



STONE FRONTED LODGE
ON c. 6.1 ACRES | 2.47 HA
CONLANS HILL | HOLLYWOOD | CO. WICKLOW | W91 R9D8



FOR SALE BY PRIVATE TREATY

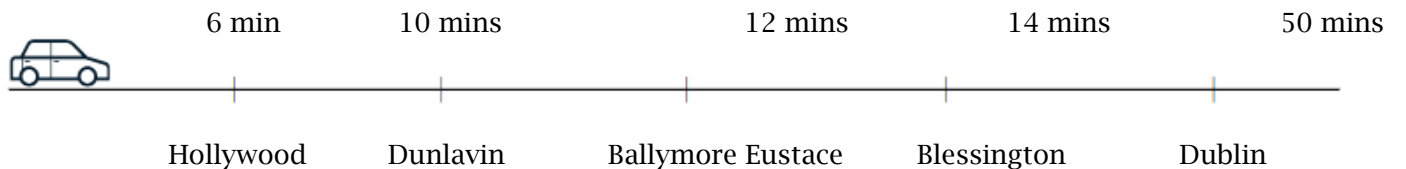
LOCATION

A beautiful, detached stone fronted residence set on an elevated site located just off the N81, close to the beautiful Hollywood village in the foothills of the Wicklow Mountains, It is short drive to the nearby villages of Dunlavin, Donard and Ballymore Eustace, c. 15 minutes from the larger town of Blessington – where you will find schools, shops, cafés, restaurants and a host of amenities. Hill walking is close by, as is horse riding, horse racing, water sports on the Blessington Lakes and golf in the nearby Tulfarris and Rathsallagh Golf clubs. The N81 also provides easy access to Dublin City Centre and M50.

Hollywood: c. 3.9 kms.

Naas: c. 6.6 kms.

Dublin: c. 43 kms.



DESCRIPTION

Entered via wrought iron gates, the property is approached via a long winding drive, bordered by a beautiful laurel hedge. The property has a hunting lodge feel to it with its stone front. Extending to c. 129 sq. mts / 1388 sq. ft. it is in showhouse condition. The moment you walk through the door the character and charm hit you. The beautiful windows architraves, wooden floors, cast iron period style radiators all create a high end feel to this home. The wood burning stove in the living room gives a cosy atmosphere while the bi-fold doors leading into the painted fitted kitchen with quartz counter tops, make it the perfect space for entertaining. The three bedrooms all have wooden floors and are separated from the living space with a hallway. The bathroom here is beautifully fitted out with period style tiled flooring and panelled walls. Upstairs there is a large studio with large velux windows allowing an abundance of light to fill the room. There is also a shower room here. This energy efficient B3 home with air to water heating needs to be viewed to be fully appreciated.

THE LANDS:

The lands are laid out in two partly stud railed divisions and extend to c. 6.1 acres / 2.47 HA. Ideal for those with a horse or pony.



ACCOMMODATION

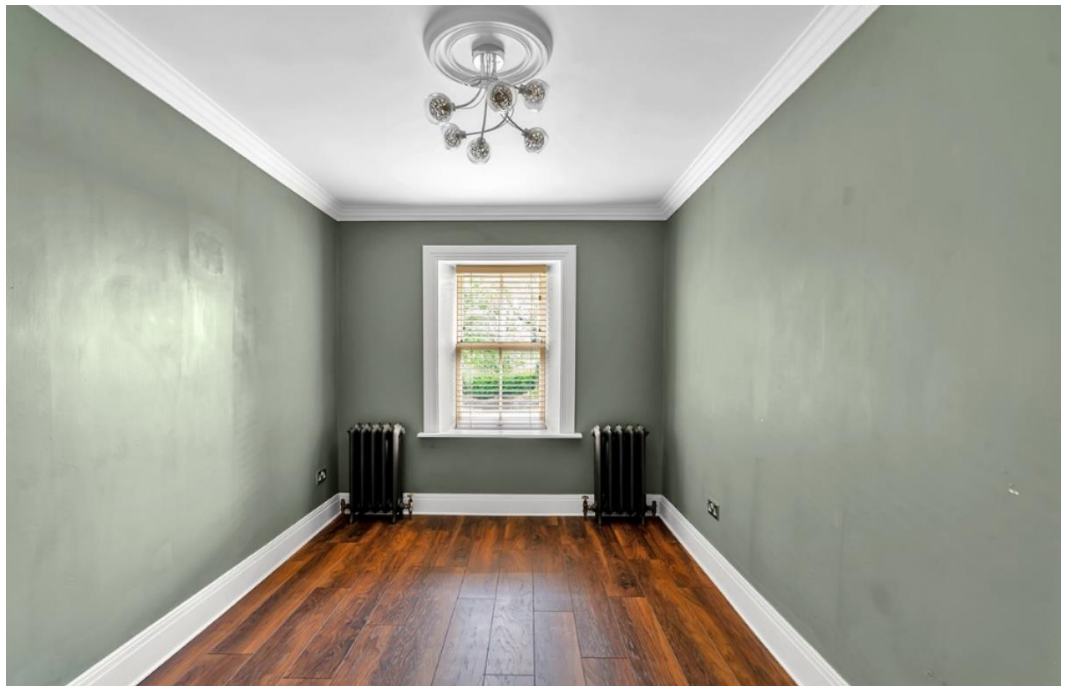
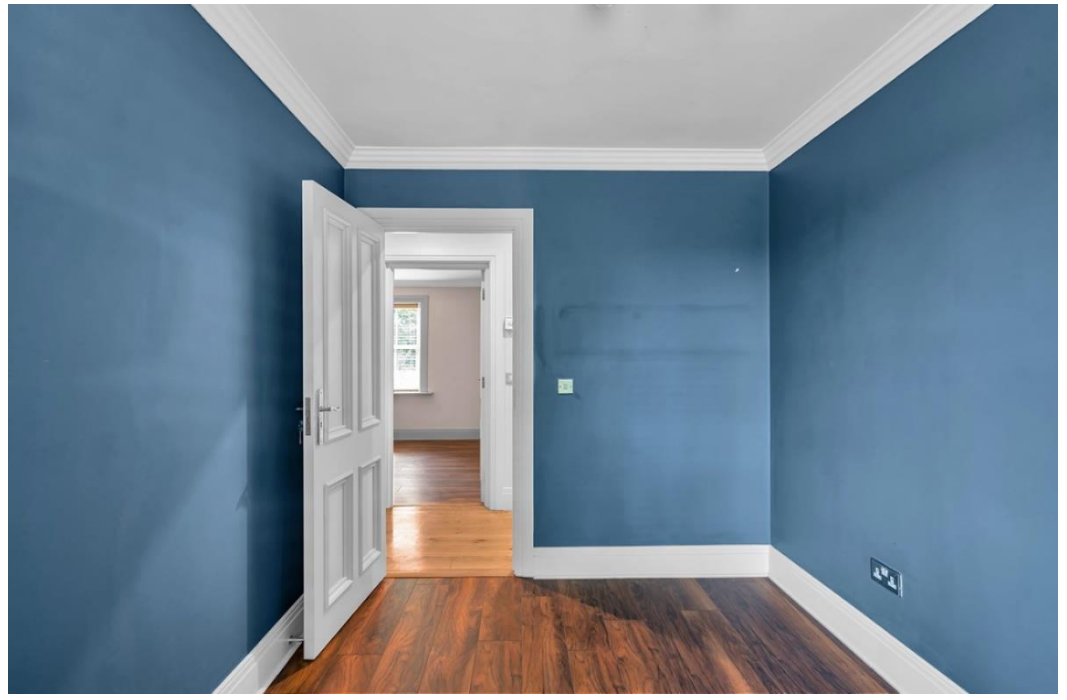
ENTRANCE HALL	With wooden flooring leading to;-
LIVING ROOM	With feature marble fireplace with inset wood burning stove. Double doors to;-
KITCHEN	With painted shaker style kitchen units, double Belfast sink, eye level double oven, hob, integrated fridge freezer, dishwasher & bin storage. Quartz counter tops with limed oak breakfast bar.
UTILITY ROOM	With hotpress & door to garden.
HALLWAY	With wooden flooring.
BATHROOM	With `jacuzzi` bath, large corner shower cubicle with rainfall shower head. W.C with overhead cistern & pedestal sink. Tiled floor & part tiled walls. Panelling.
BEDROOM 1	With wooden flooring.
BEDROOM 2	With wooden flooring.
BEDROOM 3	With wooden flooring.
UPSTAIRS	
STUDIO / LOFT	With wooden flooring & two large velux windows.
BATHROOM	With W.C & W.H.B. Part plumbed for shower & bath. Velux windows. Tiled flooring & panelled walls. Closet off.

GALLERY











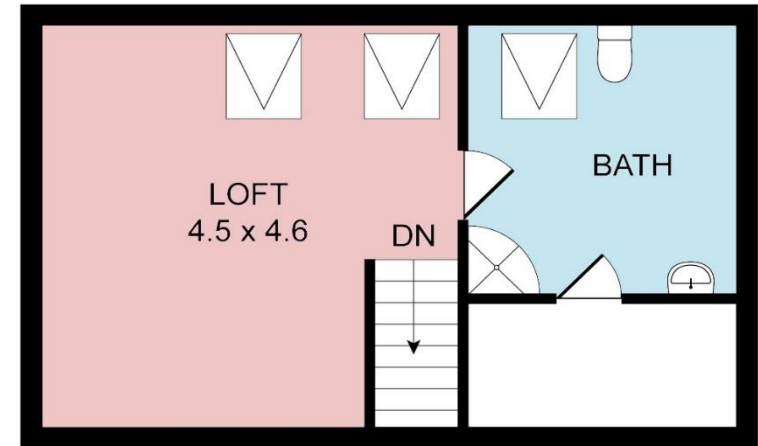
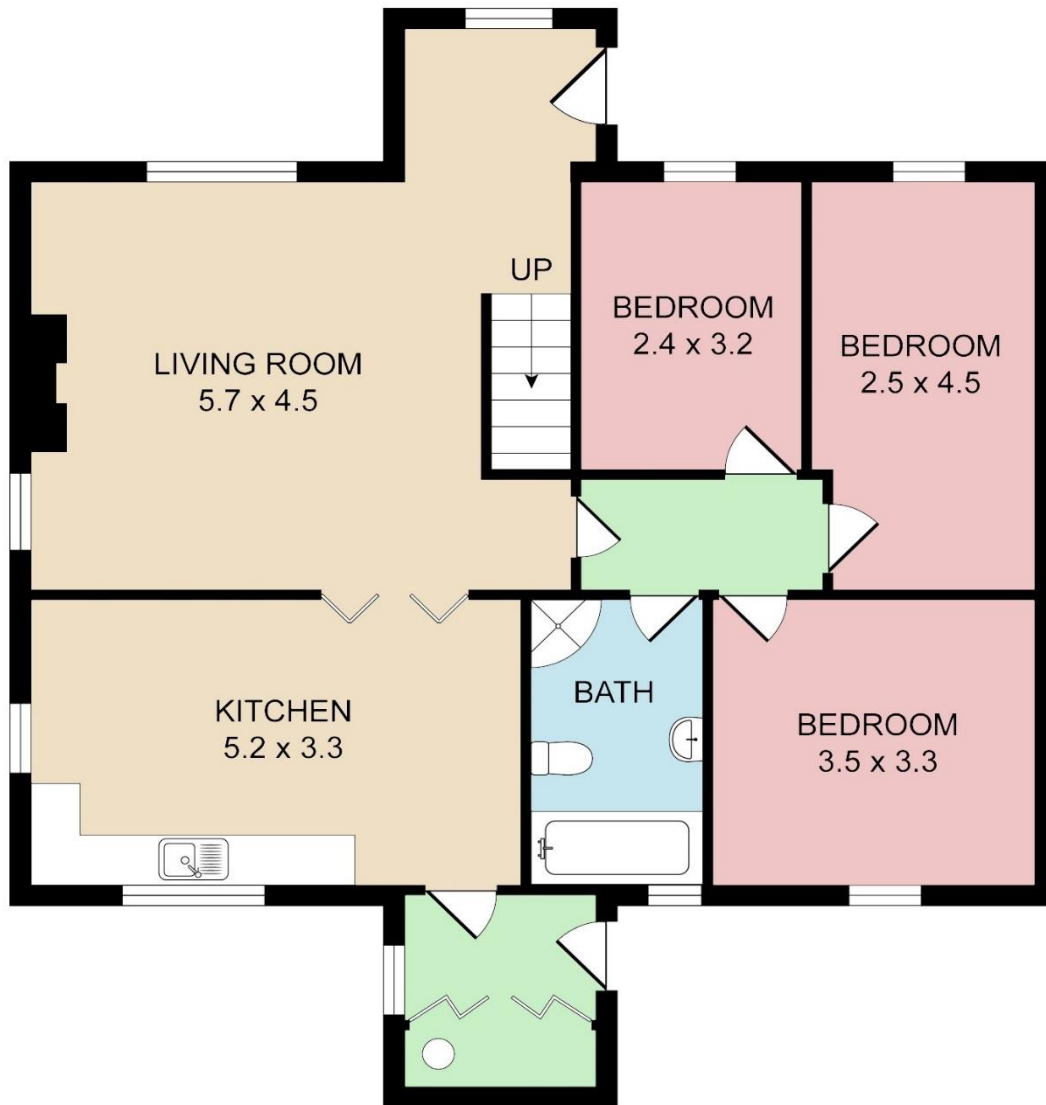
OUTSIDE & SERVICES

- Electric gates.
- Long winding drive.
- Ample parking.
- Patio area.
- Lands extending to c. 6.1 acres / 2.47 Ha..
- **Water:** Group Scheme.
- **Sewage:** Septic tank.
- **Heating:** Air to water. B3 Energy Rating





FLOORPLAN



VIEWING:

By Appointment Only

PRICE REGION:

€595,000

BER: B3

SELLING AGENT:

J. P. & M. Doyle Ltd.
Main Street,
Blessington,
Co. Wicklow.
W91 RK28.

CONTACT US

Telephone: 045 865 568
Email: enquiries@jpmdoyle.ie



J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.