



14  16  394. sq. m

Dunbur Lodge, Dunbur Lower, Wicklow, A67RX06

AMV: €1,195,000

Forkin
Earls



- Substantial detached coastal residence
- Eleven bedroom main house with extensive reception accommodation
- Separate detached three bedroom mews residence
- Originally constructed to Bord Fáilte guesthouse specification
- B3 BER Rating
- Commercial style kitchen and dining facilities
- Sunroom, conservatory and multiple reception areas
- Mature private landscaped gardens with waterlily pond and patio areas
- Vacant and ready for immediate occupation
- Exceptional flexibility for residential, hospitality or tourism use
- Walking distance to Wicklow Town, coastline and Wicklow Lighthouses

Dunbur Lodge is a substantial detached coastal residence comprising an impressive eleven bedroom main house together with a separate detached three bedroom mews residence, all set on mature private grounds just moments from Wicklow Town and the coastline. Originally designed and constructed to Bord Fáilte guesthouse specification, the property offers exceptionally flexible accommodation including generous reception areas, commercial kitchen facilities and extensive ancillary space. Vacant and ready for immediate occupation, Dunbur Lodge presents a rare opportunity for a purchaser seeking a large private residence, guest accommodation business, staff accommodation, wellness retreat or tourism based venture in one of Wicklow's most scenic coastal settings.

Internally, the property offers bright and spacious accommodation throughout including a large dining room, reception area, living room, sunroom, conservatory and commercial style kitchen together with eleven ensuite guest bedrooms arranged over two floors. The separate detached mews residence within the grounds provides a further three bedrooms alongside additional living accommodation, making it ideally suited for staff quarters, extended family use or further guest overflow. Outside, the gardens are mature, private and beautifully established with split level patio areas, pergolas, extensive planting and a striking waterlily pond creating a peaceful and unique setting rarely found so close to town. While the property would benefit from modernisation, the scale, layout and versatility on offer here are genuinely difficult to replicate in today's market.

Dunbur Lodge enjoys an exceptional position in Dunbur Lower, just a short stroll from Wicklow's iconic lighthouses, coastline and coastal walks, while Wicklow Town centre, harbour, cafés, restaurants, supermarkets, schools and transport links are all within easy reach. The location places the property approximately one hour south of Dublin and just minutes from the M11, making it highly accessible for domestic and international visitors alike. The surrounding area is renowned for tourism, outdoor pursuits and corporate retreats with nearby attractions including Brittas Bay, Wicklow Golf Club, Glendalough and the wider Garden County.



SALES AGENT

Matt Forkin

Director

M: 087 758 6920

E: matt@forkin.ie

PSRA: 002719-004102

FORKIN | EARLS

Abbey Street

Wicklow Town

Co. Wicklow

A67 DW02

T: 0404 61933

E: info@forkin.ie

forkin.ie

Forkin
Earls

Wicklow PSRA No: 002719

Arklow PSRA No: 004827



Conditions to be noted:

Forkin Tracey Properties Ltd t/a Forkin Property for themselves and for the vendors or lessors of this property whose Agents they are, give notice that: (I) These particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract ; (II) All descriptions, dimensions, references to condition and necessary permission for the use or occupation, and any other details given in good faith and are believed to be correct, but any depending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (III) The vendor or lessor does not make , give or imply nor does Forkin Tracey Properties Ltd t/a Forkin Property or its staff authorised to make, give or imply any representation or warranty in respect of this property; (IV) In the event of any inconsistency between these particulars and the contract, the latter shall prevail.