

For Sale

Asking Price: €750,000



Ferndale Lodge,
Garrymore Lower,
Rathdrum,
Co Wicklow,
A67 YV05

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Ferndale Lodge is a beautiful architecturally designed family residence set in the most scenic part of County Wicklow, just south of the Dublin area. This spacious 6-bedroom property c. 360 sq. m (3,875 sq. ft.) stands on c. 1.53 acres of mature landscaped gardens with panoramic views of the peaceful countryside. Built only 20 years ago, the property was originally conceived to provide a light-infused & free-flowing environment completed by the highest standards of interior design. The current owners have consistently maintained the house with this original intention at heart.

Entering "Ferndale Lodge" via the wrought iron electric gates on granite stone piers with keypad and intercom, you will be greeted by a soothing exterior integrating symmetrical roof detail providing a first glimpse of the contemporary accommodation on offer. Inside, the entrance hallway welcomes you with its high ceilings and a wooden staircase leading to a spacious landing area on the upstairs.

On the ground floor:

- The formal sitting room is designed with bespoke wall panelling & feature fireplace, offering a luxurious haven to enjoy views of the gardens to the front and sides. From there, the kitchen (with its central island and granite worktops), the family room overlooking the gardens and the dining area with access to a patio showcase what the heart of this beautifully maintained home truly is & where guests can be entertained throughout the year.

Off the central hallway are four large bedrooms, three with ensuites, and a large family bathroom. The main bedroom suite is especially luxurious with its own walk-in wardrobe and en-suite bathroom. There is also a very useful utility room accessed from the kitchen, with half and half door to garden.

Outside, the professionally landscaped gardens and the gravelled driveway sweeping across the front of the property provide a fantastic marriage to complete and compliment both the house interior and the surrounding countryside. Furthermore, the south facing aspect ensures sunlight throughout the day & an idyllic suntrap for bright evenings, patio dining and entertaining.

Ferndale Lodge is conveniently located close to Rathdrum with its host of amenities and sports facilities. Renowned for its great outdoors, with Avondale House close by, and easy access to all the hills and mountains of Wicklow, the area is: 20 minutes' drive from the M11 with easy access to both Dublin or Wexford, 25 minutes' drive from Wicklow and Arklow towns, 30 minutes' drive from renowned Brittas Bay Beach.

Ring our team on (0402) 32367 if you want to know more or schedule a viewing!



Accommodation:

Entrance Hall 15.77m x 7.92m (51'9" x 26'): Large & welcoming with double front doors, vaulted ceiling, solid oak staircase with recessed lighting in steps leading to upper floor. Ceiling spotlights and coving. Partly marble tiling and solid oak flooring.

Living Room 5.95m x 4.56m (19'6" x 15'): Spacious & bright with marble open fireplace and hearth, solid oak floor, coving on ceiling, large triple aspect bay window, looking out on to the gardens. Attractive wainscoting wall panelling on walls to ceiling. Surrounded sound speakers, TV points, ceiling downlighters.

Kitchen 11.55m x 4.63 (37'11" x 4.63): Impressive array of sprayed blue grass colour fitted cabinets at floor and wall level on three walls with feature polished black granite worktops, large island unit with polished granite worktop and storage underneath. Attractive marble tiled floor, lighting, and tiled splashback. Patio doors to paved patio area. Includes: a Rangemaster 110 gas and electric cooker with 5 rings, hotplate, 2 ovens, grill and warming drawer, an American style Fridge-Freezer, a Neff integrated microwave and dishwasher.

Dining Room/Family Area Open fireplace with marble surround, hearth. TV point, panelling on walls to ceiling, down lights over the dining table, phone point, music speakers. Marble tiled floor. Double doors leading out to patio area & garden enhancing the light.

Utility Room 3.53m x 2.37m (11'7" x 7'9"): Includes the heating pump for the ground source heating system. Half & half cottage door opening out to back garden.

Hallway Attractive wall panelling, ceiling coving, marble floors, wall lights, ceiling downlighters,

Bathroom 5.43m x 3.00m (17'10" x 9'10"): Large spacious bathroom with feature luxury Jacuzzi corner bath. Waterproof keypad for music, TV, Games. Fully tiled walls from floor to ceiling. Separate corner power shower with jet heads, lights and radio, wc and whb.

Bedroom 2 5.55m x 2.98m (18'3" x 9'9"): Solid maple floor, wooden blinds, shaver light, recessed lighting, and speakers.

En-Suite Fully tiled, power shower, tiled shower area, and floor, whb and wc. Wall fittings and wall mirror.

Bedroom 3 5.43m x 2.98m (17'10" x 9'9"): Solid maple floor, wooden blind, recessed lighting, and speaker.

En-Suite 2.73m x 1.48m (8'11" x 4'10"): Fully tiled power shower, tiled shower, and floor, wc & whb.

Office/Bedroom 4 3.58m x 2.38m (11'9" x 7'10"): Built-in bed with storage underneath, built in wardrobes, ceiling down lights and solid maple flooring.

Bedroom 1 6.15m x 3.54m (20'2" x 11'7"): Bay Window to front of house. Attractive Chevron flooring. Wooden blinds, electric built-in fireplace effect. TV point, music controls to central music system, ceiling speakers.

Walk-in Wardrobe Attractive Chevron flooring and built in wardrobes on two walls.

En-Suite 2.45m x 2.24m (8' x 7'4"): The floor tiles and counter tiles are brown marbled porcelain, marble His & Her sinks, Power shower with jets. Walls tiled from floor to the ceiling. WC, wall fittings and recessed lighting.

Stairs to First Floor Solid oak stairs & handrail with painted newels.

Gallery Landing/Reading Area 2.64m x 2.00m (8'8" x 6'7"): Ideal for a number of uses, i.e. study area. With Velux windows, wooden floor, and ceiling speakers.

Dressing Room/Nursery 4.66m x 1.51m (15'3" x 4'11"): Wooden floor, Velux window. This room could be easily transformed into an office or dressing room.

Bedroom 5 5.67m x 2.91m (18'7" x 9'7"): Solid oak floor, Velux window. Ceiling spots lights, music controls and speakers.

En-Suite 3.48m x 2.91m (11'5" x 9'7"): Tiled floor, Jacuzzi bath, wc & whb, Shaver light.

Plant Room 2.50m x 2.27m (8'2" x 7'5"): Houses the server and media connections for the whole house, Water heating pump. Solar battery.

Shower Room 2.50m x 2.10m (8'2" x 6'11"): Power shower, wc & whb. Solid wooden floor. Shaver light, Velux window and wall fittings.

Games Room/Gym/Bedroom 6 6.30m x 3.81m (20'8" x 12'6"): Large spacious room with recessed lighting, Oak flooring. Music speaker spotlights. Currently used as a games room / bedroom.





Garden:

Beautiful landscaped gardens to the front, sides, and rear. Electric gated entrance with sweeping gravelled driveway leading to front and sides of property. Gardens are mainly in lawn with a fabulous sunny patio area.

BER:

BER B1, BER No. 113239479

Special Features & Services:

Special Features:

- Spacious 5 / 6 Bed detached family home c. 360 sq. m (3,875 sq. ft.) in turnkey condition throughout.
- C. 1.53-acre site of landscaped gardens, a sunny patio area.
- Located in a quiet rural area with views of the Wicklow mountains and countryside.
- A short drive to Rathdrum, Wicklow & Arklow towns.
- Detached admin steel shed (approx. 7.5m x 3.25m).
- Zoned Heating.
- High pressure power showers & pressurised water system.
- Double-glazed wooden windows & uPVC fascia, soffits, and doors.
- Lighting on stairs and hallway.
- Walk-in wardrobe in master bedroom.
- All rooms wired for CAT cabling and with built-in speakers.
- Solid oak interior doors throughout.
- Electric gated entrance with wrought iron gates on granite pillars, keypad, and intercom.
- Patio area with sandstone paving and timber beamed roof, including built-in Barbeque and Fire Pit.
- Granite steps to higher area of garden and granite semi-circular steps on front door.
- Extra large dog pen.

Services:

- Ground source Geothermal heating system.
- All rooms thermostatically controlled, underfloor heating.
- Water from own bore well on site which was recently updated.
- New septic tank.
- Broadband, Satellite TV and telephone landline are all available in area.
- Solar panels providing free hot water and electricity.

Included in the sale:

- Rangemaster 110 gas and electric cooker with 5 rings, hotplate, 2 ovens, grill, and warming drawer. American style Fridge-Freezer, Neff integrated microwave, dishwasher, curtains, blinds, and light fittings.



Directions:

Eircode is A67 YV05





Total area: approx. 359.7 sq. metres



NEGOTIATOR

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms> or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.

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