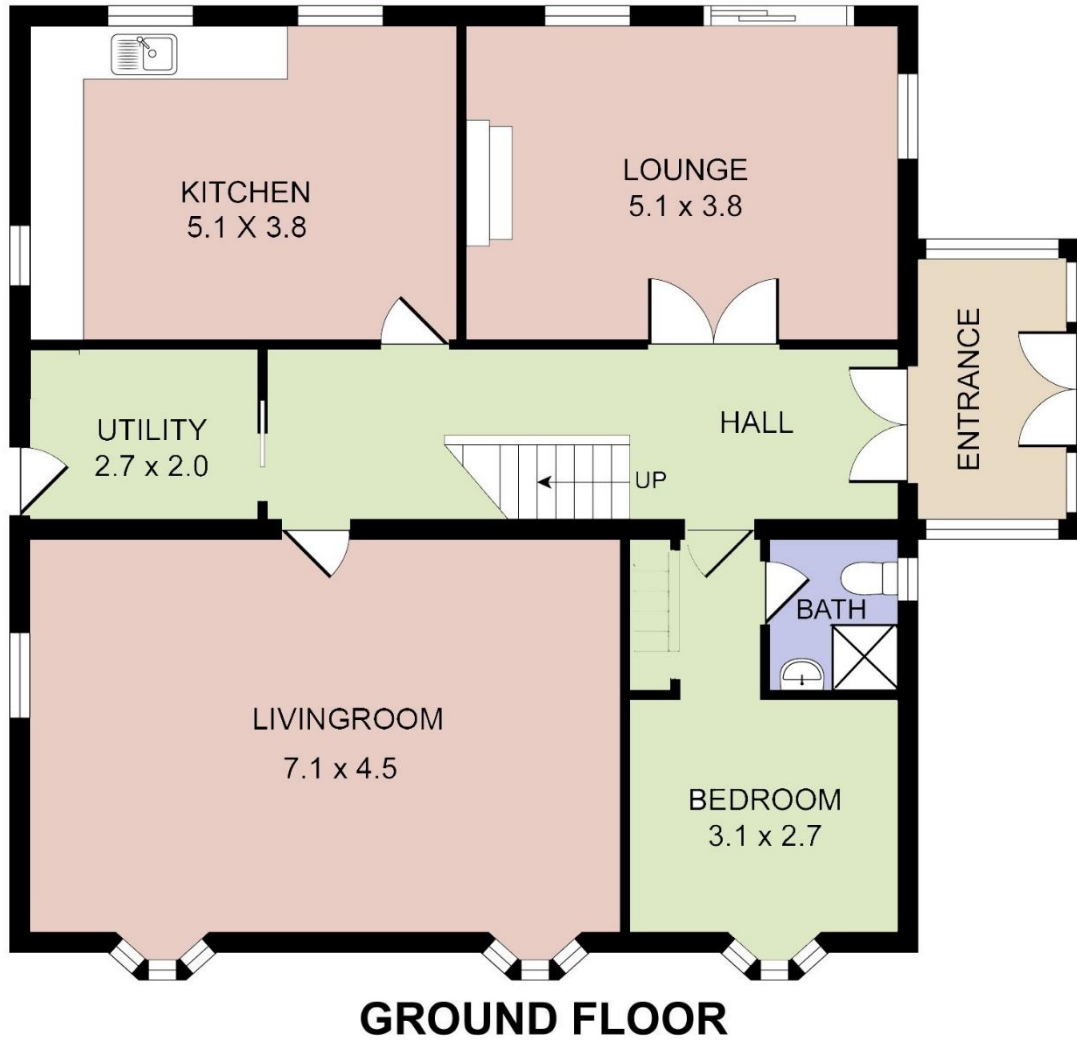
# DESCRIPTION

Charming two storey residence with unique layout & mature gardens.

Tucked in off the road, behind a tall laurel hedge you arrive at this beautiful home. Originally an 80-year-old cottage, this beautifully extended and tastefully decorated home combines timeless character with stylish modern living. Nestled in a peaceful setting, the property offers a spacious and versatile layout, rich in personality and finished to a high standard throughout.

Through the front porch and the double doors, you're welcomed by an inviting hallway with a quirky yet captivating layout that immediately sets the tone for what lies ahead. To the right, double doors lead to a bright and airy living room featuring warm pine flooring, ornate coving, and a stunning cast iron fireplace with an open fire—perfect for cozy evenings. French doors open out to the garden, bringing in natural light and offering seamless access to the outdoors. The adjacent kitchen is full of country charm, with solid Cherrywood units, tiled flooring, a range-style cooker, and French doors leading to the garden—ideal for indoor-outdoor living and entertaining, there is also a utility room plumbed for washing machine and door to back garden. Across the hall, the formal living room occupies the original part of the cottage, brimming with character thanks to its timber-clad ceiling, unique bay-style windows, and Velux roof windows that fill the space with light. Also on the ground floor is a spacious double bedroom with a private en-suite and an eye-catching mezzanine level—perfect for use as a home office, reading nook, or extra sleeping space. Upstairs, a U-shaped landing leads to three generously sized double bedrooms, including one with its own en-suite, along with a well-appointed main bathroom.













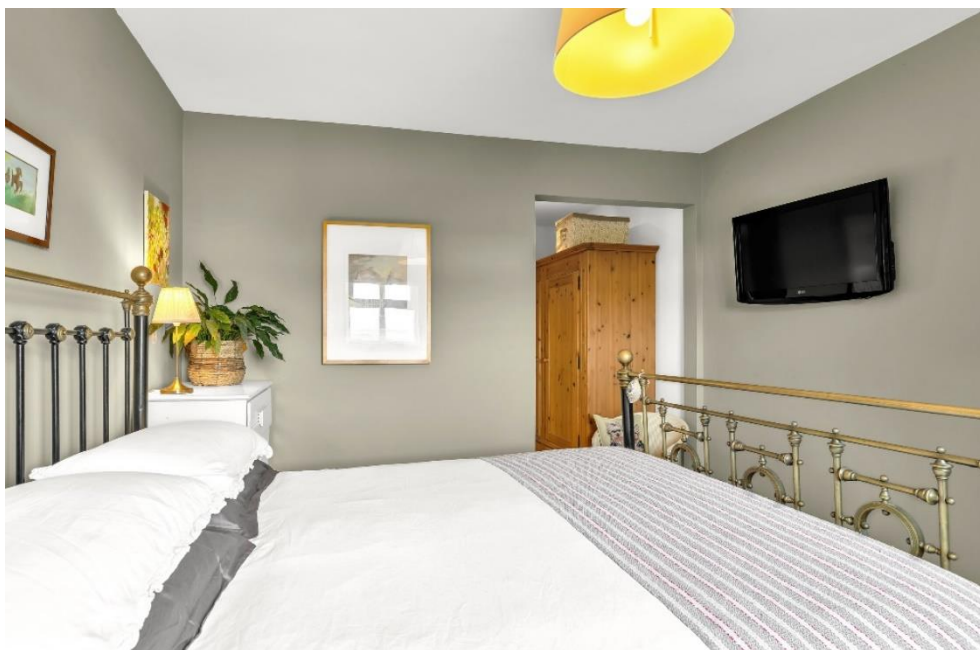


















**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE:**

**€695,000**

**BER:**

**B3**

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Co. Wicklow.  
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