



**O'Neill &
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

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Derrybawn Cottage, The Meetings, Knockanode, Rathdrum, Co. Wicklow, A67 NR44



For Sale by Private Treaty

BER C3

Derrybawn Cottage is a quaint home set on a slightly elevated site granting stunning views of the scenic Wicklow countryside. This home offers the best of rural living in a scenic and historic location.

Viewing highly recommended - strictly by appointment.

Guide Price: €585,000

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BRANCH OFFICE: Fitzwilliam Square, Wicklow, Co. Wicklow, A67 PX97

Tel: 0404 66410

PSRA No.: 001326

O'Neill & Flanagan Limited for themselves and for the vendor or lessors of this property whose Agents they are, give notice that:- (i) The 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 use and occupation, and other details are given in good faith and are believed to be correct, but any intending 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) No person in the employment of O'Neill & Flanagan Limited has any authority to make or give representation or warranty whatever in relation to this property. (iv) Prices quoted are exclusive of VAT, (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

Nestled in the heart of the Garden of Ireland, this delightful 4-bedroom property offers a rare opportunity to own a peaceful retreat just moments from the iconic Meetings of the Waters, where the Avonmore and Avonbeg rivers converge in a landscape immortalised by Thomas Moore. The villages of Avoca and Rathdrum are just a short drive away, offering local shops, cafés, and transport links.

Set amidst mature woodland on circa 1.03 acres, the property combines charm with modern comfort. The cottage features a spacious living area with a wood-burning stove, a country-style kitchen, and four well-proportioned bedrooms, perfect for family living or weekend getaways. Original details such as exposed beams and original stone walls throughout the property blend seamlessly.

Outside, a private garden provides a tranquil space to relax and enjoy the sounds of the nearby rivers, with tree lined walk overlooking the Avonbeg River right on your doorstep. The landscaped garden is a true highlight, featuring a woodland play area, feature pond, colourful planting, seating terrace ideal for outdoor dining along with large vegetable patch and enclosed area for hens.

The property boasts a traditional whitewashed exterior with soft green detailing, complemented by colourful window boxes and a welcoming entrance. Internally, the cottage offers bright and well-proportioned accommodation, including:

Entrance Hall

Welcoming entrance hallway with natural light flooding the area, stairway leading to the 1st floor.

Sitting Room

A light filled, airy relaxing room with large bay window overlooking the gardens. Stove nestled into the heart of the room with built in storage to either side of the stove.

Dining area

Filled with light from two windows enhancing views of the surrounding greenery. The exposed ceiling beams and stonework, along with the original fire-place feature wall, the perfect setting for family meals or quiet mornings with coffee



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Kitchen

Featuring a classic Belfast sink, shaker cabinetry, solid wood worktops. French doors open to the drive, while an overhead skylight floods the space in natural light. A stone wall and vintage café nook enhancing the character.

Main Bathroom

The main bathroom features a freestanding clawfoot bathtub, Classic half-tiled walls, soft ambient lighting with skylight overhead. The room is completed with a charming towel rack, WHB & WC, decorated in neutral tones.

Bedroom One

Located on the ground floor this double bedroom includes a wooden flooring and softly painted walls. A large window with views of lush greenery outside, inviting natural light into the room.



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Landing

Timber staircase leading to the 1st floor, feature wall with a blend of natural stone and rich wooden paneling. Light filled area with additional window.

Bedroom Two

Wooden floor with the window overlooking the greenery. The room has simple décor and could be used as a home office.

Bedroom Three

Dual aspect bedroom with feature stone wall, neutral tones enhancing the natural stone. Timber flooring.

Master Bedroom

Corner window overlooking the entire gardens, soft tones with timber flooring, private en-suite with WC and WHB.

Services:

- Mains Water
- Septic tank
- Oil Fired Central Heating, Dual Central Heating, along with Multi Fuel burning stove in the sitting room

BER: C3

BER No: 118653203

Energy performance Indicator: 203.12kWh/m2/yr



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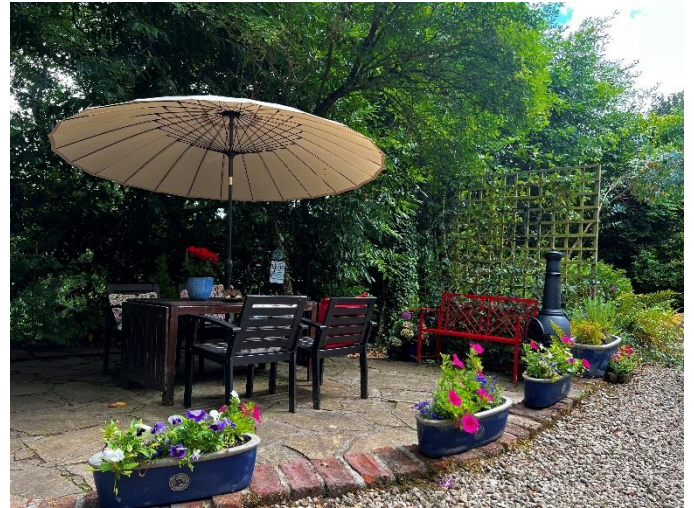
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Rear Garden Features

- Private pond
- Children's play area
- Built in BBQ area
- Stone paved dining area
- Timber shed with ESB connection
- Enclosed chicken coop area
- Vegetable patches, ready for planting
- Bark mulch pathways
- Two timber storage sheds
- Large meadow to the rear offer potential for a site subject to planning permission obtained.

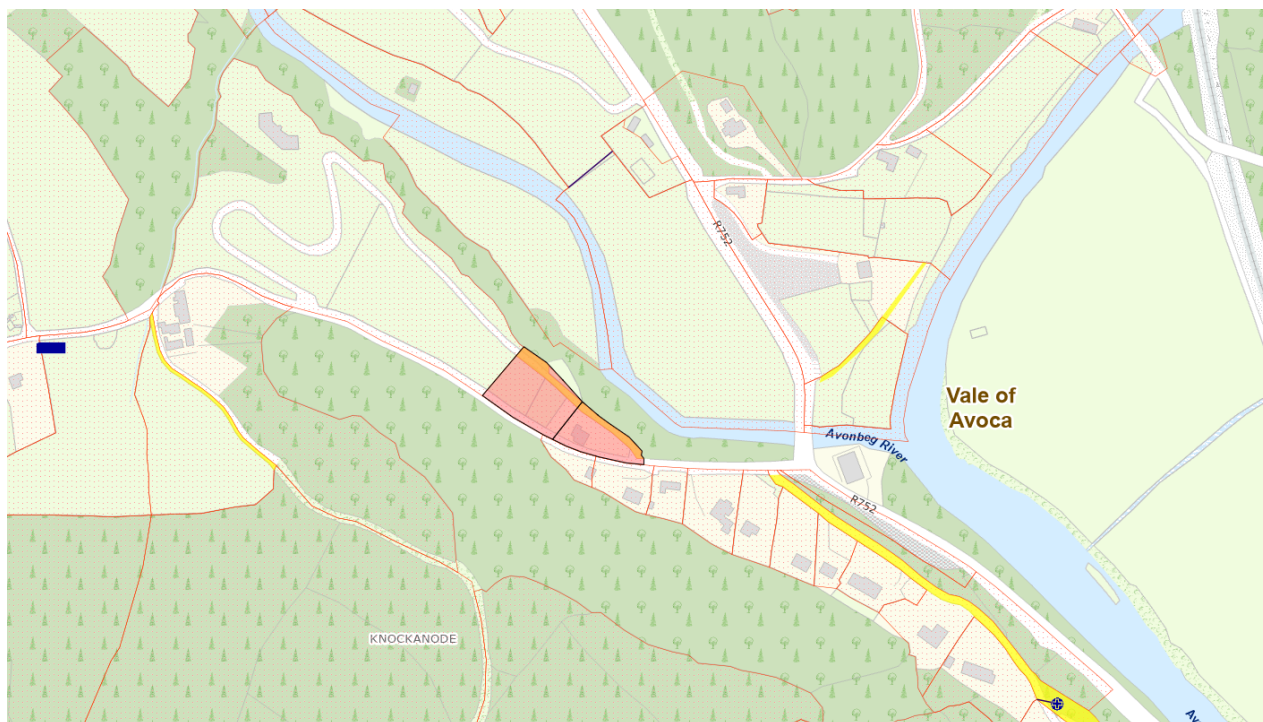


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