

For Sale

Asking Price: €395,000



Ballard
Ballinaclesh
Rathdrum
Co. Wicklow
A67 YF75

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This charming two-bedroom cottage nestled on a tranquil two-acre estate in the picturesque village of Ballinaclesh, Wicklow, is a rustic haven that exudes character and serenity. With a separate one-bedroom studio to the rear of the main house, this property offers versatile living spaces, making it perfect for guests or creative pursuits. The lush garden features a bountiful orchard, adding a touch of natural beauty to the landscape, while the cottage's cosy interior and the idyllic surroundings promise a harmonious blend of countryside living and modern comfort.



Located in the heart of the pretty village of Ballinaclesh you can live in the heart of the Wicklow countryside, while only being a 5-minute drive from the mainline railway station at Rathdrum and 20 minutes from the M11. Wicklow and Arklow Town are a 20-minute drive, where you will find a selection of shops, bars, restaurants, both primary and secondary schools along with many sporting and outdoor activities that can be enjoyed.



Accommodation:

Entrance Hall 5.02m x 4.84m (16'6" x 15'11"): Inviting entrance to this charming property and featuring neutral tiled flooring, a coved ceiling, and an attractive solid wood stairwell.

Bedroom 1 4.39m x 4.14m (14'5" x 13'7"): Located on the ground floor this is a generous double bedroom featuring carpet flooring and overlooking the gardens.

Bedroom 2 4.38m x 3.33m (14'4" x 10'11"): Located on the ground floor this is a generous double bedroom featuring carpet flooring and overlooking the gardens.

Laundry Room 2.36m x 1.17m (7'9" x 3'10"): Located off the inner hallway on the ground floor and features fitted units, wash hand basin, and wood flooring. There is plumbing in place for a washer/dryer.

Cloak Room 2.23m x 1.24m (7'4" x 4'1"):

Bathroom 2.36m x 2.07m (7'9" x 6'9"): Located on the ground floor and features a bath with shower attachment, WC and whb. There is coving to the ceiling and the floor has been laid out in wood.

Landing 4.38m x 1.84m (14'4" x 6'): Spacious and light-filled landing area featuring wood flooring and attic access.

Kitchen Dining Room 4.30m x 3.34m (14'1" x 10'11"): Located on the first floor this cosy kitchen is the ideal spot for entertaining guests with double doors that lead to a decked balcony and a lovely aspect overlooking the superb gardens. The kitchen comes fully equipped with a range of wall and floor units and ample countertop space for food prep. There is a Beko electric oven and integrated microwave, and the floors have been laid out in wood. The well-positioned windows allow for plenty of natural light and there is plenty of room for dining.

Utility/ Pantry 2.40m x 1.23m (7'10" x 4'): Located beside the kitchen and very well equipped this utility is a kitchen in itself with ample storage cupboards, sink unit, electric oven, and plumbing in place for a dishwasher.

Living Room 4.63m x 4.28m (15'2" x 14'1"): This beautiful bright room is the ideal spot for relaxing and the kitchen overlooks the stunning gardens and has access to a decked balcony via double doors. A well-placed wood burner is the focal point of the room, and the wood floors give a warm finish. There are spotlights to the ceiling and beautiful views of the garden.





Special Features & Services:

Features:

- Charming 2 Bed Cottage
- Set On 2 Acres of Stunning Gardens
- One Bedroom Annex
- Ample Parking
- 2 Generous First Floor Balconies
- Light Filled Accommodation
- Oil Fired Central Heating
- Village Location

Services:

- Septic Tank and Well Water

Directions:

A67 YF75

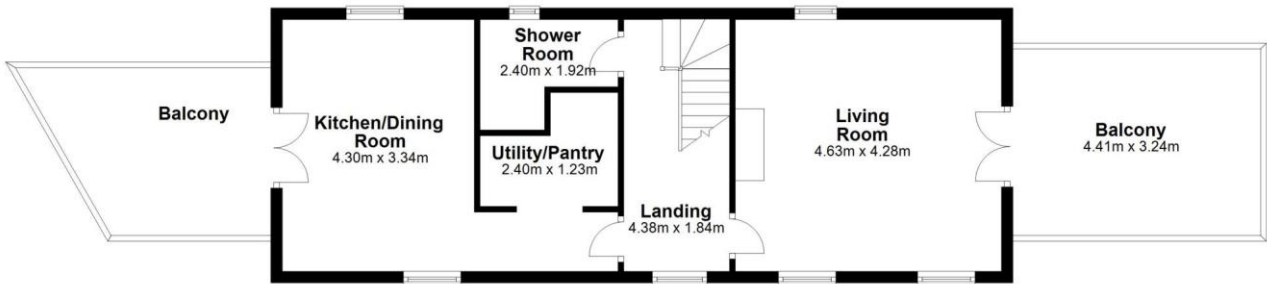
BER: BER D1, BER No. 101823607



Ground Floor



First Floor



Total area: approx. 109.3 sq. metres

NEGOTIATOR



Sherry FitzGerald Catherine O'Reilly
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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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