

The logo for Nugent Auctioneers features the word "NUGENT" in a large, white, serif font with a blue and red brushstroke effect behind the letters. Below it, the word "AUCTIONEERS" is written in a smaller, white, sans-serif font. The entire logo is set against a dark blue rectangular background.

NUGENT
AUCTIONEERS



**THE TRAMWAY HOUSE
POULAPHOUCA
BALLYMORE EUSTACE CO. KILDARE
W91 D8N4**



www.nugents.ie



045 865 555



property@nugents.ie

DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie proudly present the spectacular Tramway House to the market. This distinctive and impressive home dates back to 1896 with an abundance of rich history surrounding it. Originating as the now disbanded Blessington/Dublin Steam Tramway line's ticketing office, as well as a tea rooms and living quarters, marking the end of the line at Poulaphouca. The Tramway was a much less comfortable way to travel than today's Luas Red Line which now terminates at Saggart (22km).

In more recent times The Tramway House has been renovated and upgraded tastefully throughout while still maintaining many original features including wood panelling and pitch pine doors. The home is oozing with character throughout with many charming features such as its stone and brick faced exterior, feature brick walls and fireplaces throughout and notably the handcrafted kitchen units created from old whiskey barrels.

This captivating home boasts a generous 230 sq. m / 2,475 sq. ft of accommodation including, a Double Reception Room, Kitchen/Dining Room, Bathroom, Hallways and Four Bedrooms of which three are located on the lower ground floor offering panoramic garden views. The fourth bedroom is accessed from the grand spiral staircase leading from the reception room. The Master Suite comes with its own walk-in closet area and ensuite shower room.

The home is perched at the foot of the Blessington Lakes with the most enchanting backdrop of the Poulaphouca Bridge. The gardens are dramatically set in cliffs with large decking areas availing of the views overlooking the iconic River Liffey as it flows from its source in the Wicklow Mountains. The steep confines of the 1.2-acre site features winding paths and an array of mixed trees (ferns, hazel birch and ash), plants and shrubbery leading down to the riverbank at the site boundary, as well as a unique gazebo area located in the heart of the garden ideal for relaxation and recreation in the most serene of settings. The site lends itself to an ambience of seclusion and tranquillity.

Ideally situated along the N81 Tullow to Dublin Road. The Tramway House is conveniently located offering the best of both worlds, with the progressive towns of Ballymore Eustace (3.5km), Blessington (6km) and Naas (14km) all within easy reach and offering all conceivable amenities such as schools, supermarkets, pubs, restaurants, churches and cafes. This area is renowned for its sites of natural beauty, with an abundance of local leisure opportunities including Poulaphouca Pitch & Putt (400m), Tulfarris House & Golf Resort (3km), The Avon (7km), Russborough House and Park (3.5km), Blessington Greenway Trail (3km), Punchestown Racecourse (11km) and many others.

Please see our virtual tour for initial inspection.

LOCATION

From Main Street Blessington head southwest on the N81 towards Naas Rd, continue for 750m, at the roundabout take the 2nd exit to stay on the N81. Continue straight for 6km the property will be located on the left-hand side prior to the Poulaphouca Bridge and Poulaphouca House Hotel.



Detached
Historic Home



4



2



c. 230 sq. m
c. 2,475 sq. ft



ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS



Reception Hall

4.47m x 3.53m

Kitchen

3.74m x 3.00m

Dining Area

4.14m x 3.81m



Feature brick walls, solid wood floors, fireplace

Handcrafted kitchen units, granite countertops

Double doors to balcony, solid wood floors, stove





Living Room

8.38m x 6.32m

Wood panelling, solid wood floors, carpet, brick fireplace, stove

Bedroom

6.32m x 3.43m

Velux windows, arched brick windows, fitted storage units





Hallway

4.34m x 3.00m

Hallway

5.23m x 1.65m

Bathroom

3.15m x 2.85m



Under stairs storage, door to back, feature brick fireplace

Storage room and plumbed Utility room off

Free standing bath, gas fireplace, wood paneling, WC & WHB





Master Suite

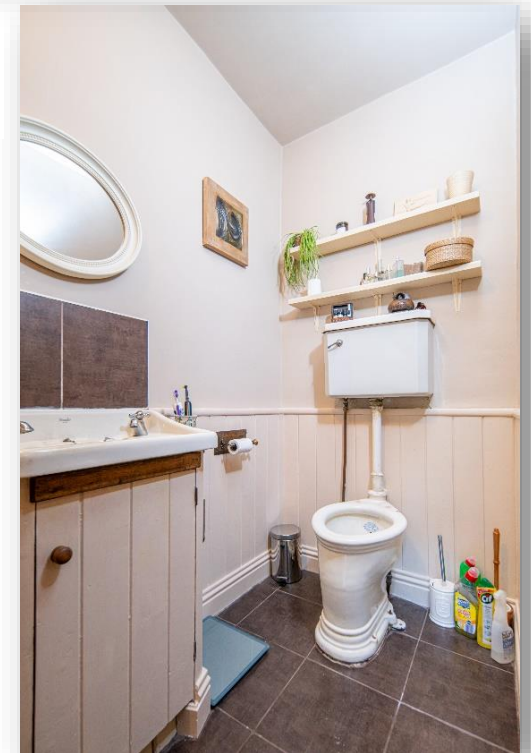
6.12m x 3.61m

Walk in closet, solid wood floor

Ensuite

3.81m x 1.20m

WC & WHB, electric shower





Bedroom

3.78m x 2.64m

Family Room / Bedroom

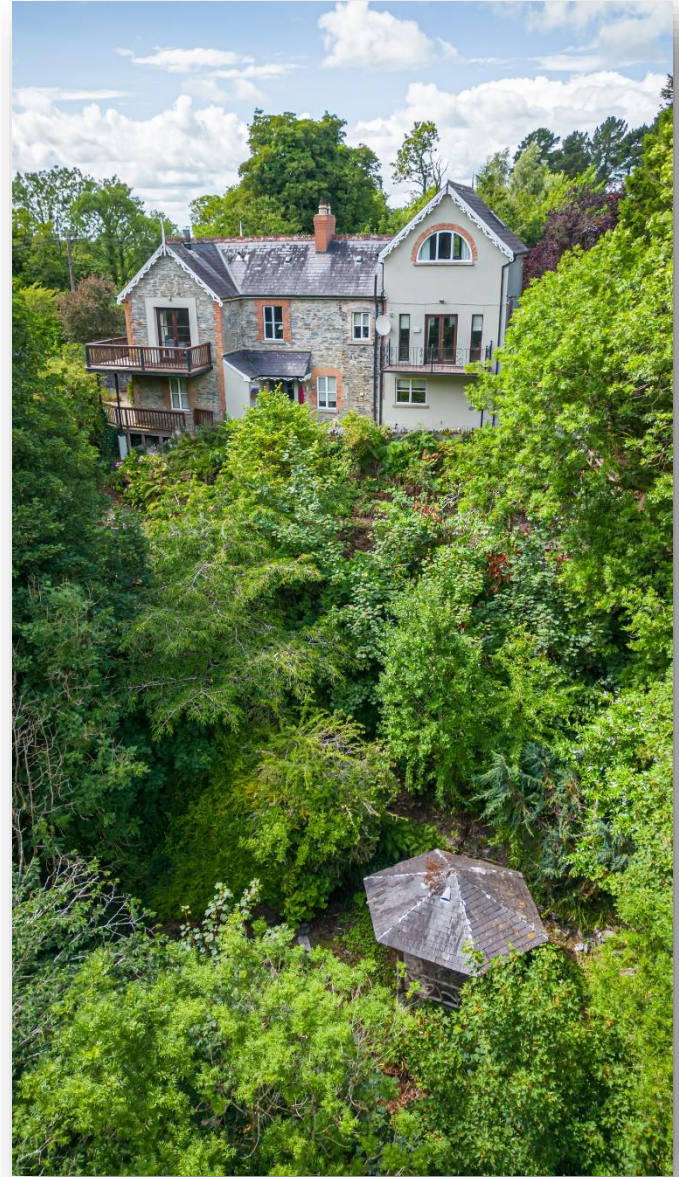
4.88m x 3.07m



Solid wood floor, half wood paneling

Solid wood floor





SERVICES

- Group Water Supply
- O.F.C.H.
- Electricity
- Alarm
- Septic Tank

INCLUDED IN SALE

- Carpets
- Blinds
- Appliances
- Steel Shed

ADDITIONAL INFORMATION/FEATURES

- BER: ● c. 230 sq. m | c. 2,475 sq. ft
- Built in c. 1896
- Utility Room
- Storage Room
- Site size c. 1.2 acres
- Pedestrian Entrance
- Gated vehicle entrance
- Spacious decking areas
- Solar Panels
- South Facing Aspect
- Two Balconies with Double Doors
- M50 Motorway (27km)
- N7 / M7 Roads (17km)

PRICE REGION AMV: €680,000

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS

Conditions to be noted

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on to a statement or representation of fact. 2. The vendor does not make or give, nor is Nugent Auctioneers or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.