



Period Farmhouse On 0.79 Acres / 0.32 HA.,  
**Passedena House**  
Slievecorragh | Hollywood | W91 A9N4





FOR SALE BY PRIVATE TREATY

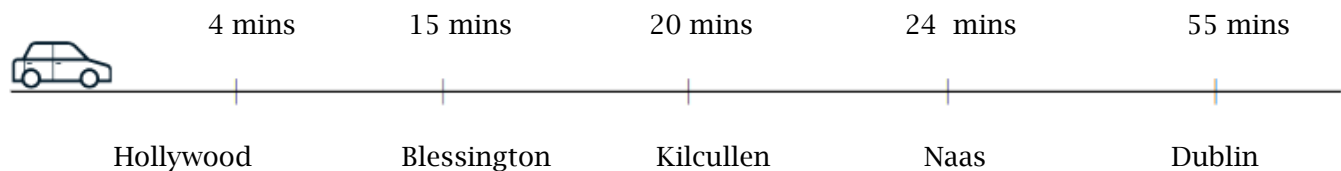
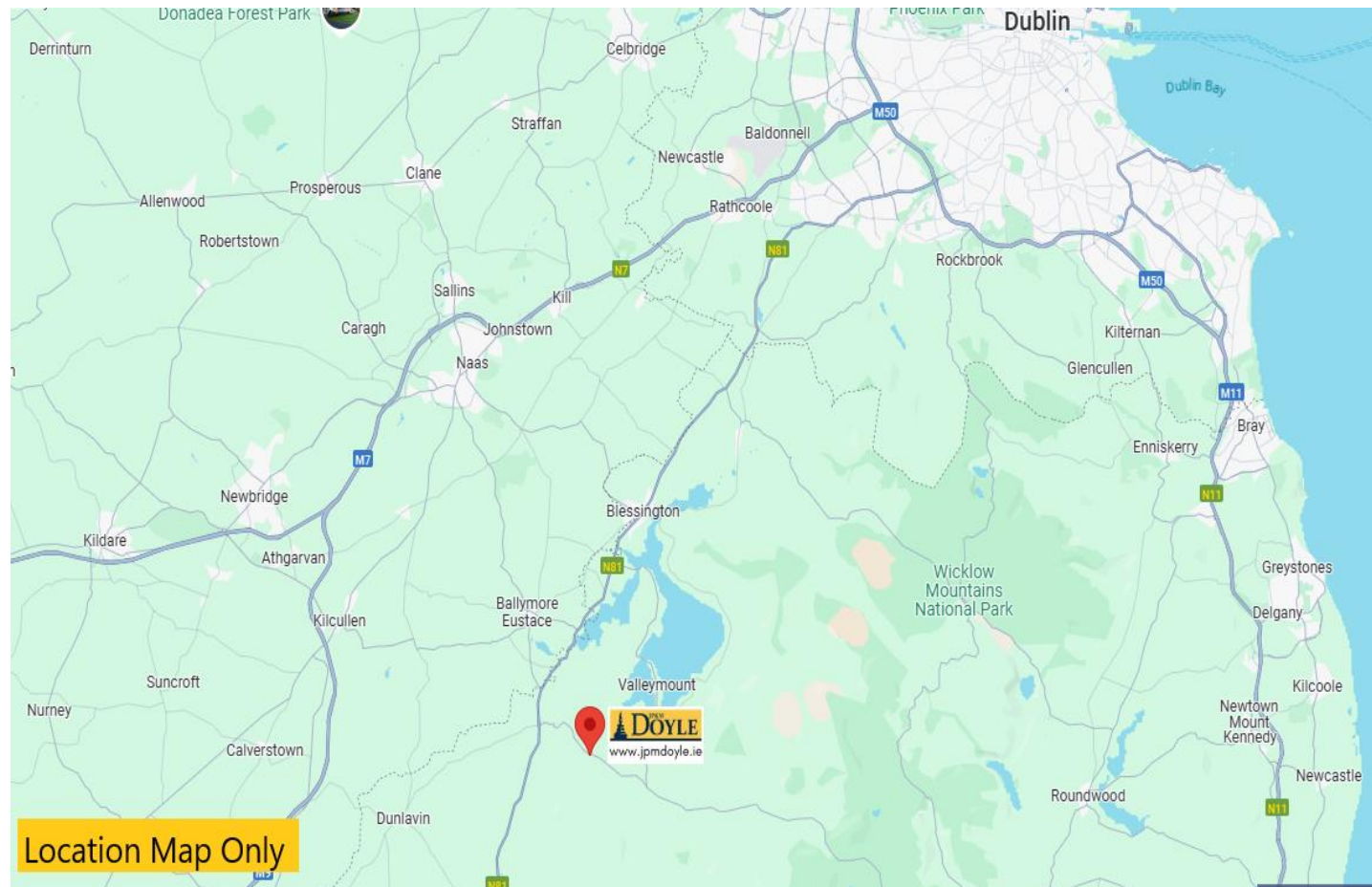
## LOCATION

Located close to Hollywood Village on the scenic Wicklow Gap Road (R756) in County Wicklow, Passadena House enjoys a superb position just off the N81, offering an easy commute to Dublin city centre and surrounding areas. Hollywood is a village of quiet rustic charm, home to a well-regarded primary school, a vibrant community centre, a local shop, and a selection of renowned public houses. Known as the gateway to the 'Garden of Ireland', Hollywood offers access to some of Wicklow's most breathtaking natural attractions, including the Wicklow Gap, Glendalough, and the surrounding mountains. The area is a haven for nature lovers, with countless hiking trails, forest walks, and hidden waterfalls to explore. Organic farms and artisan food producers can also be found nearby, contributing to the area's appeal for those seeking a wholesome, nature-connected lifestyle. The location offers an abundance of leisure pursuits: from golfing at one of the many local clubs, to hill walking in the Wicklow Mountains, and water sports on the nearby Blessington Lakes. For racing enthusiasts, Punchestown, Naas, and the Curragh racecourses are all within easy reach. The nearby towns of Blessington and Baltinglass provide a wide range of amenities including restaurants, supermarkets, and shops, while larger retail centres are easily accessed in Naas and Dublin.

Dublin: c. 40 km

Naas: c. 19 km

Blessington: c. 13 km



# DESCRIPTION

Built c. 1890, Passedena House is an impressive Georgian farmhouse full of charm and character. Set behind a classic double-fronted façade, the home has been thoughtfully extended over the years to include generous additions to the side and rear. Spread over three floors and measuring approximately 198 sq. Mts. / 2,130 sq. Ft, this spacious and beautifully proportioned residence blends period elegance with modern comfort. Original features such as the fanlight above the front door, thick stone walls, wooden shutters, high ceilings, ornate fireplaces, timber floors, and traditional clay tiling in the hallway have all been carefully preserved. These are complemented by tasteful upgrades including triple-glazed sash windows, oil-fired central heating, a newly fitted country-style kitchen, fast fibre-optic broadband, and a large wooden fire stove with a back boiler that heats up to 20 radiators—ensuring warmth, efficiency, and connectivity throughout the home. Passedena House is a rare find, a lovingly maintained home that honours its heritage while offering all the comforts of contemporary living. Set on rising ground, discreetly nestled behind mature trees and secure electric gates. Ideally positioned in a peaceful and tranquil setting, the home is surrounded by tall, established trees that offer exceptional privacy and a sense of seclusion. The outdoor space is designed for enjoyment and relaxation, featuring a raised decking area with an outdoor hot tub and a barbecue area complete with a pizza oven—perfect for entertaining or unwinding in nature. A large detached double garage sits to the side of the house and offers flexible potential for a range of uses. The property extends to approximately 0.79 acres / 0.32 hectares, offering a rare combination of space, privacy, and a highly desirable location. With its mature landscaping, secure setting, and generous grounds, Passedena House represents a truly special offering.





# GALLERY

















# OUTSIDE & SERVICES

## Outside:

- Patio area
- Mature tree lined lawned gardens
- Large paddock
- Ample parking
- Garden shed

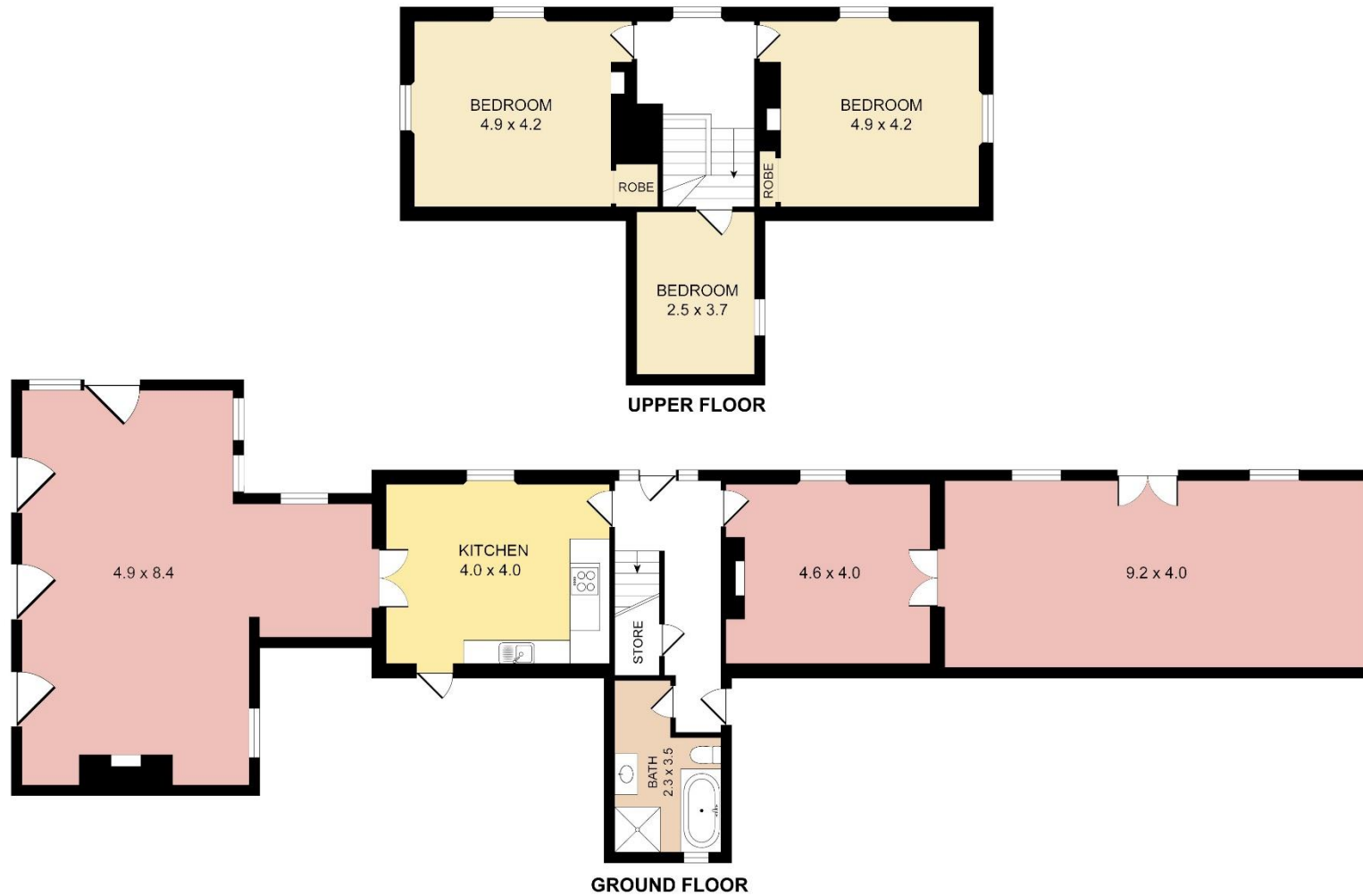
## Services:

- Water: private well
- Septic tank
- Oil fired central heating
- High speed optic broadband





# FLOORPLAN





**VIEWING:**

**By Appointment Only**

**PRICE REGION:**

**€749,000**

**BER:**

**C**

**SELLING AGENT:**

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

**CONTACT US**

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