

BEECHWALK, COOKSTOWN, Enniskerry, Co. Wicklow, A98 PF74



Exceptional Six-Bedroom Residence



Exceptional six bedroom detached residence on c.1.44 acres, ideally located within walking distance of Enniskerry Village





THE PROPERTY

- Hooke & MacDonald are delighted to present Beechwalk, one of Enniskerry's most distinguished residences, set in the heart of County Wicklow's most prestigious village. This exceptional detached property, extending to approximately 288 sq.m. (3,100 sq.ft.), is nestled within a stunning sylvan setting of c.1.44 acres, comprising beautifully landscaped gardens and a substantial site with development potential (subject to planning permission). Beechwalk enjoys private pedestrian access directly into the picturesque village of Enniskerry, offering an unrivalled blend of tranquillity, convenience, and breathtaking views over the Wicklow and Dublin mountains.
- Originally constructed in 1988 as a bungalow, Beechwalk occupies what is widely regarded as one of the finest sites in Enniskerry, elevated above the village to maximise its outstanding south-westerly aspect. Extensively redesigned and renovated in 2002, the property now boasts a thoughtfully arranged first floor and has been meticulously maintained and upgraded by its owners. The addition of a Shomera in 2006 further enhances the versatility of the accommodation, providing a self-contained living space ideal for guests, extended family, or home office use.
- Approached via a gravelled, tree-lined driveway, the home is enveloped by magnificent gardens—a true oasis of peace and colour, featuring mature trees, vibrant herbaceous borders, expansive lawns, and a large patio perfect for outdoor entertaining.
- The accommodation is generously proportioned and flooded with natural light throughout. The bright, airy reception hall welcomes you into a home designed for both family living and elegant entertaining. The family room, complete with a Jotul wood-burning stove, offers a cosy retreat, while the living/dining room and kitchen/breakfast room both overlook the rear patio and gardens, framing spectacular mountain vistas.
- The ground floor also includes a utility room with access to a floored overhead attic, an airing/storage room, guest WC, a fifth bedroom/home office, and a fourth bedroom with ensuite. Upstairs, the landing leads to three spacious double bedrooms, including a master suite with ensuite and walk-in wardrobe, and a luxurious family bathroom with jacuzzi bath and separate shower. The Shomera at the side of the property comprises its own entrance hall, living room, kitchen, double bedroom with ensuite, and direct access to the rear gardens, offering complete privacy and flexibility.



APPROXIMATE BOUNDARIES - FOR IDENTIFICATION PURPOSES ONLY

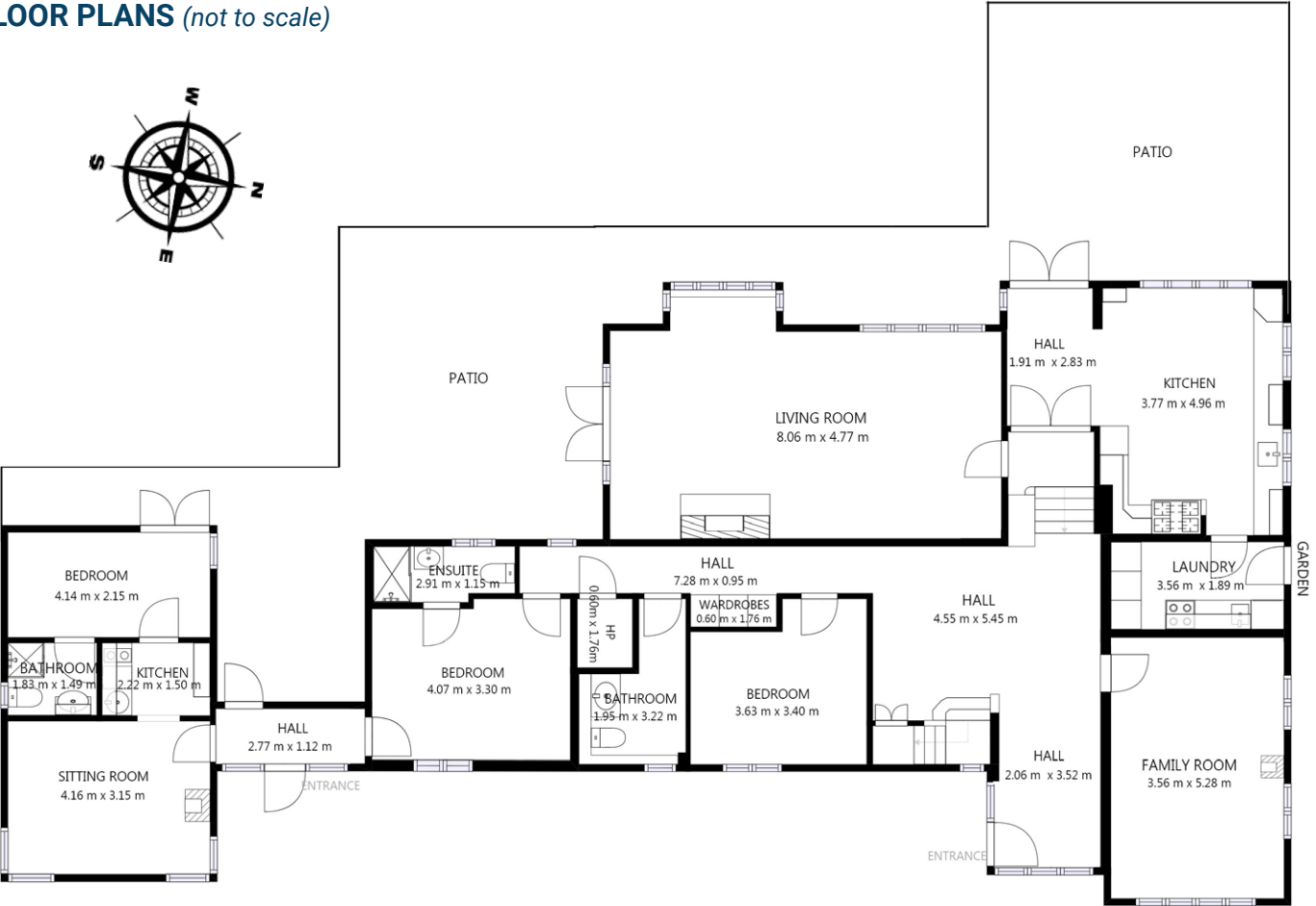
- Beechwalk's enviable location on the outskirts of Enniskerry places a wealth of amenities within easy reach. The village itself is renowned for its charming cafes, restaurants, bars, and boutique shops, creating a vibrant community atmosphere. Powerscourt Golf Club, Powerscourt Estate, and the luxurious Powerscourt Hotel are all nearby, providing world-class leisure and hospitality options. Families will appreciate the proximity to some of South County Dublin's and County Wicklow's finest schools, including St. Mary's and St. Gerard's National School Enniskerry, St. Gerard's, Loreto Secondary School, and Presentation Bray. For those who relish the outdoors, the area offers an abundance of activities: golf, horse riding, scenic walking routes through the Dublin and Wicklow Mountains, coastal walks in Bray and Greystones, and sailing in Dun Laoghaire or Bray.
- Transport links are excellent, with regular bus services (No.44 to Dublin city and No.185 to Bray Dart Station) from Enniskerry village. From Bray and Greystones, residents benefit from frequent bus and DART services, the Aircoach to Dublin Airport (approx. 40 minutes), and the LUAS at Cherrywood. The N11 and M50 road networks are just minutes away, ensuring swift access to Dublin City and the South East, with a typical journey time of around 30 minutes.
- Beechwalk is not only a home of rare quality and character but also offers significant potential for further development, subject to planning permission. The property's unique combination of location, accommodation, and grounds makes it an outstanding opportunity for discerning buyers seeking a prestigious residence in one of Ireland's most sought-after villages.
- Whether relaxing in the tranquil gardens, entertaining guests in the elegant reception rooms, or exploring the vibrant local community and stunning natural surroundings, Beechwalk promises a lifestyle of comfort, convenience, and enduring appeal.
- For further information, or to arrange a viewing, please contact Hooke & MacDonald, the appointed selling agent for Beechwalk, Enniskerry. We invite you to discover this exceptional property and experience first-hand the unique charm and quality it offers.



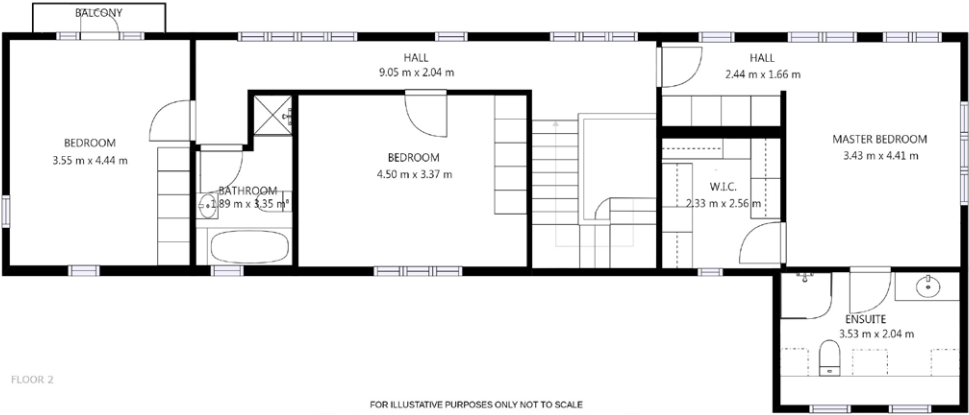




FLOOR PLANS (not to scale)



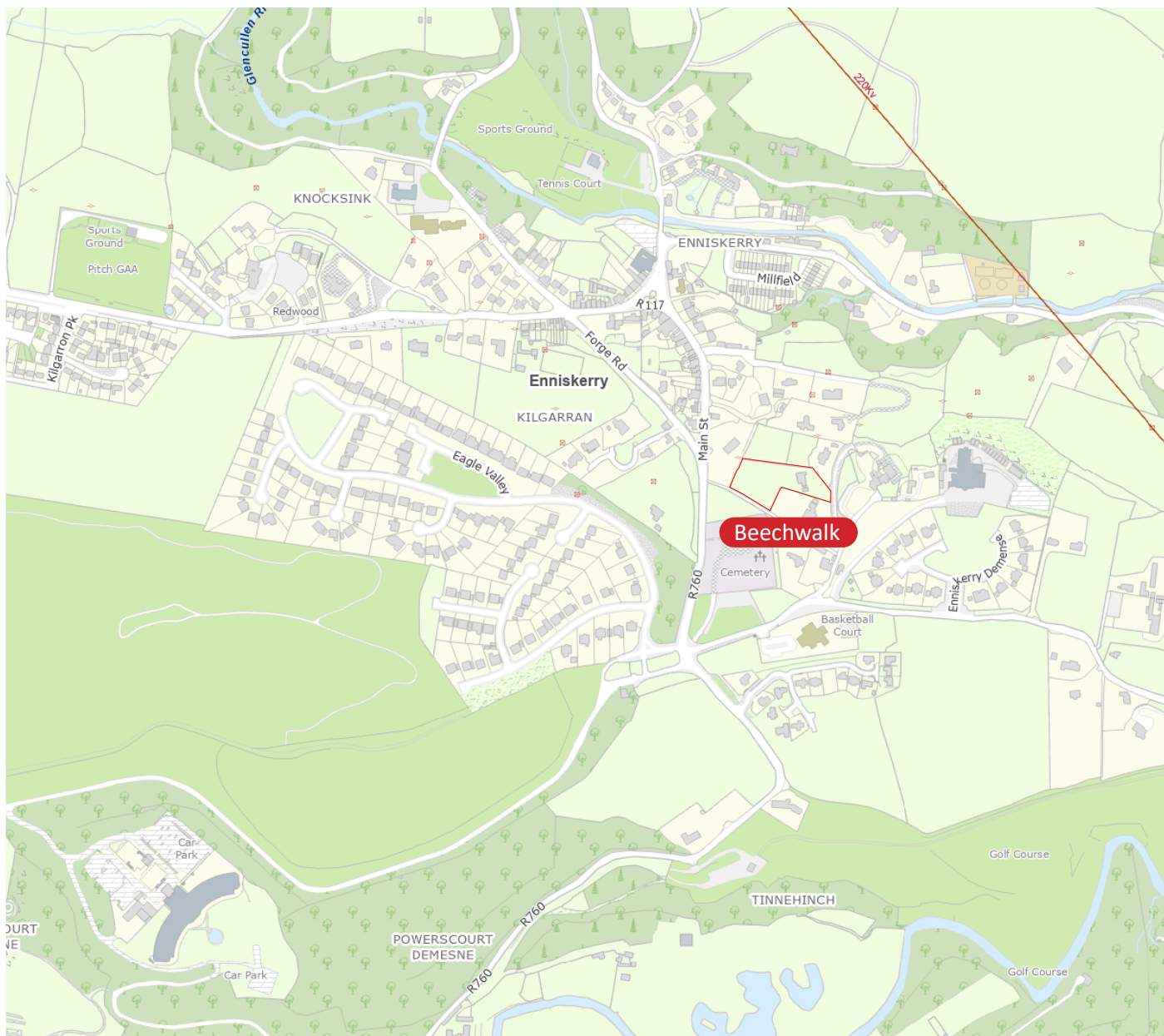
FLOOR 1



FLOOR 2

FOR ILLUSTRATIVE PURPOSES ONLY NOT TO SCALE





ORDNANCE SURVEY LICENCE NO. AU0009525 SCS. ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND ©



TERMS:

For Sale by Private Treaty

VIEWING:

Strictly by appointment

BER Details:

BER C2

BER No. 115208191

Energy Performance Indicator: 180 kWh/m²/yr

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