

For Sale

Asking Price: €695,000



East Lodge

East Hill

Cooladoyle

Kilpedder, Co. Wicklow

A63 E894

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BER D1



The perfect blend of old and new come together to create this wonderful home. Ideally located in a peaceful setting - with mature trees and gorgeous views - it is hard to believe this fine home is just 5 mins from the M11 motorway, and with all services and amenities on your doorstep.

The original cottage, dating back to 1907 has been extended, with a modern, 2 storey wing adjacent, allowing for expansive reception rooms large bright bedrooms and a magnificent kitchen. The cottage side comprises 2 bedrooms and a cosy living room / study, with 2 further bedrooms in the modern wing. The combination of old-world charm, and modern aesthetic works so well, and the property is in excellent condition throughout.

The upper level is given over in its entirety to a magnificent master suite, with full bathroom with sunken bath, large dressing room and a wonderful double bedroom which opens to a balcony from which to enjoy the views.

This is a unique property in an excellent location and is sure to be of interest to purchasers hoping to find a large family home of style and character.

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Accommodation:

Entrance Hall From the original cottage, the front door opens to reveal a pretty porch with tiled floor and access to the main house.

Study / Living Room With the charm and character you would expect from a cottage, but with lovely high ceilings and garden views to the front, this is a pretty room with original fireplace and timber flooring.

Bedroom 1 Cosy double bedroom with original features and views to front.

Bedroom 2 Cottage style double bedroom with high ceiling and garden views.. Original timber flooring and fireplace.

Bathroom Fully tiled with fixtures and fittings of the highest quality. Fitted with free standing bath, wc, whb and walk in shower.

Bedroom 3 Spacious double bedroom with high window and recessed lighting. Garden views and oak flooring.

Inner hall Lovely oak flooring and steps lead from the original cottage through to the main living room

Drawing room Beautifully proportioned, with floor to ceiling windows, allowing light to flood in to this spacious reception room. Warm oak flooring, high ceiling and open fireplace combine to create a stunning reception room which is both modern and stylish.

Kitchen Bathed in light from the picture windows from floor to ceiling, this is a wonderful family kitchen which is sure to inspire the chef in your family. A large range of cherry wood units provide ample storage, while the central island unit is perfectly positioned to add extra workspace plus and informal dining area. There is still room for a large dining table - perfect for entertaining, from where the garden views can be fully appreciated. Tiled flooring and integrated appliances. There is also a large utility room, and pantry.

Bedroom 4 (Master) Solid oak and glass stairs led to the upper level and the master suite. Here, the wonderful bedroom, walk in wardrobes and balcony, convey a true sense of luxury, and are sure to impress. The ensuite bathroom is fully tiled, with sunken bath, walk in shower, wc and whb are all of the highest quality, as befits a master bathroom.





Directions:

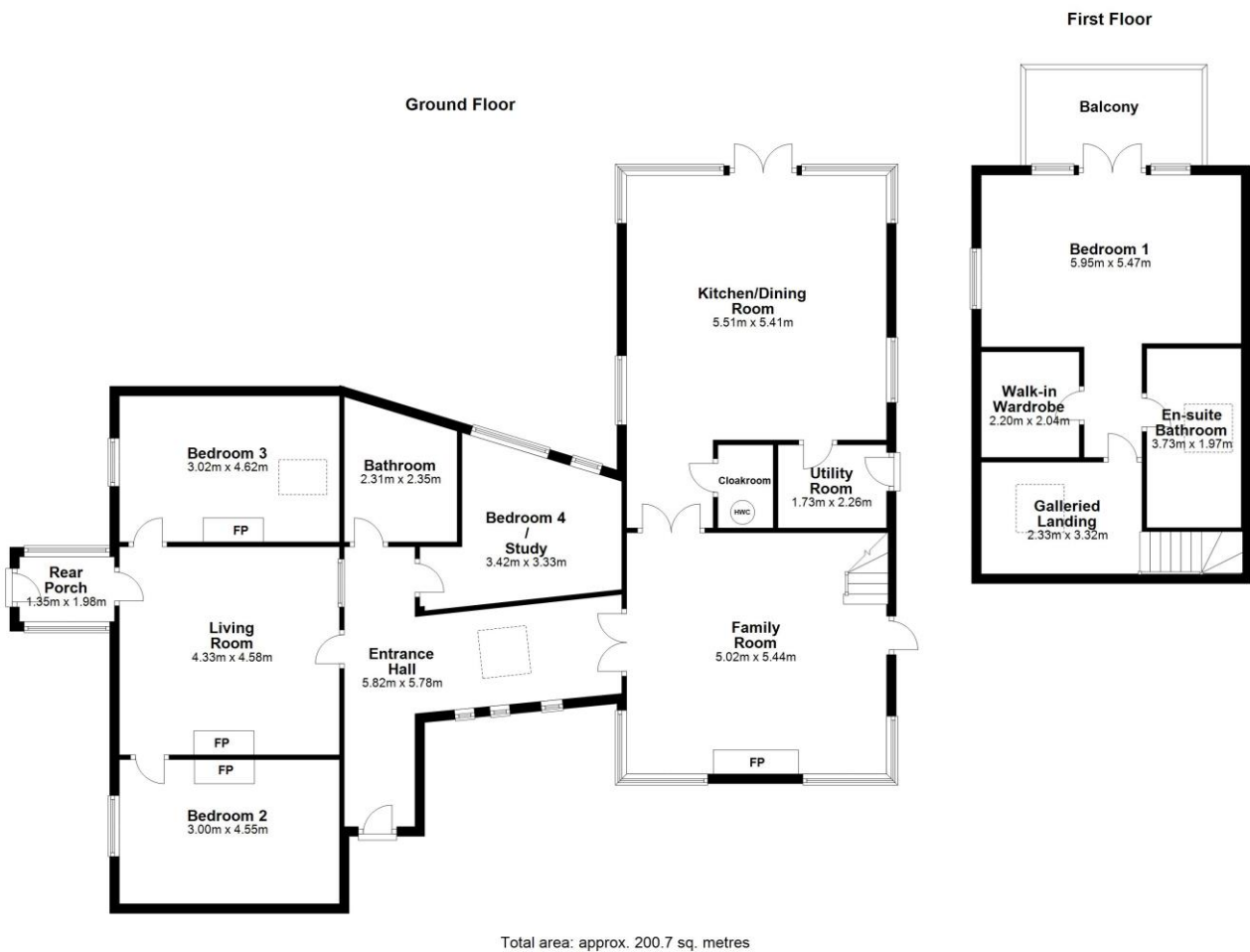
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BER: BER D1, BER No. 11174629





NEGOTIATOR



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