

# Woodberry House

**Coynes Cross, Ashford, Co. Wicklow**  
With about 4 acres





Woodberry House is a charming bungalow of about 300 m<sup>2</sup>, with stable yard, outdoor arena, gardens and paddocks. Situated on an elevated site, the property offers exceptional views over the surrounding countryside stretching out to the Irish Sea.

Located in the town land of Coynes Cross, 6 km north of the village of Ashford, the property is only 40 km south of Dublin. With immediate access to and from the N11, it is within easy commuting distance of Dublin City Centre and Dublin Airport.

The location has much to offer the sporting enthusiast, with a choice of hunts and championship golf courses in the surrounding area. There are also numerous sandy beaches and harbours from which to sail and fish close by.

## ACCOMMODATION

### ENTRANCE PORCH:

Stained glass door with tiled floor opening to:

**ENTRANCE HALL: 5.9m x 2.5m** with

**CLOAKROOM:** WC and Wash Basin.

**SITTING ROOM: 7.2m x 3.9m**

Fireplace with feature stone chimney piece, double doors opening to:

**DRAWING ROOM: 7.2m x 4m**

With picture windows offering superb views and French doors to:

**CONSERVATORY: 15m x 3m**

Opening to extensive paved terrace.

**DINING ROOM: 4.7m x 3.8m**

Fitted recess display cabinet and cupboard. French door to conservatory and door leading to:

**KITCHEN/BREAKFAST ROOM/FAMILY AREA:**

**10.38m x 3.25m**

Part tiled floor, extensive range of timber fitted wall and floor cupboards, fitted 4 ring Belling hob with Siemens extractor, fitted Belling eye level double oven. Open arch leading to family area with window seating offering fine views.

**BOOT ROOM/UTILITY ROOM: 4.45m x 2.9m (av)**

Situated off the kitchen with access to the rear garden, spacious boot room/utility room with tiled floor, sink unit and cupboards. Spacious central bedroom passage with airing cupboard.

**BEDROOM 1: 4.1m x 3.2m**

With bow window and fitted wardrobes.

**BEDROOM 2: 4.1m x 3.5m**

With bow window and fitted wardrobes.

**BATHROOM: 4.1m x 1.6m**

Tiled floor, bath with shower and hand shower, wash basin, WC.

**BEDROOM 3: 4.7m x 3.7m**

With mirror fronted wardrobes, bay window and en suite.

### SHOWER ROOM:

With fully tiled floor and walls, heated towel rail, shower, WC and wash basin.

**BEDROOM 4: 5.2m x 4.1m**

With wall length mirror fronted wardrobes, bay window, en suite.

**BATHROOM:** With fully tiled floor and walls, bath with shower, WC and wash basin

**DRESSING ROOM/BATHROOM/STUDY: 9.5m x 2.7m**

Off the main bedroom is a substantial room which runs the full width of the house and offers views over the countryside. Part timber part tiled floor, fitted wardrobes, large multi-jet shower, separate WC and wash basin.

## SERVICES

Mains electricity

Oil Fired Central Heating

Septic tank

Water from own well with electric pump

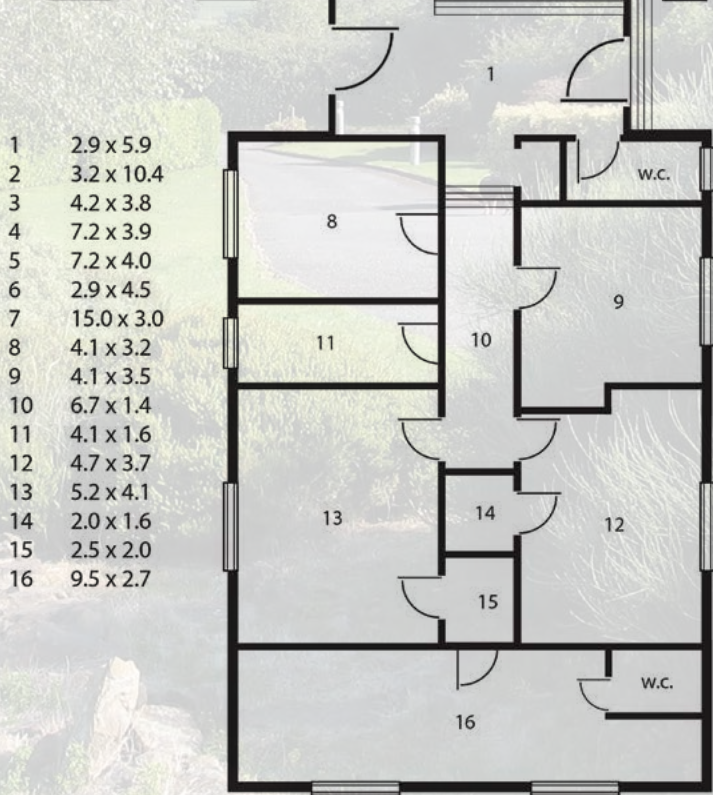
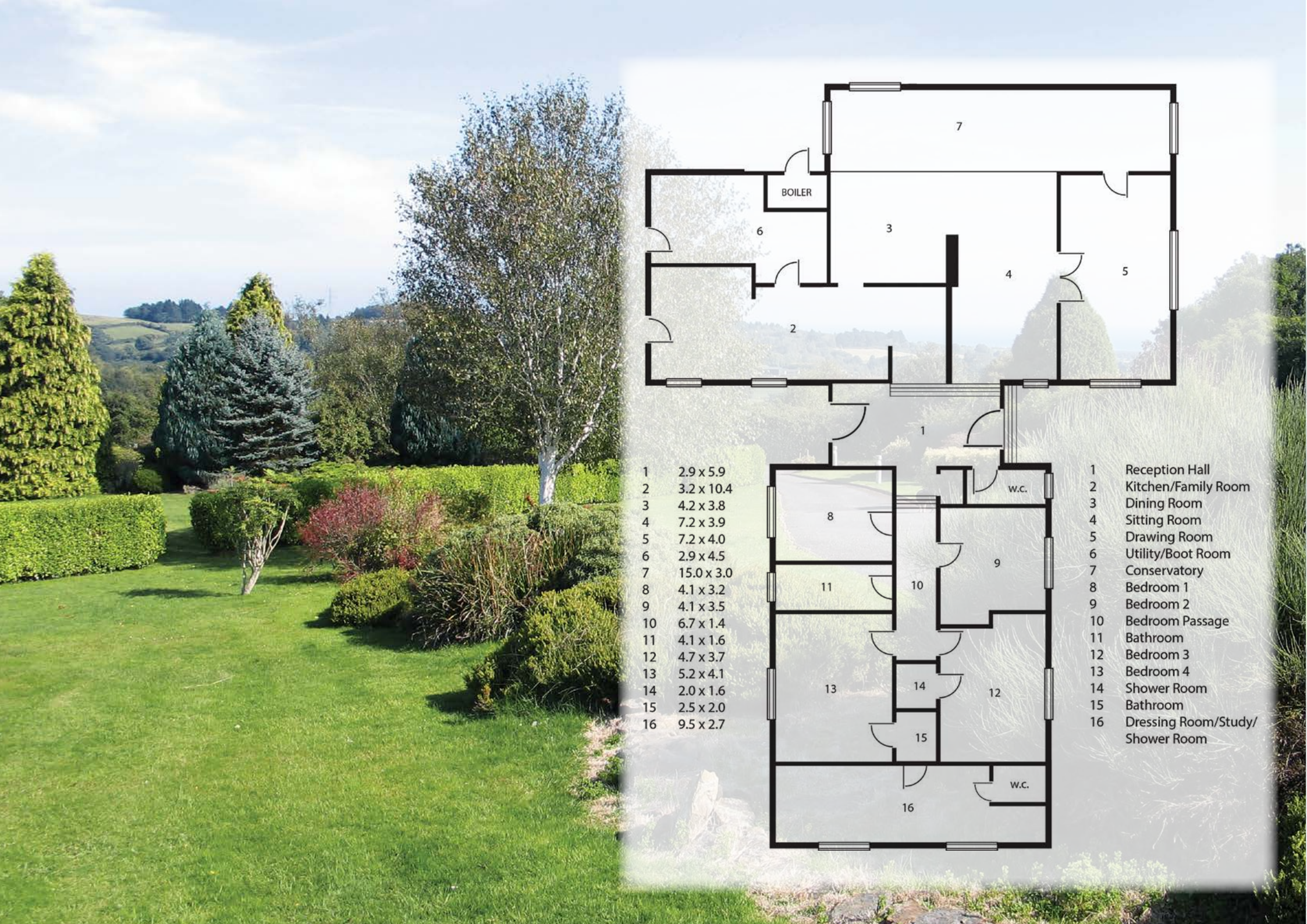
## OUTBUILDINGS:

Within easy reach of the house and with a separate entrance, there is an attractive range of outbuildings including; courtyard style stable yard with six loose boxes, tack room / feed house. Double doors open to an extensive workshop / storage area (11m x 8m) as well as a loading bay and a store. Separately there is also a spacious garage and purpose built kennel.

## THE LANDS:

The property comprises about four acres, which are currently laid out in two paddocks, a (40m x 27m) all-weather arena and gardens. The grounds around the house are designed to be easily maintained and provide an array of colour through the seasons. Approached via a long avenue to the front of the house, is an extensive forecourt with ample parking. To the rear is a sheltered raised terrace which is accessed from the spacious conservatory and there is also an enclosed garden area with a former putting green and bunker.





- 1 2.9 x 5.9
- 2 3.2 x 10.4
- 3 4.2 x 3.8
- 4 7.2 x 3.9
- 5 7.2 x 4.0
- 6 2.9 x 4.5
- 7 15.0 x 3.0
- 8 4.1 x 3.2
- 9 4.1 x 3.5
- 10 6.7 x 1.4
- 11 4.1 x 1.6
- 12 4.7 x 3.7
- 13 5.2 x 4.1
- 14 2.0 x 1.6
- 15 2.5 x 2.0
- 16 9.5 x 2.7

- 1 Reception Hall
- 2 Kitchen/Family Room
- 3 Dining Room
- 4 Sitting Room
- 5 Drawing Room
- 6 Utility/Boot Room
- 7 Conservatory
- 8 Bedroom 1
- 9 Bedroom 2
- 10 Bedroom Passage
- 11 Bathroom
- 12 Bedroom 3
- 13 Bedroom 4
- 14 Shower Room
- 15 Bathroom
- 16 Dressing Room/Study/ Shower Room



**DIRECTIONS:**

**TAKE THE N11 SOUTH.**

**TAKE EXIT 14 SIGNED COYNES CROSS.**

**AT ROUNDABOUT TURN LEFT, SIGNED COYNES CROSS.**

**1.1 KM LATER TURN LEFT, CONTINUE UNDER MOTORWAY.**

**PROPERTY IS 0.4 KM UP ON THE LEFT HAND SIDE,**

**WATCH FOR GRASS VERGE.**

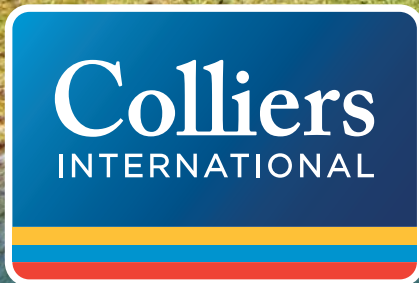
**CONTINUE UP AVENUE TO HOUSE.**

**SOLICITORS HAVING CARRIAGE OF SALE:**

**JOSEPHINE SULLIVAN**

**CONNOLLY SULLIVAN SOLICITORS**

**MARKET COURT, TOWN HALL, BRAY, Co. WICKLOW**



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**BER CERTIFICATION**



**VIEWING DETAILS**

**Strictly by private appointment only.**

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