



**DOWLING PROPERTY**

## **Stunning 4 Bed Home On Magnificent c.1 Acre Site**

**“Ballyhook Lodge”, Ballyhook, Grangecon, Co. Wicklow, W91E2PR**

**For Sale By Private Treaty**



Welcome to “Ballyhook Lodge”. Located in this highly sought after location, is where you’ll find one of the finest homes to be offered for sale in recent times. This impressive 4 bedroom dormer bungalow is located on a magnificently landscaped c.1 acre site and enjoys panoramic rolling countryside views.

The house is presented in excellent condition throughout and its accommodation extends to a spacious c.250 sq.mt. and is ideal for modern family living. Some recent additions and upgrades have been carried out which includes a gorgeous fitted kitchen with centre island and a spacious family friendly utility room.

With todays changing work trends we feel that the purpose built home studio, complete with independent entrance, will certainly be a big attraction. There is also a second separate study/office. Outside the gardens are a real highlight, are mature and tastefully landscaped and the views are simply stunning.

With its convenient access to Dublin and presentation both inside and out, we must now strongly advise that this fine home be top of your house hunting list. One not to be missed!!!

**A.M.V.: €399,950**



The accommodation, which is bright and spacious, briefly consists of entrance hallway, lounge, sitting room, kitchen/dining room, utility room, guest w.c., 2 double bedrooms and family bathroom. There is also an interconnecting large home studio with own entrance, store room and toilet. Upstairs are 2 double bedrooms (1 with shower room and walk in wardrobe), study room and toilet.

All amenities are located close by in Grangecon village including primary school, new playground, shop, pub and café. Rathsallagh Golf & Country Club is just a short drive away. The area has excellent access to the N81 and M7/M9 making it ideal for the city commuter.

**Accommodation**

- Entrance Hallway    5.49m x 2.04m    A welcoming hallway with oak wooden floor. Clever integrated understairs storage.
- Lounge                    4.45m x 4.23m    A wonderful reception room taking full advantage of the rolling countryside views through the bay window. Attractive fireplace with Stanley wood burning stove. Wooden floor.
- Sitting Room            3.62m x 3.65m    A well proportioned sitting room with open plan to kitchen. Recently fitted Henley wood stove. Panoramic countryside views. T.V. point.
- Kitchen/Dining        5.52m x 6.60m    The heart of every home and this one will surely impress. Extensive fitted kitchen with integrated oven & hob, dishwasher and fridge all complete with a centre island. Recently fitted "Esse" range. Ideal for family living with plenty of storage.





Utility Room	2.46m x 4.00m	A welcome addition to any home is this large family friendly utility room. Fully fitted storage units.
Guest W.C.	1.73m x 1.0m	W.c. and wash hand basin and wooden floor.
Bed 1(Front)	4.22m x 3.03m	Double bedroom enjoying rolling countryside views, built in wardrobes and study desk. Wooden floor.
Bed 2(Rear)	4.44m x 3.64m	Spacious double bedroom with built in wardrobes, wooden floor and study desk.
Family Bathroom	3.60m x 2.09m	Tastefully tiled floor and walls with separate step in shower, bath, w.c., bidet, wash hand basin and chrome heated towel rail.
Hotpress	1.37m x 1.52m	Large walk in hotpress which is fully shelved.
Home Studio	6.75m x 4.26m	A real highlight of this fine home is this large home studio with separate independent entrance. Ideal for a number of uses given its well proportioned layout.
Store Room	3.25m x 3.03m	A versatile store room.
Guest W.C.	0.9m x 1.1m	W.c and wash hand basin.
Upstairs – Landing Area	4.41m x 2.84m	A light filled landing area with well positioned windows taking full advantage of the views. Full gallery staircase.





Bed 3(East Side)      4.30m x 3.17m      Corner bedroom with wonderful views east across the rolling fields. Built in wardrobes.

Study      3.0m x 3.15m      With modern working from home trends, we feel this room is ideal for a home office. Built in storage and wooden floors.

Master Bedroom      3.65m x 3.85m      A spacious double bedroom with wonderful views over the gardens. Built in wardrobes.

Shower Room      2.08m x 0.98m      Step in shower with Mira electric shower, wash hand basin. Tiled floor and Velux window.

Walk in Closet 1      1.98m x 1.20m      Shelved for storage.

Walk in Closet 2      1.15m x 2.63m      Shelved for storage.

Toilet      1.82m x 0.97m      W.c and wash hand basin.

Outside      Approached via an impressive stone entrance to a winding tarmac driveway delivering you this magical site. The gardens extend to c.1 acre and boast wonderful elevated rolling countryside views over some of the finest farmland in Wicklow and Kildare. The gardens are mature and private and offer extensive lawn areas to the front and rear. There is also mature hedging and shrubs with patio area to the rear.

Outbuildings      There is a selection of solid block outbuildings which have electricity supply.



## Features

- \* Excellent Decorative Order Throughout
- \* Panoramic Rolling Countryside Views
- \* Highly Sought After Location
- \* Landscaped c.1 Acre Site
- \* Electric Gated Entrance
- \* Large Home Studio – Ideal For A Number Of Uses
- \* 2 Reception Rooms
- \* Large Utility Room
- \* Study Room



- \* Recently Fitted Double Glazed Windows
- \* Accom. Ext. c.250 Sq.Mt. (2,690 Sq. Ft.)
- \* Selection Of Outbuildings
- \* Possible Purchase Of Further Acres
- \* Oil Fired Heating With 2 Wood Burning Stoves
- \* 3 Bathrooms
- \* Excellent Access To Dublin
- \* Septic Tank & Well Water

**Viewing:** Tel: 045 482189, strictly by prior appointment by either agent.

**Joint Agency:** Dowling Property Ltd, Main Street, Kilcullen, Co. Kildare. Tel: 045482189  
Kinsella Auctioneers, Main Street, Baltinglass, Co. Wicklow. Tel: 0596481055

**Price:** €399,950 to include carpets, curtains, range in kitchen, dishwasher & fridge.

**Directions:** Refer to Eircode W91E2PR

### *Disclaimer*

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