



“Tornant House”

On 6.8 Acres/ 2.75 Ha.,
Tornant, Dunlavin, Co. Wicklow, W91 R672.



5



2.5



285 sq.mt



(045) 865 568



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

Situated close to the picturesque Village of Dunlavin boasting a range of shops, pubs, restaurants, schools and churches, Dunlavin is positioned on the Kildare/ Wicklow Borders just off the N81, It's also accessible off the N9 making it convenient to Dublin and surrounds. The larger towns of Naas, Kilcullen, Blessington and Newbridge are an easy drive. Leisure pursuits in the area include Golf and racing with Rathsalagh a short drive and the Curragh and Punchestown in close proximity. Water sports are close to hand on the Blessington Lakes and eateries are on your doorstep with the renowned Ballymore Inn in Ballymore Eustace and Fallons in Kilcullen.

Kilcullen: c. 10 kms.

Naas: c. 18 kms.

Newlands Cross: c.30 Kms.

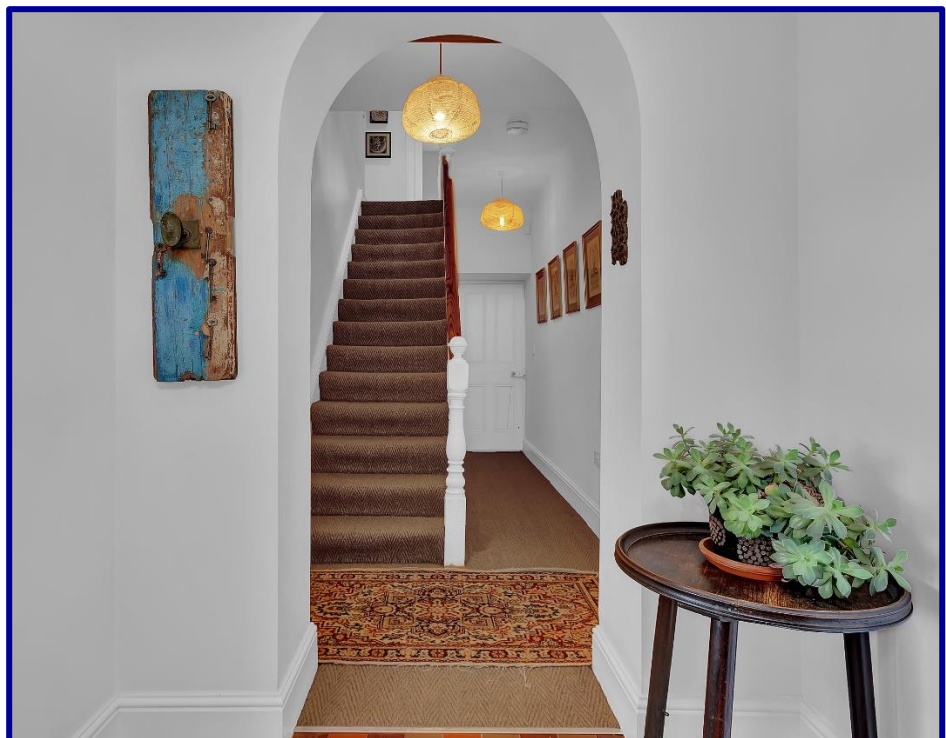
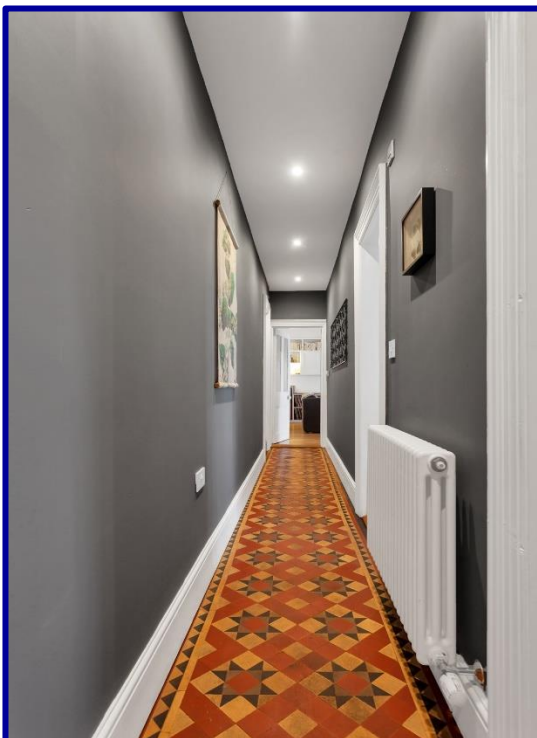
DESCRIPTION:

This fine country house dates back over 200 years and is steeped in charm and character. The accommodation, which is both spacious and well proportioned, enjoys many of the original features which have been restored. The long avenue is bordered by stunning mature Cypress trees creating a wonderful first impression. 'Tornant House' combines two attractive open plan reception rooms opening onto sun room with a comfortable kitchen/Dining area, Utility, Large Pantry, five Bedrooms and two and a half Bathrooms. This wonderful home has been sympathetically refurbished to a high standard with attractive marble fireplaces, many original period features, classical plaster cornicing. There are mature private gardens around the house with a range of stone outbuildings, suitable for conversion if more space is required (subj to pp) all standing on approximately 2.75 (c. 6.8 acres) of land laid out in gardens and railed paddocks.

This is indeed a rare opportunity to acquire a stylish period property with privacy and seclusion and outstanding views. It is conveniently located less than one hour drive from Dublin city and Airport.

ACCOMMODATION:

Entrance Porch:	1.93m x 1.90m.	With Victorian tiles.
Entrance Hallway:	4.00m x 1.81m.	Understairs storage.





Study:	3.74m x 3.80m.	Feature fireplace, display unit and shelving, decorative coving and centre rose, folding door to Sitting Room. Oak flooring.
Sitting Room:	4.75m x 3.63m.	Raised multi-fuel stove standing on stone plinth, decorative coving, built in display cabinet. Oak flooring.



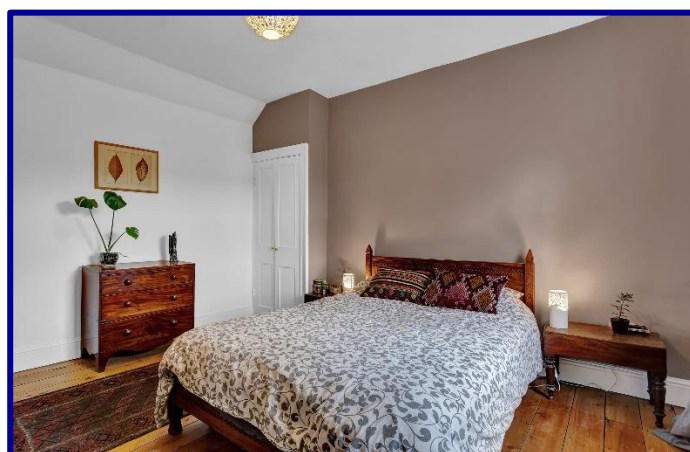
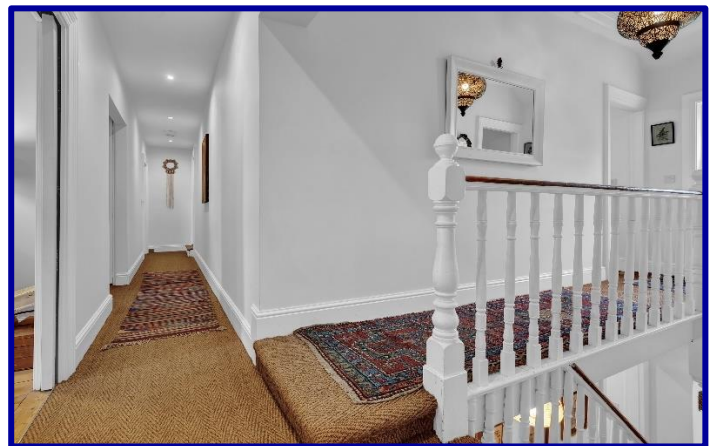


Dining Area:	3.80m x 3.54m.	Decorative coving, oak flooring, French doors leading to patio area, beautiful views.
Conservatory:	3.60m x 3.68m.	Fitted Sanderson blinds, oak flooring, double doors leading to patio area, beautiful views.
Inner Hallway:	7.00m x 0.93m.	With victorian tiles.
Downstairs WC:	3.75m x 1.75m.	Oak Flooring, W.C., W.H.B.
Pantry:	3.77m x 2.36m.	Floor to ceiling fitted solid oak shelving & terracota tiles.



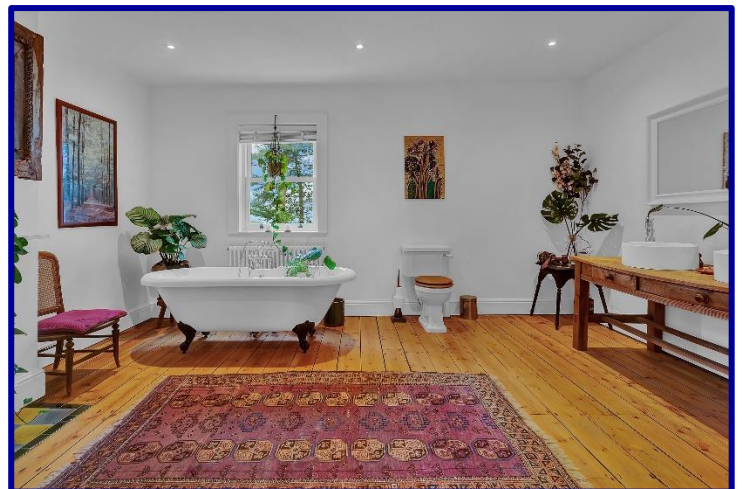
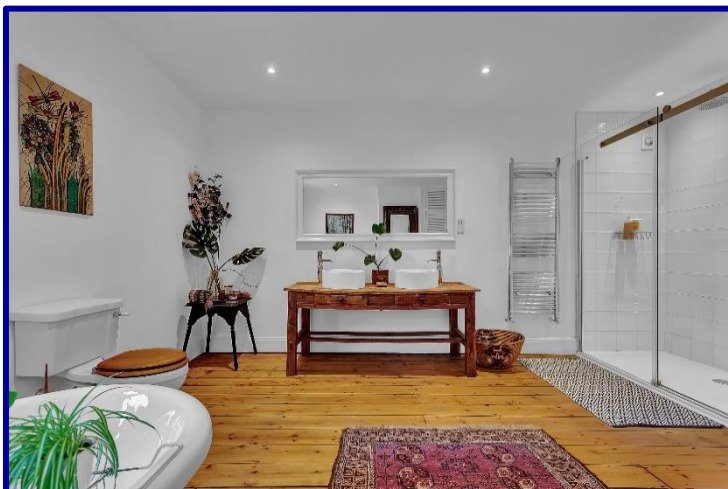


Kitchen/Dining Room:	8.05m x 3.79m.	Fitted kitchen units with built in dishwasher & fridge. Smeg Range, oak flooring.
Utility Room:	4.75m x 2.00m.	Belfast sink, tiled floor, plumbed for washing machine, fitted shelving, door to rear.
UPSTAIRS:		
Landing:		L shaped. Attractive feature window overlooking front garden.
Bedroom 1:	3.71m x 3.42m.	Feature fireplace with tiled inset, decorative coving.
Bedroom 2:	3.92m x 4.08m.	To front.
Bedroom 3:	4.38m x 3.62m.	To front.





Bedroom 4:	4.44m x 3.93m.	To front.
Bedroom 5:	4.94m x 3.75m.	To rear. Wall to wall, floor to ceiling fitted wardrobes.
Guest Bathroom:	1.83m x 2.53m.	White W.C., wash hand basin & shower. Marble tiles.
Lobby:	2.00m x 1.66m.	Fitted presses and shelving. Stira steps to attic storage.
Bathroom:	4.77m x 4.14m.	Feature fireplace, freestanding pedestal bath, W.C., his & hers wash hand basins with vanity area, large shower with glass shower screen .





OUTSIDE:

- Tree lined avenue leading to c. 6.8 acres laid out in gardens and railed paddocks.
- Range of Stone Stables, Haysheds & outhouses.



VIEWING:

BY APPOINTMENT ONLY

BER:

C1 (107512469)

PRICE REGION:

€795,000



Established. 1952
**JP&M
DOYLE**

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