

DRAYTON MANOR

THREE MILE WATER • CO. WICKLOW



BER B3

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Drayton Manor is a modern and exceptionally unique 11 bedroom mansion nestled in a mature wooded site with manicured gardens, bounded on two sides by a trout filled brook (Three Mile Water).

This imposing 1,637.9 sq m / 17,630 sq ft residence sits on approximately 2 acres and is approached via automatic security gates and a sweeping gravelled driveway to either the front or rear of the house. Particular highlights of this incredible family home include a nonagon shaped ballroom, a traditional style pub, a 52 seater cinema and a separate games house.

The front entrance is reached via a flight of Indian Sandstone steps up to a pillared portico with double front doors leading in to a double height, dual aspect foyer featuring a white marble fireplace, ceramic stone effect tiled floors and a staircase with mezzanine walkway. On the right hand side there is a guest WC and a door leading in to what would have been the original house and a suite of 3 bedrooms (two doubles with wash hand basins & a single) and a shared bathroom with a luxurious free standing bath.

To the left of the foyer is a spacious drawing room with vaulted ceilings and a Georgian style fireplace with a polished granite inset and brass surround. This particularly bright room benefits from a picture window overlooking the front gardens and river.





Both the entrance foyer and drawing room lead to an internal hallway styled as a library which provides access to the remainder of the accommodation. On the right hand side is a stunning eat-in kitchen complete with an AGA with gas module oven and four ring hob. The handmade wooden kitchen is fitted with an island unit with a polished black granite work top. There are wall to floor fitted units, a stainless steel sink unit and a generous dining area with a full range of glass fronted cabinets. The kitchen opens directly in to a comfortable family room with a period style fireplace, built in book cases and French doors leading on to a private patio area, paved in Indian Sandstone.

Off the kitchen is a rear entrance door, a guest wc, a utility room and a pantry.

At the end of the internal hallway you are greeted by a dramatic inner foyer with a seating area and a curved staircase to the upper floor. To the left is a beautifully appointed semi-circular dining room with French doors to the garden and 180 degree views over the front lawns and down to the river. Behind the staircase is an impressive cave/wine store crafted around the curve of the stairs.

From the inner foyer you are led down a glazed corridor to the pub fitted with the original bar from 108 Rathgar and a full range of dispensers, drinks, fridges etc. The space is cosily laid out in traditional style with leather upholstered booths, display cabinets and picture windows overlooking the grounds. From here the corridor splits with a small flight of steps to the right leading to a fully functioning Gym (with access to the same patio as the family room) and a home office. Back down the stairs there are separate ladies and gents toilet facilities with the corridor curving around and opening up to yet another large foyer area with French doors on to a south facing sandstone patio and the front garden beyond.





Off this foyer there is a cloakroom and to the right there is a custom made cigar room, with fitted library shelving and an electric coal effect fire. Directly adjacent there is a fully functioning cinema with overhead projector, screen and 52 original tiered cinema seats from the Adelphi cinema in Dun Laoghaire. Back to the foyer and to perhaps the most unexpected feature of Drayton Manor is the incredible nine sided double height ballroom with a secondary bar and a mezzanine balcony overlooking the dance floor and stage below. This magnificent entertaining space benefits from views over the gardens, the island and the river below while also providing direct patio and garden access.

A staircase from the ballroom leads to the mezzanine and upwards to the first floor bedrooms / guest accommodation. To the left of the landing a door way leads to 3 double bedrooms (bedrooms 4,5 & 6) with en-suite facilities (one en-suite, two with a shared Jack & Jill style en-suite) and two with access to a shared balcony overlooking the gardens and river below. Continuing from the landing is a large roof terrace and up the central hall are three further en-suite bedrooms with ample wardrobe space in each (bedrooms 7, 8 & 9) and leafy views throughout.

Further along the central hall there is a galleried area with views over the pub to the right and slightly beyond a brightly lit reading area with a large picture window overlooking the patio below. Moving along the hall there is also a useful storage room/walk in wardrobe to the right hand side adjacent to the top of the stunning curved staircase from the inner foyer below. From this landing there is a large semi circular en-suite bedroom (bedroom 10) mirroring the dining room below with an impressive dressing area with fitted wardrobes and a second door leading out the upper landing above the kitchen. At this level there is a small office area and glazed door to the mezzanine area above the principle foyer which leads to the master bedroom suite (bedroom 11) with balcony looking east to the morning sun, a picture window, a full bathroom and a walk in wardrobe.



Games House

Fitted with a purpose built bar, separate eating area/utility together with a toilet, shower and wash hand basin. Upstairs there is an open plan games room. This area could of course be turned into a two bedroom mews subject to PP.

Exterior

The house is approached by a graveled driveway through electronic security gates which splits right to the rear kitchen entrance and left to the main front entrance and hall door. The driveway is bordered on the southern boundary by the burbling waters of the Three Mile Water river, while the gardens are laid out in manicured lawns, patios and barbecue areas. Otherwise the grounds are surrounded by mature trees including Silver Birch, Willow, Beech Fir and Lime. To the west side of the property is an island coursed by the river featuring two wooden bridges and a summer pergola overlooking the water. On the far side of the island is a sundeck and a spectacular bespoke waterfall feature which flows past a purpose built barbeque area.

Location

Drayton Manor is ideally situated in the townland of Three Mile Water, only 1.6km to Magheramore beach and less than 5km from the beautiful sandy beaches of Brittas Bay. Golfing enthusiasts will appreciate the famous European Golf Club (one of Ireland's finest Links courses) and Blainroe Golf Club which are both a short drive away.

Picturesque Wicklow Town is less than 7.0km providing a variety of shopping and leisure amenities while providing a regular train service to Dublin. The N11 gives direct access to Dublin (approx. 50km) and the M50 to Dublin Airport (approx. 79km).





- Double glazed throughout
- Oil Fired Central Heating
- CCTV
- Cave /Wine store
- Custom built bar, cinema & cigar room
- River frontage on 2 sides
- Electric security gates
- Alarm
- Extensive guest accommodation
- Southerly aspect

BER Number: 109675363

Approximate Gross Internal Area:

1516.5 sq m / 16324 sq ft
(Excluding Eaves / Void / Shed)

Games House: 121.4 sq m / 1307 sq ft

Total: 1637.9 sq m / 17630 sq ft

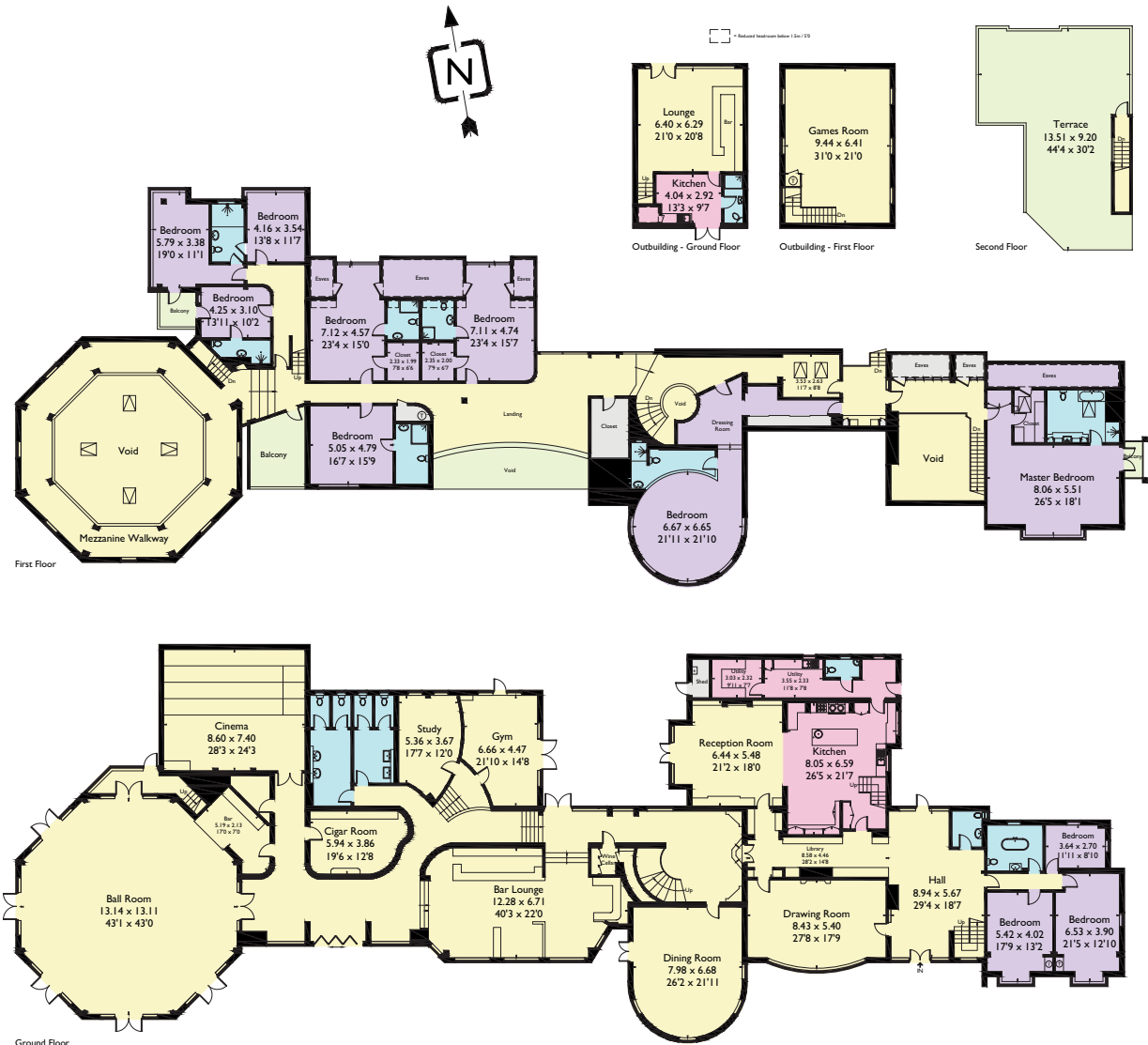
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