



# THE OLD RAILWAY STORE

Tinahely, Co. Wicklow Y14 YP70

BER B3



*exclusive affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



# THE OLD RAILWAY STORE, TINAHELY, CO. WICKLOW Y14 YP70



ORIGINALLY AN OLD RAILWAY STOREHOUSE, THIS CHARMING HOME SEAMLESSLY BLENDS HISTORIC CHARACTER WITH MODERN COMFORTS, SET ON APPROXIMATELY 0.57 HECTARES (1.41 ACRES) OF PRIVATE GARDENS IN AN EXCELLENT LOCATION ON THE OUTSKIRTS OF TINAHELY VILLAGE.

*Approximately 197.4 sq.m (2,125 sq.ft).*

*For Sale by Private Treaty*

*BER: B3 | BER Number: 111402921 | EPI: 146.98 kWh/m<sup>2</sup>/yr*



## SPECIAL FEATURES

- Charming railway storehouse transformed into a magnificent family home
  - Light filled reception rooms with tall ceilings
    - 4 spacious bedrooms
  - Private gardens extending to 0.57 hectares (1.41 acres)
- Located on the outskirts of Tinahely village, approx. 1.7km from the centre
  - Electric security gates
  - Alarm system

## THE OLD RAILWAY STORE

Nestled within the rustic charm of an old railway storehouse, this home exudes history and character at every turn. Its stone facade, adorned with brick accents around the windows, stands proudly on the remnants of the railway platform. Inside, tall ceilings and exposed stone walls greet you, while a magnificent brick arch crowns the front door. A toilet with exquisite, patterned wallpaper and a vintage pull-chain toilet sits to the right, while to the left, a kitchen beckons with its blend of exposed stone and brick walls and wood beamed ceiling. The kitchen that exudes rustic elegance, with grey-green cabinets, a Belfast sink, and a striking retro yellow Lacanche range stealing the spotlight. An island unit encircles a spacious dining area, where double doors open onto a raised patio, once a bustling railway platform, now transformed into a serene oasis for dining and relaxation.

Next to the kitchen lies the sitting room, adorned with matching doors that open onto the patio. Bathed in natural light, this room strikes a harmonious balance between spaciousness and coziness. The room also features a wood-burning stove that radiates warmth throughout, crafting a relaxing ambience ideal for relaxing in the evenings.

Beyond the main living spaces on this floor lies a corridor leading to a bathroom, laundry room and two double bedrooms with garden views.

Ascending the stairs, the upper floor unveils two more generously-sized bedrooms, each offering ample space and comfort. Additionally, there is a well-appointed bathroom, adorned with an elegant free standing bathtub, shower, hand basin and WC.

Luxurious Farrow & Ball colours adorn most of the rooms, adding to the home's charm and character



## GARDENS & GROUNDS

Tall electric gates swing open inviting you up a private driveway where ample parking awaits. As you approach the house, you are enveloped by the lush greenery of lawns, mature trees, vibrant shrubberies, and colourful raised flower beds, creating a picturesque setting that exudes natural beauty. Gravel paths meander through the garden, guiding you to secluded spots where you can pause and unwind as well as host summer barbeques with friends.

Adjacent to the house, there is an outdoor space currently serving as an art studio, which is fully insulated and heated by radiators and a wood burning stove. However, its versatility opens up possibilities for alternative uses such as a home office or a variety of other functions.





## LOCATION

Situated just outside the picturesque village of Tinahely in South County Wicklow, The Old Railway Store offers a perfect blend of rural tranquillity and urban accessibility. Its convenient location, just a 1 hour 30 minute drive from Dublin, makes it an ideal residence for those commuting to the city for work.

Tinahely is a quaint village brimming with charm and character. Despite its small size, Tinahely boasts a surprising array of amenities catering to locals. Its shops offer everything from everyday essentials to unique artisanal finds. Furthermore, the village boasts a traditional farm shop that serves as a delightful destination for locals. Offering a restaurant, a shop, and a children's activity barn, that caters for every needs.

Sports enthusiasts can partake in various activities through local clubs, including GAA, athletics, and handball. The surrounding landscape is also dotted with picturesque walking trails, offering a variety of looped walks starting from the village.

County Wicklow's breathtaking coastline is just a short drive from the property. Beaches within 35 minutes' drive include Ennereilly beach, The Cove and Clogga beach. These sandy stretches provide ideal settings for leisurely strolls or indulging in water activities such as swimming, surfing, and kayaking.

The lively town of Gorey is approx. 22km from The Old Railway Store, boasting a bustling town centre with a wide range shops, boutiques and traditional pubs.

Dublin Airport is approx. 94km away, offering convenient travel connections to international destinations.



## DISTANCES

1.7 km to Tinahely village

27 km to Arklow

22 km to Gorey

37 km to Carlow

96 km to Dublin Airport

84 km to Dublin city centre

*All distances/times are approximate.*

## TECHNICAL INFORMATION

SERVICES – Geo - thermal underfloor heating, septic tank foul drainage, well water, main electricity

SALE METHOD Private Treaty.

FIXTURES & FITTINGS - TBC

TENURE & POSSESSION The property is offered for sale freehold with vacant possession being given at the closing of sale.

VIEWING Strictly by Private Appointment.











# FLOOR PLANS

Ground Floor



First Floor





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