



## *The Downshire House Hotel*

**Substantial Hotel Premises/  
Development Site**

**Main Street, Blessington, Co. Wicklow  
C. 2,400 SQ. M./ 25,834 SQ. FT.  
ON SITE C. 1.8 ACRES/ 0.72 HA.**





## *Features*

- Hotel extending to a gross internal area of approximately 2,400 sq. m./ 25,834 sq. ft.
- 27 well-appointed bedrooms and suites (25 En-Suite with Full Bathrooms)
- Restaurant with capacity for 80 covers
- Bars/ Lounge
- Three meeting rooms/ Conference area
- Fitted kitchen and ancillary facilities
- Secure off street car parking with separate access and extensive lawned Gardens
- Large Function Room capacity for 368 people
- Substantial Development Potential (Dual Street Frontage) site c. 1.8 Acres/ 0.72 HA
- High profile location in the heart of Blessington Town
- Hotel currently not trading
- Exceptional Lake Views
- Adjoining Separate Residence



# Location

Situated fronting the main street and the Lake Drive/ Kilbride Road in this picturesque location overlooking the Blessington lakes and opposite the new town centre in this thriving commuter town of Blessington. The town is situated approximately 18 miles to the south of Dublin on the N81.

Transport links in the area include the N81 and Dublin Bus commuter route with easy access to the M50, M7 and the Luas at Citywest. Adjacent occupiers include Ulster Bank, Super Valu, Dunnes Stores, Paddy Power and Boyles Sports. The town of Blessington has a population of approximately 5,000 people (as of the 2011 census).



## *Property Description*

The former Downshire House Hotel, an imposing listed building in the centre of Blessington which dates back to c. 1820 - a high profile hotel which, in its prime, was known the length and breadth of Ireland as a thriving and popular venue.

This hotel premises has been closed for some time but is in good condition throughout and can easily be brought back into operation. The property currently holds a seven day licence, with extensive accommodation extending to c. 2,400 square metres/ 25,834 square feet on a site area of c. 1.8 Acres/ 0.72 Hectares complete with walled garden many outstanding features, such as the carved timber staircase, panelled doors, architraving, ceiling cornices and period fireplaces.

Accommodation includes Bar/ Lounge, Dining Room, Commercial Kitchens, Large Function Room, Meeting Rooms, 27 Bedrooms with 25 En-Suite Full Bathrooms and an adjoining Residence.



# Accommodation

**Bar/ Lounge/ Reception area:** c. 253 sq.m./ 2,723 sq.ft. Ladies & Gents toilets off.

**Dinningroom area:** 57 sq. m./ 614 sq. ft. Capacity for 80 covers.

**Kitchens/ Stores/ Cold Rooms area:** c. 103 sq.m./ 1,109 sq. ft.

**Staff Canteen/ Toilets/ Changing Rooms area:** c. 88 sq.m./ 948 sq. ft.

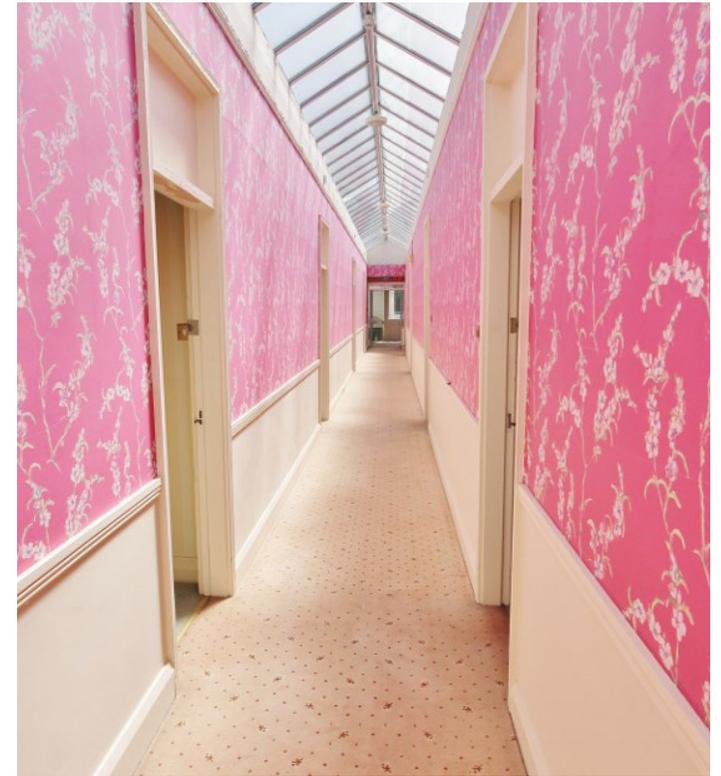
**Function Room area:** c. 648 sq. m./ 6,975 sq. ft. Including preparation areas, toilets/ stage & balcony area, doors to large patio areas and gardens.

**Conference area:** c. 190 sq. m./ 2,045 sq. ft including three meeting rooms, conference room, conservatory, toilets and hall.

**Bedroom area:** c. 771 sq. m./ 8,302 sq. ft. comprising of 27 bedrooms with 25 En-Suite bathrooms, first floor conservatory/ guest areas and ancillary accommodation.

**Two Storey Residence:** c. 181 sq. m./ 1,948 sq. ft. comprising of a period semi-detached residence in need of repair laid out in hall, living room, dining room, kitchen, bathroom, three bedrooms and two attic rooms with an adjoining annex.





## *Services*

Mains Drainage  
Well & Mains Water available  
Natural Gas



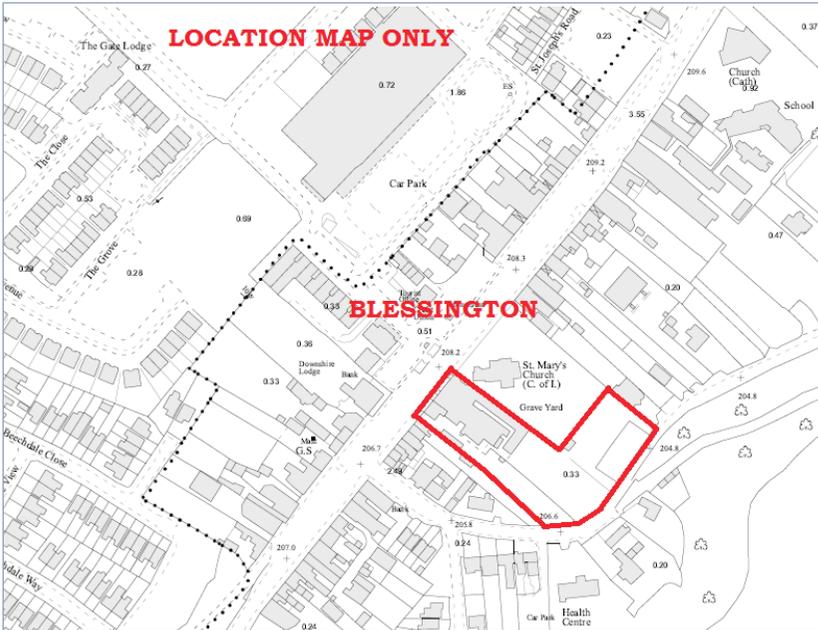




## *Viewing*

Strictly by appointment with sole agents.  
Phone: (01) 4903201





## *Zoning & Planning*

The site shown is Zoned "TC" Town Centre on the Wicklow County Council Blessington Local Area Plan 2013 - 2019, to provide for the development and improvement of appropriate town centre uses including retail, commercial, residential. Uses generally permitted under this plan include Residential, Bed & Breakfast/ Car Parks, Doctor/ Dentist/ Health Centre, Education Hospital/ Nursing Home, Motor Sales Outlet, Offices and Public House, subject to receiving necessary planning consent.

Location Map Only

Town Centre



Kilbride Road/Lake Drive



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