



5  6  468. sq. m

BER C2

Glenealy House, Ballyfree West, Glenealy, Co. Wicklow, A67 AW71

AMV: €1,175,000

**Forkin**  
**Earls**



A distinguished five bedroom country residence on approximately 4.6 acres with exceptional privacy, beautifully landscaped grounds and a private putting green, located minutes from Glenealy, Ashford and Wicklow Town.

Glenealy House is a substantial country residence set on approximately 4.6 acres of beautifully landscaped grounds on the outskirts of Glenealy village, surrounded by rolling fields, mature woodland and a deep sense of privacy throughout. Approached through electric gates and a sweeping tree lined driveway, the house sits proudly within its setting, framed by manicured lawns, sculpted topiary, mature trees and long views towards the Wicklow hills. The gardens have been shaped with care and purpose, with gentle pathways, sheltered seating areas, a putting green with practice tees and a detached garden room tucked away for quieter moments. It is a wonderfully private estate, yet only minutes from Glenealy and within easy reach of Wicklow Town, Ashford and the N11 and M11 for Dublin.

Built in 1999 with classic red brick elevations and a C2 energy rating, Glenealy House extends to approximately 468 square metres or 5,037 square feet of well considered accommodation that suits both family living and large scale entertaining. A gracious reception hall sets the tone with its Waterford Crystal chandelier and introduces a sequence of generous reception rooms including a dual aspect formal living room with feature fireplace and Waterford Crystal chandelier, a cosy family room, a formal dining room and a large kitchen and breakfast room overlooking the gardens. A wine cellar, utility room, guest WC and internal access to the garage complete the ground floor. A superb ground floor bedroom suite with its own entrance offers excellent flexibility for guests, multi-generational living or an au pair. Upstairs, four further double bedrooms, all en suite, are arranged around a spacious landing which is also finished with a Waterford Crystal chandelier. The principal suite enjoys impressive proportions and elevated views across the gardens and surrounding countryside which reinforces the sense of a peaceful private retreat.

Set in one of Wicklow's most naturally beautiful and sought after rural pockets, Glenealy House enjoys close proximity to renowned walking trails, forest tracks, riding schools and equestrian facilities, as well as the beaches and harbours of the east coast. This is a location highly regarded for its privacy, scenery and outdoor lifestyle, yet with excellent access to Dublin via the N11, M11 and M50, and Dublin Airport in approximately 50 minutes.

- Distinguished detached country residence built circa 1999 in a prime Co Wicklow setting
- Extending to approximately 468 square metres or 5,037 square feet of generously proportioned accommodation
- Set on approximately 4.6 acres of beautifully landscaped gardens and mature grounds
- Electric gated entrance with a sweeping tree lined driveway and substantial forecourt parking
- Grand reception hall with Waterford Crystal chandelier leading to an elegant sequence of reception rooms
- Large dual aspect formal living room with feature fireplace, garden views and Waterford Crystal chandelier



## SALES AGENT

Gavin Kennedy

Residential Sales Manager

M: 087 102 7518

E: gavin@forkin.ie

PSRA: 002719-009308

## FORKIN | EARLS

Abbey Street

Wicklow Town

Co. Wicklow

A67 DW02

T: 0404 61933

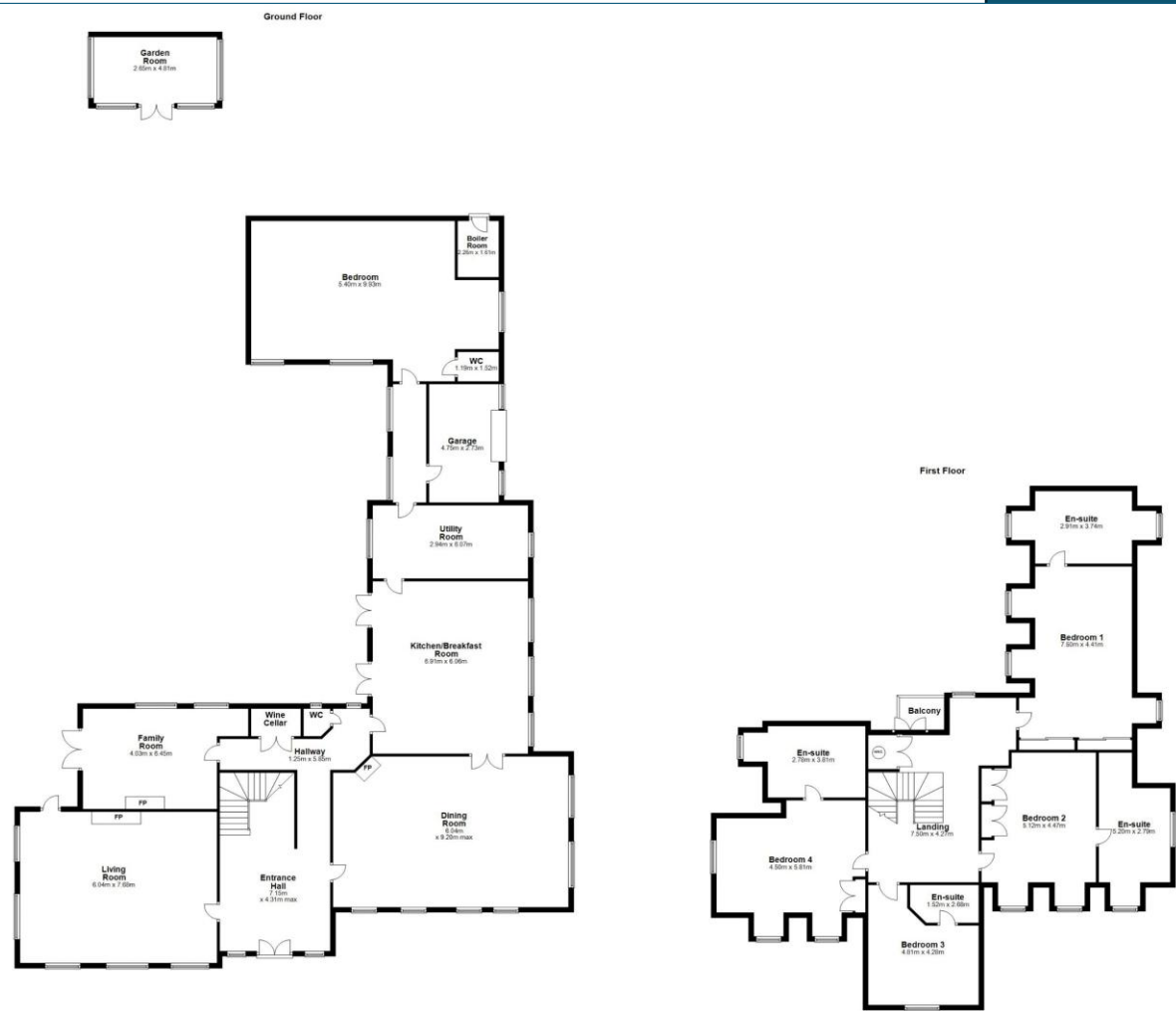
E: info@forkin.ie

forkin.ie

**Forkin**  
**Earls**

Wicklow PSRA No: 002719

Arklow PSRA No: 004827



### Conditions to be noted:

Forkin Tracey Properties Ltd t/a Forkin Property for themselves and for the vendors or lessors of this property whose Agents they are, give notice that: (I) These particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract ; (II) All descriptions, dimensions, references to condition and necessary permission for the use or occupation, and any other details given in good faith and are believed to be correct, but any depending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (III) The vendor or lessor does not make, give or imply nor does Forkin Tracey Properties Ltd t/a Forkin Property or its staff authorised to make, give or imply any representation or warranty in respect of this property; (IV) In the event of any inconsistency between these particulars and the contract, the latter shall prevail.