

STERNE'S MILL

Annamoe, Roundwood, Co. Wicklow

FOR SALE



BER D2

STERNE'S MILL

An exceptionally unique and attractive converted cut stone mill that was comprehensively renovated and upgraded in c.2000 and today is presented in very good decorative order throughout having been carefully maintained over the years. Extending to approximately 352 sq. m / 3,788 sq. ft. this wonderful family home is situated on approx. 2.9 acres of mature woodland adjacent to a mill race flowing from the neighbouring Annamoe River.









ACCOMMODATION

An entrance porch leads into the staircase hall, which opens onto a magnificent drawing room featuring vaulted ceilings, an open fireplace, and doors leading to a terrace overlooking the mill race. Adjacent, to the front of the Mill is a living / TV room with wood burning stove. To the left of the hall is a fully-fitted country style kitchen with AGA, a range of painted timber units with granite worktops and ample space for a dining table. Adjacent is a useful pantry. From the kitchen you enter a link in use as a dining area with front and rear access, also providing a utility room and a bedroom. At this level there is also a home office and ample storage. Above, is an additional living room, bedroom and bathroom with independent external access, ideal guest accommodation, with wonderful mill race views. Back in the main house, there is a guest WC / shower room off the entrance hall and on the first floor, three good sized bedrooms, two with en-suite bathrooms and dressing rooms.







GROUNDS

Sterne's Mill is approached via electric gates and a sweeping gravelled driveway with a parking area to front of the house. Offering considerable privacy thanks to mature trees and hedging. In addition to the main house there is a garage housing a generator, a workshop and barn, which could be converted as required into additional accommodation subject to the required permissions. A real WOW factor is around the back of the house and how the mill race has been incorporated as the primary feature of the landscaping. Cleverly bordered by an expanse of decking off the drawing room and a pretty wooden bridge providing access to the remainder of the grounds which comprise woodland walks with a selection of mature native trees and access along a raised levy offering wonderful views over the fast-flowing Annamoe River.





LOCATION



Annamoe, nestled in the picturesque landscape of Co. Wicklow, offers an ideal blend of rural charm and modern convenience. This quaint village is located just a short distance from Roundwood, one of Ireland's highest villages. For dining, Byrne & Woods Bar and Restaurant in Roundwood is a popular choice, offering a warm atmosphere and delicious meals, while Roundwood Stores has become a local hotspot for its excellent restaurant, shop and deli. Sports enthusiasts will find the Roundwood Golf Club, which offers a challenging course with stunning views. Tennis players can enjoy courts in nearby Greystones, and

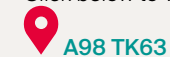
yacht clubs along the coast, such as the Greystones Sailing Club, provide excellent opportunities for sailing and other water sports.

With popular locations like Glendalough, the Wicklow Mountains National Park, and Lough Tay providing breathtaking landscapes for hiking, cycling, and picnicking. For families seeking quality education, top private schools such as St. Gerard's School in Bray and Wesley College in Ballinteer are conveniently located and renowned for their academic excellence. Transport links to the city are

efficient, with regular bus services connecting Annamoe to Dublin, and the nearby N11 motorway facilitating easy access to Dublin Airport, approximately an hour's drive away. This combination of scenic beauty, recreational opportunities, and convenient amenities makes Stern's Mill an ideal place to live.

LOCATION MAP

Click below to view the location map for Sterne's Mill.



PROPERTY DETAILS

FEATURES

- Double-glazed Timber Sash Windows Throughout
- Oil Fired Central Heating
- Alarm
- Septic Tank and Well
- Approx. 2.9 acres of beautiful grounds



SIZE

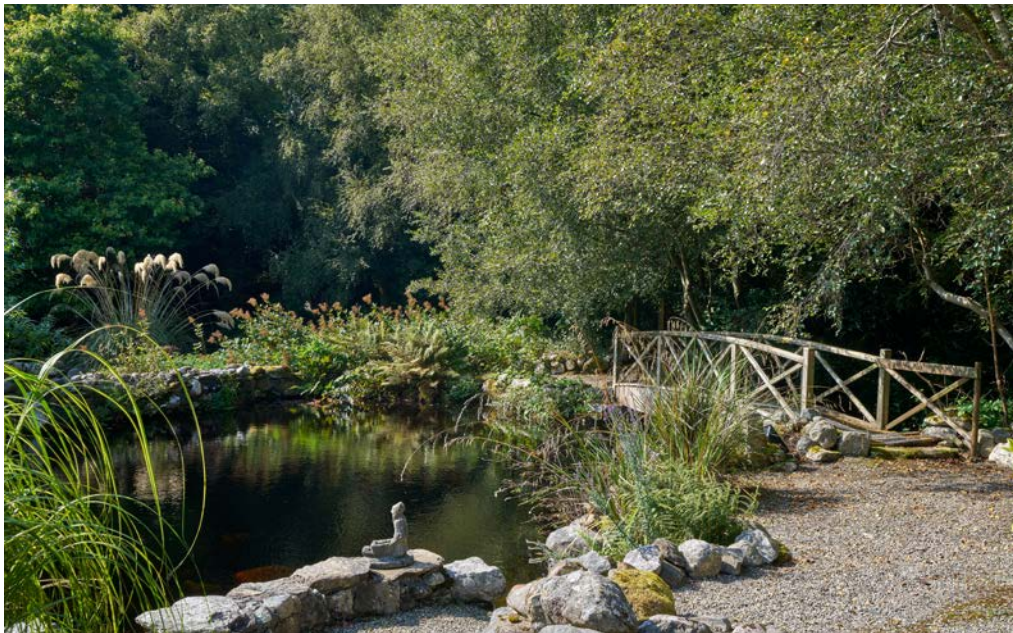
352 sq. m / 3,788 sq. ft. Approx.

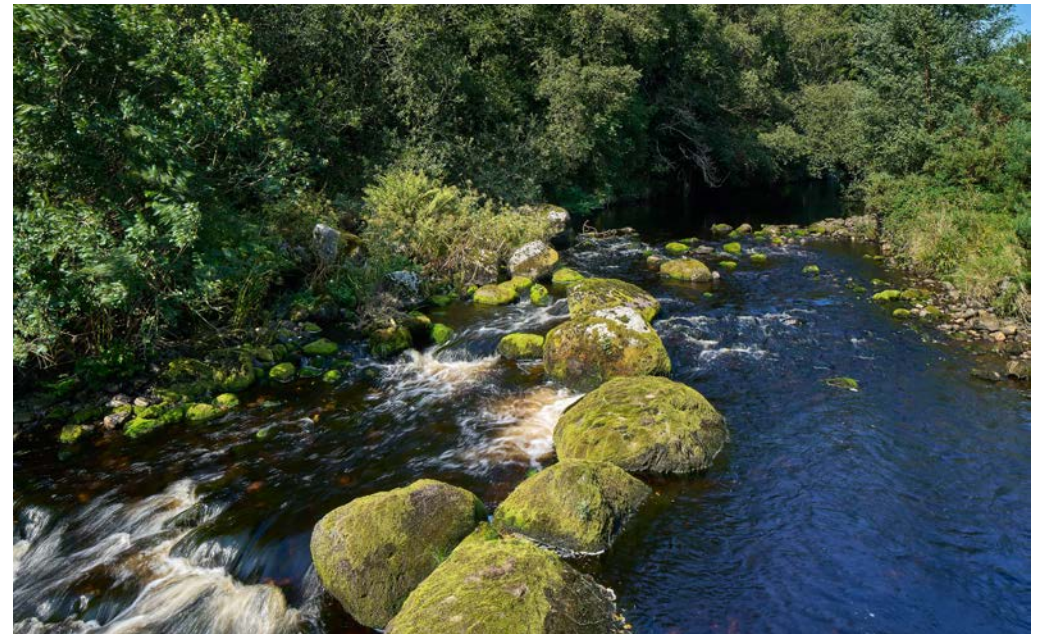
BER

BER: D2 | BER No: 118050012 | Energy Performance Indicator: 267.86 kWh/m²/yr

VIDEO

Click link below to view virtual tour





VIEWING

By appointment with Knight Frank.

CONTACT



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THINKING OF SELLING?

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FLOOR PLANS

Ground Floor



First Floor
Approx. 128.4 sq. metres



Not to scale, floorplans are for identification purposes only and measurements are approximate.



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