

For Sale

Asking Price: €1,500,000



Ballydavid House
Newcastle
County Wicklow
A63 H279

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Ballydavid is a magnificent, double fronted home approached via a long private driveway through the glorious gardens. With large central balcony, and gracious proportions both inside and out, this is an exceptional property in a wonderful setting.

As the electric gates open, the wide sweeping driveway wends its way through gorgeous gardens and paddocks leading to the house. With ample parking to the front and a double garage to the side, it is immediately apparent that this is a unique property. The gardens have been lovingly maintained and thoughtfully designed, with outdoor dining areas, rose garden and manicured lawns. Ballydavid House is the ideal family home for those searching for space, elegance, and privacy. With paddocks extending to approx. 10 acres in total, there is ample room for horse or equestrian pursuits, while the glorious sea views are truly exceptional.

Internally, this large house offers the ideal mix of both bedrooms and reception rooms. The magnificent drawing room is bright and spacious, with wonderful garden views on two sides. Ideal for entertaining on a grand scale, this lovely room is beautifully decorated in a style that showcases its elegance and gracious proportions. The formal dining room adjacent provides a wonderful flow - the perfect party space, while the large, well-equipped kitchen provides all the space and storage an enthusiastic chef might hope for.





To the rear of the property, the family living room is a comfortable room, with high ceiling, garden and sea views and beautiful wall paneling.

Upstairs, four double bedrooms - all with private bathrooms - provide all the space a family might hope for, while the balcony, accessed from the bright, galleried landing, provides the ideal spot to sit, relax and enjoy the garden views.

Ideally located just 30km south of Dublin, Ballydavid is well served by a direct motorway connection to the city. The surrounding countryside, and wonderful sea views create a feeling of space and tranquility, yet all services, schools, shops etc. are just a short spin away.

The gardens are a real joy, with complete privacy and gorgeous planting. There is an all-weather tennis court and a super fenced paddock - perfect for those hoping to keep horses.

Ballydavid must be seen to be appreciated and is sure to generate interest from purchasers seeking a country home close to the city.



Accommodation:

Entrance Hall 6.49m x 4.96m (21'4" x 16'3"): Magnificent entrance hallway with central staircase and access through glazed double doors to the formal drawing room.

Drawing Room 10.42m x 4.56m (34'2" x 15'): This gorgeous reception room is the perfect space for relaxing - or entertaining on a grand scale. With gracious proportions, Adams style fireplace and windows overlooking the wonderful gardens, this is a beautiful room, tastefully decorated and exuding charm and comfort.

Dining Room 4.88m x 4.84m (16' x 15'11"): Large formal dining room, with connecting doors to the drawing room adjacent. Lovely garden views and access to the pretty sunroom, and gardens.

Conservatory 4.74m x 4.50m (15'7" x 14'9"): The ideal spot to sit, relax and enjoy the garden views. With tiled floor and domed ceiling, this is a large, bright room which allows direct access to the outdoor dining area and grounds beyond.

Breakfast Area 4.79m x 3.71m (15'9" x 12'2"): Spacious, informal dining area - perfect for family meals. Tiled floor, door to garden and easy access to the kitchen adjacent.

Kitchen 4.96m x 3.71m (16'3" x 12'2"): The exceptionally large kitchen provides excellent storage within the fitted units at both floor and eye level. With tiled flooring and splash back, there is space for all appliances and an extensive worktop area. While tastes may have changed and a preference for a different colour units might be preferred, there can be no disputing the quality of this large, bespoke kitchen.

Family Room 5.67m x 4.85m (18'7" x 15'11"): Warm and comfortable family sitting room, with paneled walls, sea views and central gas fire. This lovely room, beautifully decorated, is a relaxing and elegant room, with high ceilings and double doors to the gardens.

Utility Room 4.52m x 2.78m (14'10" x 9'1"): Very large utility / laundry room with tiled flooring and door to exterior. Additional storage space and cooking facilities.

Boiler Room 2.05m x 1.56m (6'9" x 5'1"): With tiled floor and garden access.

WC 1.85m x 1.35m (6'1" x 4'5"): Guest wc with tiled floor, wc, whb and shower.

Study/ Bedroom 5 5.54m x 4.53m (18'2" x 14'10"): Every home needs a home office - but few can compare to this one. Large and bright, with dual aspect and garden views, this spacious room is ideal for those who wish to work from home.



Accommodation:

Galleried Landing 4.98m x 3.91m (16'4" x 12'10"): Magnificent landing area, fully carpeted, with access to the south facing balcony to the front.

Balcony 4.98m x 2.94m (16'4" x 9'8"): Sit, relax, and enjoy the wonderful views from this private, south facing balcony. Overlooking the gardens and with views to the surrounding countryside beyond.

Bedroom 1 5.49m x 4.56m (18' x 15"): Master bedroom with windows to both front and side. This is a very spacious room, fully carpeted and tastefully decorated.

Dressing room 3.40m x 2.83m (11'2" x 9'3"): With extensive bespoke cabinetry, allowing for a large vanity unit and fitted wardrobes. Garden views.

En Suite Bathroom 2.58m x 1.95m (8'6" x 6'5"): Fully tiled and fitted with bath, shower, wc and whb.

Bedroom 2 4.98m x 2.84m (16'4" x 9'4"): Large double bedroom with sea views. Fully carpeted, with high ceiling.

En Suite Bathroom 2.68m x 1.88m (8'10" x 6'2"): Fully tiled, and fitted with wc, whb and shower.

Bedroom 3 4.68m x 2.00m (15'4" x 6'7"): Wonderful double bedroom with gorgeous views as far as the Sugarloaf Mountain and the coastline towards Greystones.

En Suite Shower Room 2.43m x 2.00m (8' x 6'7"): Fully tiled and fitted with wc, whb, bath and shower.

Bedroom 4 4.68m x 4.64m (15'4" x 15'3"): Large double bedroom with fitted wardrobes and sea views.

En Suite Shower Room 2.15m x 1.96m (7'1" x 6'5"): Fully tiled and fitted with wc, whb and shower.





Garden:

The gardens are a real joy, with complete privacy and gorgeous planting. There is an all-weather tennis court and a super fenced paddock - perfect for those hoping to keep horses.

BER: BER D1, BER No. 105504112



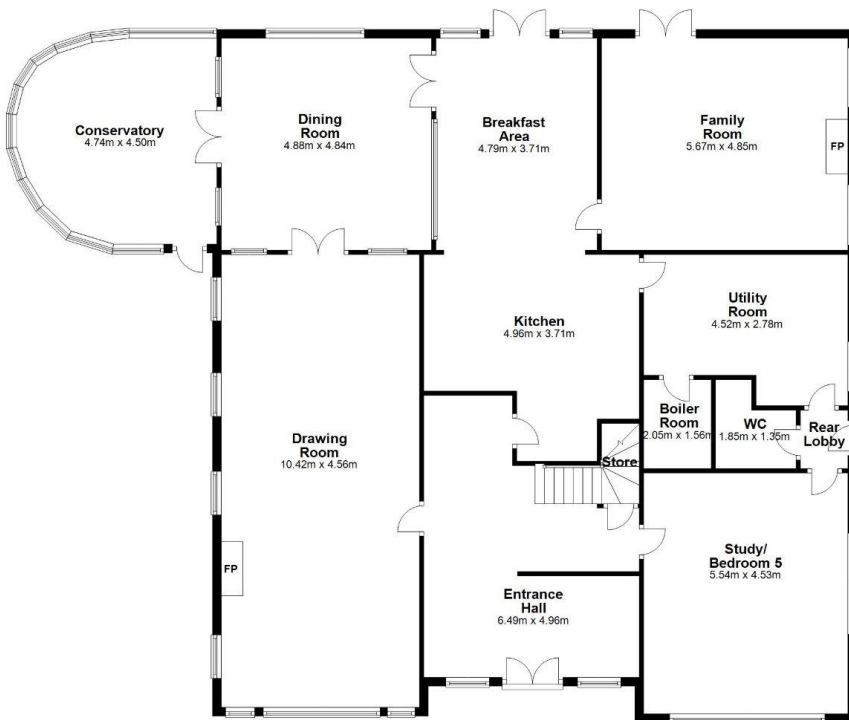
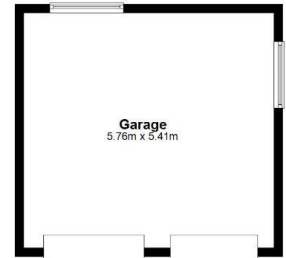


Directions:

A63 H279



Ground Floor



Total area: approx. 398.0 sq. metres

NEGOTIATOR



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