



BALLINCLEA COTTAGE
ON c. 0.6 ACRE | 0.24 HA
DONARD | CO. WICKLOW | W91 DW32



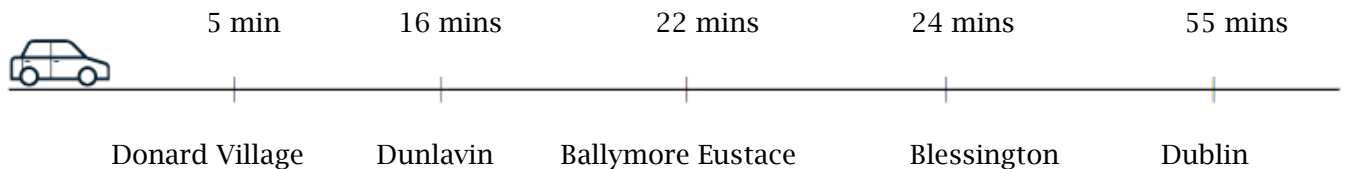
FOR SALE BY PRIVATE TREATY

LOCATION

Situated in the heart of the Wicklow Mountains & yet just one hour from Dublin. This beautiful period cottage is set on private grounds, secluded in woodlands and mountains. The area offers a host of activities both on site & in its surrounding areas. Wicklow is known as 'The Garden of Ireland' and the reason why is evident for anyone who takes a trip to the area. Lugnaquilla, & Slievemaan are two of the popular hill walks nearby. Trails such as the Spinc at Glendalough are also very popular. The Beautiful Blessington Lakes are a 15 minute drive away and offers water sports & activities as well as Lake side walks. Golfing is well catered for in the area with Tulfarris, Blessington Lakes & Rathsallagh all within a short drive away. Donard village is less than a 5 minute drive from the premises & hosts shops, pubs, & churches. Other towns such as Baltinglass, Dunlavin & Ballymore Eustace are close by.



Donard Village: c. 4 kms.
Blessington: c. 23 kms.
Dublin: c. 59.2 kms.



DESCRIPTION

The property comprises a charming period cottage in this most scenic setting in the foothills of the Wicklow Mountains. The house oozes charm and character, is in good condition throughout, laid out in open Plan Kitchen/ Living room, Sun Room, Two Bathrooms and Three Bedrooms. Outside there is Two Art Studios, one Glass House and a tunnel. Surrounding the cottage, informal gardens unfold with mature trees stand tall, offering shade and a sense of privacy, while flowering shrubs are scattered throughout the garden, adding flashes of colour against the lush green backdrop, most of the land around the property, including the garden, has been clear of chemicals and pesticides for at least the past forty years. The gardens benefit from partially stone-lined stream running through.



ACCOMMODATION

SUNROOM	4.57m x 2.46m	
KITCHEN / DINING / LIVING ROOM	7.92m x 4.44m	With Fully Fitted Kitchen Units, Multifuel Stove & Vaulted Ceiling.
STUDY / BEDROOM 1	3.80m x 3.20m	
REAR HALL	6.08m x 1.00m	
BATHROOM 1 / UTILITY	2.50m x 1.91m	With W.C. & W.H.B.
BEDROOM 2	4.51m x 3.63m	
BEDROOM 3	3.79m x 2.97m	



GALLERY







OUTSIDE FEATURES

Mature Tree lined gardens with a stone lined stream running through.

Three storage buildings / Art Studios (Temporary Structures)

Building 1: c. 41 Sq. Mt. Building used as Art Studio.

Building 2: c. 37 Sq. Mt. Building used as home office/ Art Studio.

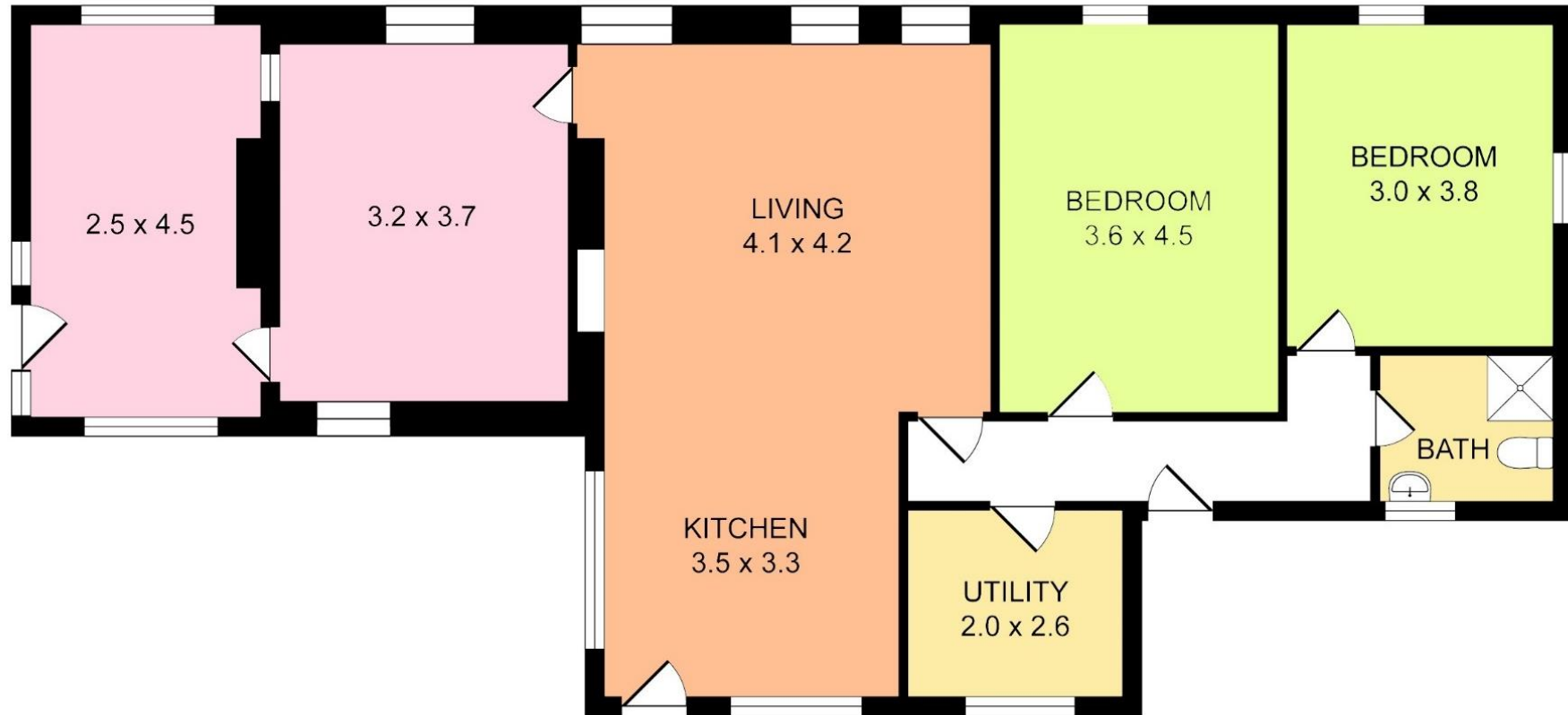
Building 3: c. 24 Sq. Mt. Building used storage/ workshop.

SERVICES

- Fast Broadband.
- Private Well & Group Scheme Water Supply.
- Septic Tank.
- Heating is with thermostatic - controlled radiators from a condensing boiler.



FLOORPLAN



VIEWING:

By Appointment Only

PRICE REGION:

€425,000

BER: D1 (117905042)

SELLING AGENT:

J. P. & M. Doyle Ltd.
Main Street,
Blessington,
Co. Wicklow.
W91 RK28.

CONTACT US

Telephone: 045 865 568
Email: enquiries@jpmdoyle.ie



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