

Imposing period residence set on about
40 acres in a hillside setting

Ballinroan House, Ballinroan Lower, Co. Wicklow, W91 HT92

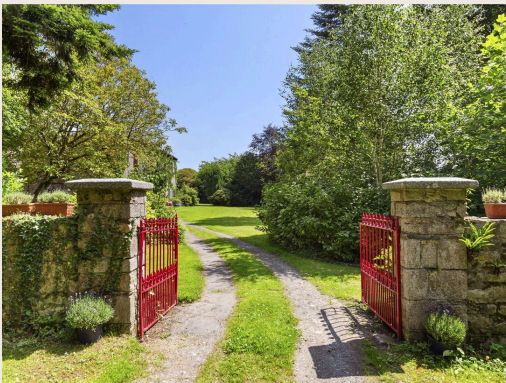
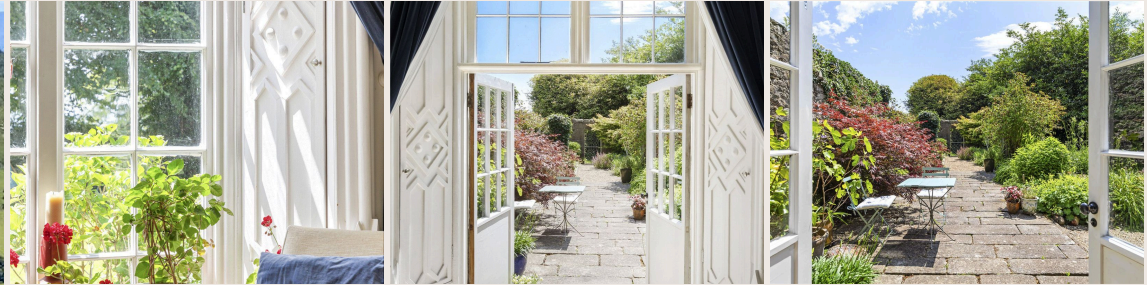
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About this property

Ballinroan House is a fine Georgian country residence, built in 1757, set on an idyllic hillside with uninterrupted views of the surrounding countryside and valley. This charming, well-maintained home offers a wonderful opportunity to renovate and further develop both the main house and outbuildings.

The ground floor includes an entrance hall, a bright sitting room with high ceilings, floor-to-ceiling windows, and doors opening directly to the gardens. There's also a spacious kitchen/dining room, boot room, utility, shower room, and generous storage. Upstairs are four double bedrooms, a walk-in wardrobe/study, and a family bathroom — all enjoying excellent light and stunning views of the Wicklow Mountains, Mount Leinster, and beyond.

The property is approached by a tree-lined driveway, with separate access to the farmyard. Arriving at the house, you're greeted by a striking view of Ballinroan House with a gravel path leading up. The gardens feature extensive lawns, mature trees, and well-stocked borders, all carefully maintained. A granite patio to the southeast offers a sheltered, sunny spot, ideal for morning and afternoon sun and perfect

for entertaining, with doors connecting to the sitting room. The southwest-facing front garden boasts panoramic views across South Wicklow and Carlow, with visibility over six counties on clear days. A charming treehouse provides a peaceful retreat.

Adjacent outbuildings include a barn and original granite sheds, most with water and electricity, currently used for storage but offering great development potential. The intact walled garden features large polytunnels used for fruit and vegetable production, though these can be easily removed if desired.

Surrounding paddocks are maintained as meadowland but are suitable for grazing or equestrian use. A path from the garden leads to granite steps accessing the meadow and the adjoining woodland.

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Property Details

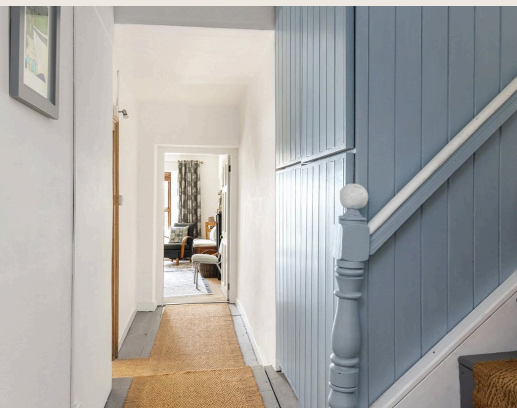
Around 11 years ago, the owners established approximately 25 acres of native woodland, thoughtfully planted with a diverse mix of species including Oak, Beech, Douglas Fir, Cherry, Birch, Rowan, and Scots Pine. This peaceful woodland features meandering pathways that invite peaceful strolls through a serene and biodiverse landscape. A further benefit is the planting of trees/shrubs which are ideal for foraging and gathering including cobnuts, hazelnuts, sloes, damson and medlars. Importantly, the farm has organic status, certified by the IOA. Further extensive information on the forestry and organic farm status can be received from the selling agents, Savills.



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Plans



Ballinroan House

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Local Area

Ballinroan House is in Co. Wicklow, the "Garden of Ireland," surrounded by unspoilt countryside, mountains, forests, and sandy beaches. Nearby, Baltinglass (8.4 km) and Kiltegan (4 km) offer restaurants, pubs, shops, and a library.

County Wicklow has scenic walking routes like the Wicklow Way, excellent golf courses, and top racecourses including The Curragh and Punchestown. The location is very accessible, with the N81 just 4 km away, the M50 50 km, and regular buses from Baltinglass to Dublin (51 km) and Dublin Airport (60 km).



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Property Details

Key Features

Charming Georgian residence
Idyllic setting overlooking pretty countryside
Potential to renovate and develop (subj to pp)
Set on around 40 acres
Mixture of gardens, paddocks and forestry
Organic status, IOA certified

Services & Additional Information

Broadband

BER

BER Rating = N/A



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Enquire



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