



Athgreany

Hollywood, Co. Wicklow

Traditional Farmhouse on c.61 Acres/ 24.7 HA.,with cut-stone granite outhouses
(Farmhouse and outbuildings in need of major renovation and refurbishment)

For Sale by Public Auction, 3 PM Friday the 22nd April
(At Lawlers Hotel Naas, Co. Kildare) in one or three Lots.

Lot 1: The House & Lands c. 11 Acres

Lot 2: The Lands c. 50 Acres

Lot 3: The Entire; The House & Lands c. 61 Acres

Location map
only

Athgreany, Hollywood, Co. Wicklow

Athgreany is a unique farm property set in the dramatic landscape of the Hollywood Glen in Co Wicklow. With a two storey Georgian style traditional Irish farmhouse built c.1880 and granite stone farm outbuildings, the lands extends to c.61 acres. This farm is located c.1.5km off the N81 and 35km from Dublin City Centre and the M50. It is set in a magnificent landscape, perhaps one of the most panoramic locations in West Wicklow.

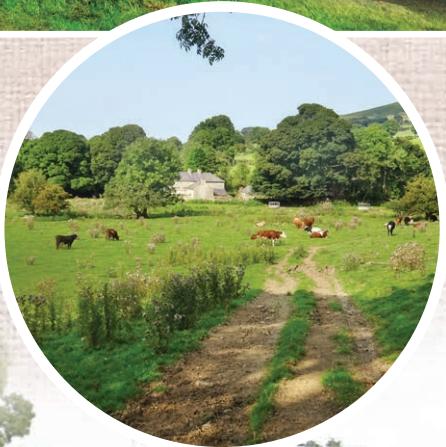
Originally built c.1880, the lands at Athgreany are of good quality, having been operated as a very successful farm enterprise for over 100 years by two generations of the same family, mainly as a cattle and sheep rearing farm.

Hollywood is a pleasant village at the end of the Wicklow Gap road. It has a long association with St. Kevin of Glendalough and many pilgrims passed this way on their way to the monastic settlement. This practice ceased in the early 1900's.

This property possesses a unique charm and appeal with the surrounding mature trees providing excellent shelter. It provides a huge opportunity for the lucky buyer to purchase land and take on an exciting renovation and restoration project.

The outbuildings are built with an assortment of old cut stone which form a small sheltered courtyard with direct road access and lend themselves perfectly to being given a new lease of life. Refurbishment of the outbuildings may be eligible for the Traditional Farm Buildings Grant Scheme (TFBS) via the Heritage Council and the DAFM. (Department of Agriculture).

The house may be eligible for the new 'SEAI Home Improvement Grants' subject to approval.





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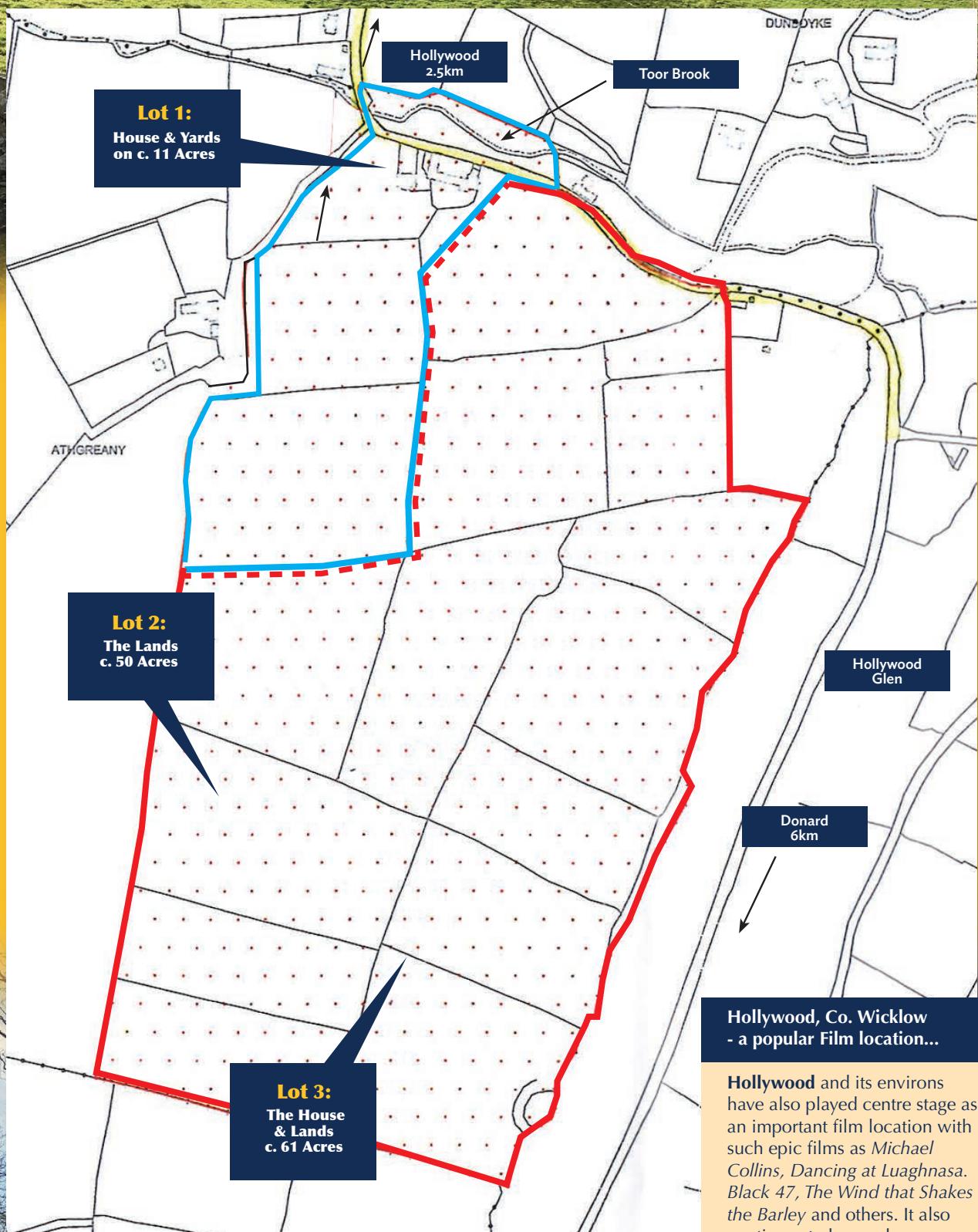


The Athgreany house and lands comprise c. 61 Acres/ 24.7 Hectares laid out in seventeen well sized divisions of good quality land with extensive road frontage and exceptional views in this much sought after location. All of the fields are bordered with mature hedgerows.

The hill farm offers commanding views of the neighbouring countryside including Slievecorragh, Church Mountain, Scalp, the Hollywood Glen and westwards to the N81 Baltinglass Road below.

Adjoining the spectacular Hollywood Glen, this area is popular with hillwalkers, cyclists, tourists and visitors who have come to appreciate this area for its unique rural and scenic appeal.





Hollywood and its environs have also played centre stage as an important film location with such epic films as *Michael Collins*, *Dancing at Luaghnasa*, *Black 47*, *The Wind that Shakes the Barley* and others. It also continues to be used as a backdrop for many TV commercials taking advantage of its unspoilt rural and mountainous landscapes and close proximity to the city.



The cut-stone granite farm outbuildings, which were once an important part of the farm enterprise may now provide a new and exciting agri/tourism opportunity for conversion to possible tourist uses, including holiday cottages, subject to planning consent being forthcoming.

As you approach the property, a fine standing of mature trees frame the farmhouse against the background of the rolling hills. **Athgreany- Áth na Gréine- (the Ford of the Sun)** is so aptly named as this location was once a fording point over the Toor Brook river. The bridge was constructed in 1900 as is revealed on the stone parapet. The 1 acre Toor riverside frontage provides a dramatic foreground to the house and farm. Athgreany is a gateway to the Hollywood Glen and the adventurous opportunities which the Wicklow Mountains present.

The Georgian Style house is comprised of cut stone, a hipped roof, casement windows and arched fanlight over the front door and extends to 150m³ approx, 1,614.sq ft. It is a fine example of vernacular architecture from this period and along with the splendid out-buildings are also undoubtedly the work of a master stone mason.

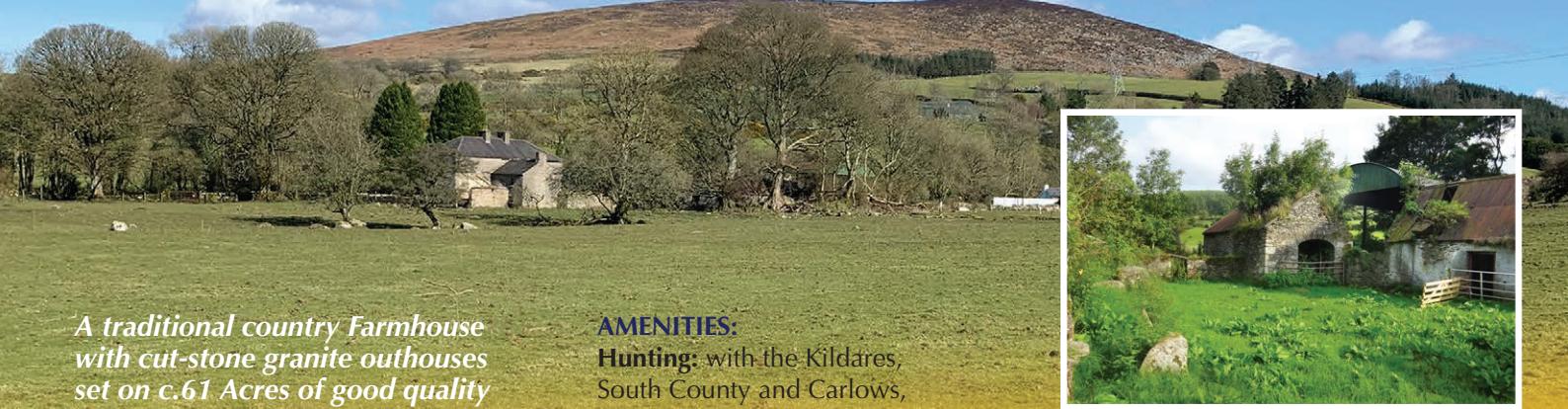


A very popular hill walking destination

Hollywood Glen is a very popular hill walking destination with nearby locations, such as Slievecorragh, Toor, Scalp, Church Mountain, Glen of Immal, Blessington Lakes and Hollywood village all within a 5km radius. The hill walking season extends throughout the whole year and presents a particular attraction during the winter months. The area is also popular with cyclists and tourists who have come to appreciate this area for its unique rural and scenic appeal.

A popular four hour hill walk starts in the village to the top of the adjacent Church Mountain and passes through Dunboyke, Athgreany, Hollywood Glen and forest plantations to the 544m summit. It offers stunning views of the Blessington lakes, the surrounding Wicklow Mountains, several midland counties and a 360 vista!





A traditional country Farmhouse with cut-stone granite outhouses set on c.61 Acres of good quality Farm Land in 17 divisions.

(Farmhouse and out buildings in need of major renovation and refurbishment)

TITLE: Freehold

SERVICES: Mains water supply, mains electricity.

BER G 114692924

AMENITIES:

Hunting: with the Kildares, South County and Carrolls, West Wicklows.

Racing: Curragh, Naas, Punchestown, Gowran Park

Shopping: Naas, Blessington, Baltinglass, Whitewater Shopping Centre in Newbridge and Kildare Retail Village in Kildare Town, Carlow



SCHOOLS:

Primary local: Hollywood.

Secondary: at Blessington, Dunlavin, Baltinglass, Newbridge Kilcullen and Naas.

Train Station: Kildare Town, Newbridge, Sallins/Naas 20 km

City Bus Service: From Ballymore Eustace and Blessington.

Solicitors Having Carrige of Sale:

Millett & Matthews LLP, Blessington, Co. Wicklow, W91 EHK3

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