



CRAFFIELD

Aughrim, County Wicklow | Ireland

BER C2

Ireland

Sotheby's
INTERNATIONAL REALTY



CRAFFIELD

A charming and elegant country home combining an original period character with later light enhancing embellishments and extensions. Pleasantly positioned nestling into a south facing valley with pasturage extending down to the River Ow. In all about 8 acres or 3.2 hectares.



Craffield benefits from a sunny south-facing aspect and with large windows and French doors a key feature of the later extensions to the original period farmhouse, ensuring the accommodation is bright and airy. This gives a nice contemporary blend to the retained period character of the original 19th Century farmhouse and presents a bright and comfortable home with a quaint irregular layout. Extending to some 4,024 square feet [374 square metres] of accommodation the original modest rooms have been embellished with fine and large light filled rooms within the recent extensions to provide a suite of reception rooms ideal for entertaining and spacious principal bedrooms. The reception hall features a double height ceiling with a raised gallery landing above and access to both the drawing room and dining room, itself interconnecting with the kitchen. The kitchen is centrally positioned within the house and overlooks a large south-facing patio terrace. A living room, with full height glazing to the south-facing wall, library and study complete the reception accommodation. There are five bedrooms, each with a bathroom or shower room either connected or immediately adjacent.

Throughout the house there are excellent views from all the principal rooms, primarily south or west facing and taking in vista's over the pastoral lands included within Craffield's acreage to the bounding river and over the mature woodland and hills beyond. The house links delightfully with the gardens, with French doors linking to a number of paved

terraces to allow *alfresco* dining in good weather and the peaceful country surrounds to be enjoyed. A well-kept and fenced tarmac tennis court lies a short distance from the house. The lands are a dramatic and pleasant aspect of Craffield and link seamlessly to the gardens surrounding the house with gravelled paths meandering along much of the properties perimeter, bounding both a stream with a pleasant waterfall and along the river bank. An extremely well-positioned timber deck perched on the river bank providing a pleasant resting spot. The lands are divided into 3 manageable grazing paddocks with post and rail fencing and easily accessible to a small barn with American style stabling [4 stables]. The local area being renowned for equestrian enthusiasts with numerous clubs and trail riding opportunity. Fishing [trout] is afforded on the River Ow and nearby River Derry [by permission]. Driven and rough shooting and hunting is available locally with the Shillelagh and Wicklow fox hounds. Walking amenity locally includes the Sean Lenihan Way, Three Wells and Macreddin Brooks leisure walks with a mix of woodland and riverside routes.

Craffield is just over 2 miles [3.2 km] from the picturesque village of Aughrim, where many of the buildings are constructed in attractive locally quarried granite stone. Aughrim is pleasantly situated at the junction of several mountain valleys and straddles the Ow and Derry rivers. The village includes typical village amenities with grocery

shopping, pubs and a post office and The Stone Cutters coffee shop, Byrnes renowned delicatessen and Lawless's Hotel. The nearby award winning Brooklodge Hotel and McCreddin Village Resort provides a great amenity and includes the hotel, Paul McGinley designed golf course, a designated 'Resort Spa' [The Wells Spa] and 3 restaurants [including a certified organic restaurant]. The market towns of Arklow [coastal] and Rathdrum are some 11 miles [17.7 km] and 10.4 miles [6.7 km] away, each with train links connecting to Dublin. Arklow has access to the sea, a deep water harbour and bowling club. In the local area, there are numerous traditional pubs, convenience stores and weekly town and country markets. Wicklow county itself is often referred to as the '*Garden of Ireland*', with a magical blend of fertile valley glens, picturesque mountains and sandy beaches. Dublin city and its international airport is easily accessibly with approximate driving times of approximately 1 hour 17 minutes each.

The fitted carpets are included in the sale. All furniture and light fittings and any garden statues together with the chattels within the house are excluded from the freehold sale but may be available to a purchaser by separate negotiation.

For Sale Freehold by Private Treaty. Solicitor with sale conveyance: Dermot Deane, Dermot Deane & Co. Solicitor, Mespil House, Sussex Road, Dublin 4. T. 01 231 4600. E. dermot.deane@dermotdeane.ie.

CRAFFIELD
AUGHRIM
COUNTY WICKLOW

BER C2 {Building Energy Rating Certification}
BER: C2. BER No. 105013148
Energy Performance Indicator: 48.91 kgCO₂/m²/yr

All viewing by appointment only

In all approximately 8 acres or 3.2 hectares

Accommodation within the house extends to some 4,024 square feet or 374 square metres and includes 5 principal reception rooms and 5 bedrooms, each with a bathroom or shower room either connected or immediately adjacent. Delightful grounds include river frontage, stabling and grazing

Well water, spring water [with filtration], oil fired central heating, uPVC double glazed windows, landline telephone and broadband, mobile telephone coverage, security alarm and cameras, 2 open fires, 1 stoves, 1 AGA range

Aughrim 2.2 miles or 3.6 km, Avoca 8.5 miles or 13.8 km, Arklow [train] 11 miles or 17.7 km, Rathdrum [train] 10.4 miles or 16.7 km. Greystones [DART light rail] 31 miles or 49.7 km. Dublin city centre 45 miles or 73.3 km

Brooklodge Hotel and McCreddin Village Resort [golfing, restaurants, leisure spa, boutique shopping] 3.7 miles, 6 km or 10 minutes drive

Dublin International airport 1 hour and 17 minutes approximate driving time [61 Miles or 99 km], Rosslare Ferry Port 1 hour 30 minutes driving time and Dun Laoghaire ferry port 1 hour 10 minutes driving time

Eircode Y14 HK22 [Property Specific Code], GPS location 52.0890 [latitude] and -6.365796 [longitude]

(Measurements, timings and distances approximate)

David Ashmore

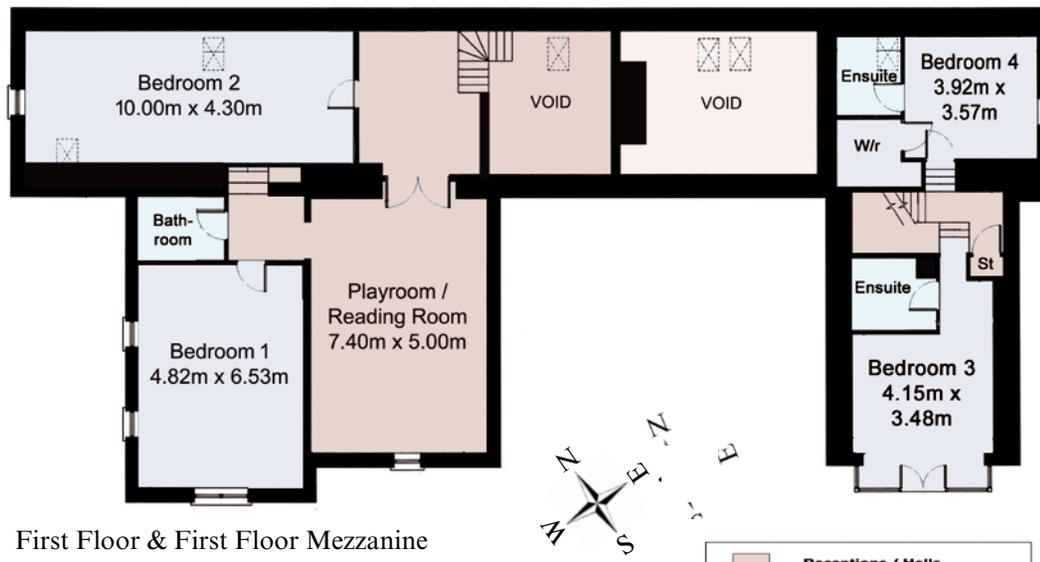
Managing Director

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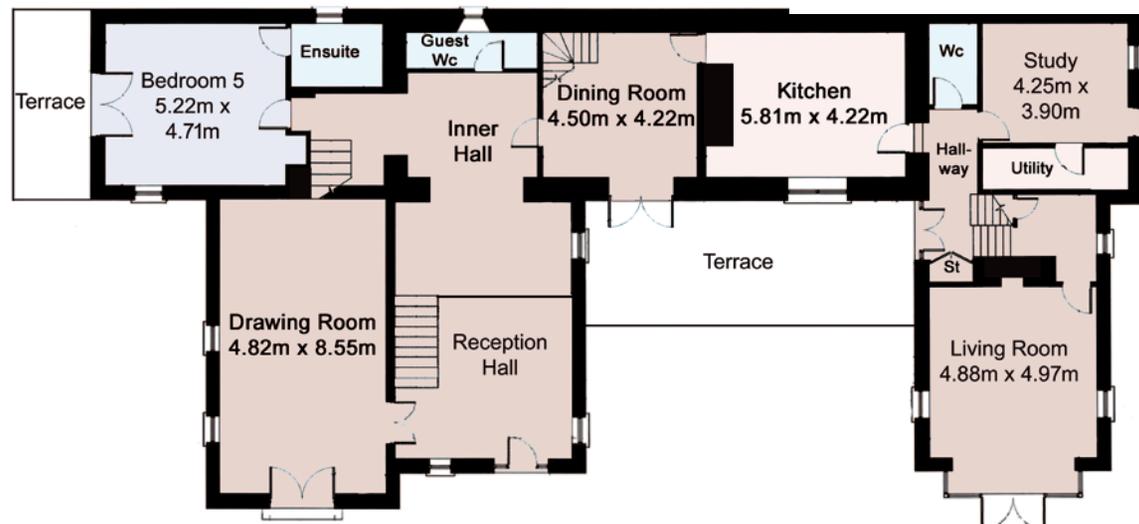
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First Floor & First Floor Mezzanine



Ground Floor & Ground Floor Mezzanine