

Pennicks
7 Kendalstown Rise
Delgany
Co. Wicklow

BER B3

FOR SALE

By Private Treaty

5 BED

323 sq.m. approx (3,476 sq.ft)

€1,075,000

Asking Price



McGOVERN
ESTATES

www.mcgovernestates.ie

323 m²
(3,476 sq.ft)

Magnificent 1.5 acre
elevated site with sea
views

Landscaped gardens
with magnificent
specimen trees

Completely private and
tranquil countryside
setting

Wonderful location in
Delgany close to an
array of amenities

Large south facing
patio area



McGovern Estates is proud to showcase Pennicks - a magnificent detached family residence located in the coastal foothills of the Wicklow mountains. This wonderful home sits on 1.5 acres of breathtaking gardens and hosts an array of specimen trees that belonged to the well renowned old Pennicks nurseries. Included are a towering eucalyptus, a western red cedar and a mature monkey-puzzle which is the oldest of its kind in Ireland. These wonderful trees, the sweeping driveway and the fresh water pond together with spectacular views of the sea and surrounding countryside, help to create a sense of peacefulness and tranquility around Pennicks. A truly impressive setting in a beautiful location.

The internal accommodation is bright and spacious and benefits from many attractive features such as the gallery style landing, the feature Aga oven in the kitchen and the abundance of bay windows which are found throughout the property. Internal viewing of Pennicks is highly recommended.

Pennicks offers impressive living accommodation with attractive finishes throughout the property. There are four double bedrooms upstairs including an exceptionally large master bedroom which also has a large ensuite. A spacious fifth bedroom also sits on the ground floor, which benefits from an ensuite. The beautiful kitchen features an Aga oven, an extensive range of bespoke floor and wall based storage units including an exceptional larder unit, marble worktops and a large corner bay window with cushioned seats. The adjacent dining area opens on to a beautiful south facing patio area which is ideal for entertaining in the summer months and enjoys the wonderful surroundings that are the gardens of Pennicks.

The large reception room has four

large bay windows that look out to the gardens and an open fire place with a multi fuel burning stove. This room also opens on to the south facing patio area via French doors.

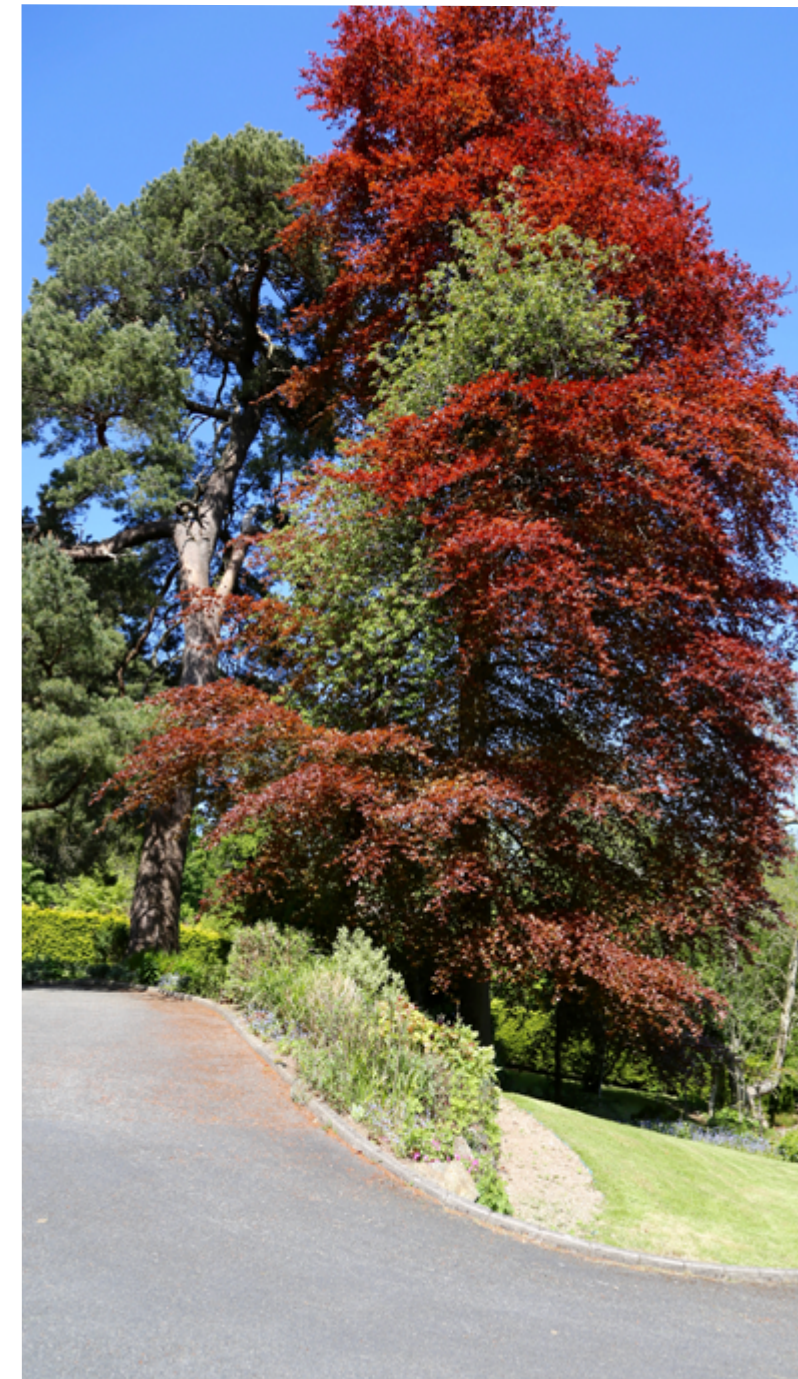
Kendalstown Rise is a tranquil enclave situated close to Delgany village with access to many wonderful amenities. The renowned Pigeon house cafe is located in Delgany village along with an organic butchers and the village store. Greystones town is within easy reach and all your needs will be catered for with a wonderful selection of bistros, boutiques, restaurants and shops, the village library, churches and a large number of highly regarded schools.

A host of sport and leisure clubs abound in the area including sailing, rowing, football, rugby, tennis and

GAA. The Shoreline Leisure Centre and swimming pool is on the doorstep, as are a great choice of renowned golf clubs, including Greystones, Charlesland and Druids Glen.

Greystones and Delgany are situated in a stunning location between the coast and the Wicklow mountains, giving easy access to the local beaches, countryside and nearby villages like Enniskerry.

The commuter will be delighted at the easy access to local bus stops and the DART station is just a short drive away. The N11/M50 is also within easy reach making for an easy commute to the city, airport and beyond.



ACCOMMODATION

Entrance Hallway - Terracotta herringbone tiling. Carpeted stairs to gallery landing. Decorative coving. Recessed lighting. Smoke alarm.

Living Room - Carpeted. 4x large bay windows and double doors to south facing patio area. Feature fireplace with solid wood mantle, stone surround and tiled hearth and inset multi fuel burning stove. Decorative coving. TV point.

Kitchen - Tiled flooring. Fully fitted kitchen with extensive range of floor based and wall based storage cupboards and array of integrated appliances. Ample marble countertops with inset Belfast sink. Island unit with solid wood worktop. Larder cupboard. Feature Aga oven with red brick surround. Corner bay window.

Utility - Tiled flooring. Wall based storage cupboards. Countertop space with appliances below. Door to rear garden. Attic access.

Dining area - Semi solid wood flooring. Double doors to south facing patio. Feature raised south facing bay window. Door to kitchen.

Study - Carpeted. Double doors to south facing rear garden/patio. Internet point.

Downstairs WC - Tiled flooring. Part tiled walls. WC. Wash hand basin with storage under.

Landing. - Gallery landing with large window overlooking gardens. Decorative coving. Smoke alarm.

Master Bedroom - Large master bedroom with laminate wood flooring. Floor to ceiling built in sliderobes. Picture dormer window. 2x large Velux windows. Spot lighting. Exposed beams. TV point. Attic access via stira stairs.

Ensuite - Fully tiled and beautifully finished ensuite. Fully tiled shower unit with Aspirante electric shower. Chrome heated towel rail. WC with concealed cistern. Elegant wash hand basin with ample storage under. Large wall mirror and storage cabinet. Velux window.

Bedroom 2 - Carpeted. Large ground floor bedroom. Floor to ceiling built in wardrobes. Decorative coving. TV point. Ensuite. 2x Large windows to front.

Ensuite - Tiled flooring. Part tiled walls. Fully tiled double shower unit with Aquastream shower. Wash hand basin with storage cupboard under. Wall mirror over. WC with concealed cistern.

Bedroom 3 - Semi solid wood flooring. Large double bedroom with feature wood clad ceiling. 3x large velux windows. Spot lighting. Attic access via Stira stairs.

Bedroom 4 - Carpeted. Picture dormer window. Floor to ceiling built in wardrobes. Decorative coving.

Bedroom 5 - Carpeted. Picture dormer window. Floor to ceiling built in wardrobes. Decorative coving.

Family Bathroom - Fully tiled. Fully tiled shower unit with Osprey shower. Chrome heated towel rail. Wash hand basin with built in storage unit. Wall mirror and shaver light. Velux window. Recessed shelving.

Outside rear - Pennicks features a sweeping driveway that leads to the property which sits on a wonderful elevated 1.5 acre site. A large south facing decking area features to the side of the property along with a large lawn area which enjoys wonderful sea views. These beautifully manicured gardens also host a wide variety of plants, flowers, shrubs and specimen trees. A pathway leads around the garden passing the freshwater pond and sweeps around a number of flowerbeds

which host a wide variety of plants, flowers etc. A number of beautiful trees are dotted around the site including Copper Beech, a Palm Tree, Scot's Pine, Evergreen oak and the Eucalyptus tree. The gardens are completely private and wonderfully peaceful as they are set away from the main road.



VIEWINGS

Strictly by appointment only
If you would like to view this property
please call us at (01) 287 7088

TENURE

Freehold

SERVICES

Well water system, septic tank, mains
electricity. Oil fired central heating.

BUILDING ENERGY RATING

BER Number: 108781428
Performance Energy Rating:
144.87 kWh/m²/yr.

GOOGLE CO-ORDINATES

Long: 53.132526 Lat: -6.080640

DIRECTIONS

On the N11 going south, take exit 10 for
Delgany. Proceed past Delgany Golf Club and
take the next left up Bellevue Hill. Continue up
the hill for about 1km and Kendalstown Rise
is located on your right hand side. On entering
Kendalstown rise, Pennicks is the second
House on the left hand side identified by the
McGovern Estates 'For Sale' sign.

FLOOR PLANS



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PSRA Licence Number 001349

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