



## AN GRIANAN

Kilcronee Lane, Kilcronee, Co. Wicklow A98V998. *approx. 0.53 ha (1.3 acres).*

Colliers

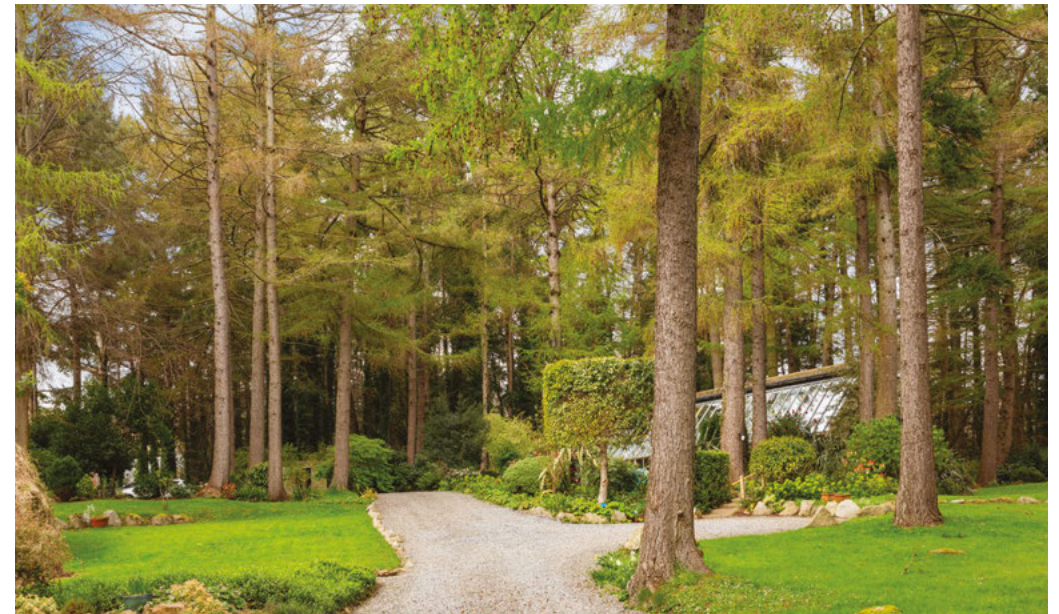


## DESCRIPTION

They say good design and build is timeless and this is never more true than with An Grianan in Kilcree. Nestled in a private woodland setting in an exceptionally convenient location the architect designed south facing house was built in 1976. It was specifically designed to be a passive solar house with a fully glazed front generating heat and exceptional light throughout.

## LOCATION

Approached via a long tree lined avenue, the wooded garden setting is convenient to multiple amenities and transport links. Dublin airport is a 40 minute drive via motorway. The N11-M50 is literally a 2 minute drive as is the noted Avoca speciality restaurant and shop. Within 5 minutes you have a major supermarket and Bray town centre with its array of shops. In 10 minutes you can reach the picturesque village of Enniskerry with the adjoining Powerscourt Estate and its world renowned gardens. 2 championship golf courses lie within a short distance.





## THE HOUSE

This ultra-modern 157.9 sq.m / 1700 sq ft house was designed by Derek Kilfeather, with full glazed elevation to the front of the house over both floors, to merge with the tranquil woodland garden. The modern open plan layout and the doubled glazed windows over the full width of the house generates great connectivity and wonderful views into the garden and the surrounding landscape. There is a cloakroom/shower room off the entrance hall.

To the east, over two floors connected by a spiral staircase, there are 4 child size bedrooms fronted by shared study/office areas overlooking the garden towards the Sugarloaf mountain. These rooms would be easy to reconfigure into bigger bedrooms/dressing rooms.

To the west, is the pleasant glass fronted kitchen/dining room with a connecting utility room and attached under stair storage area. A generous living room with a solid wood fired stove completes the ground floor. Upstairs is a cosy second living room. The master bedroom suite with bathroom lies across a small landing. The bathroom has a second door leading to a dressing room, child's bedroom and home office.













## OUTBUILDINGS

The outbuildings include 2 stables and a garden/tool shed. An overhead loft runs the full width of the building. There was previous planning permission to convert this building to an alternative use.

## THE GROUNDS

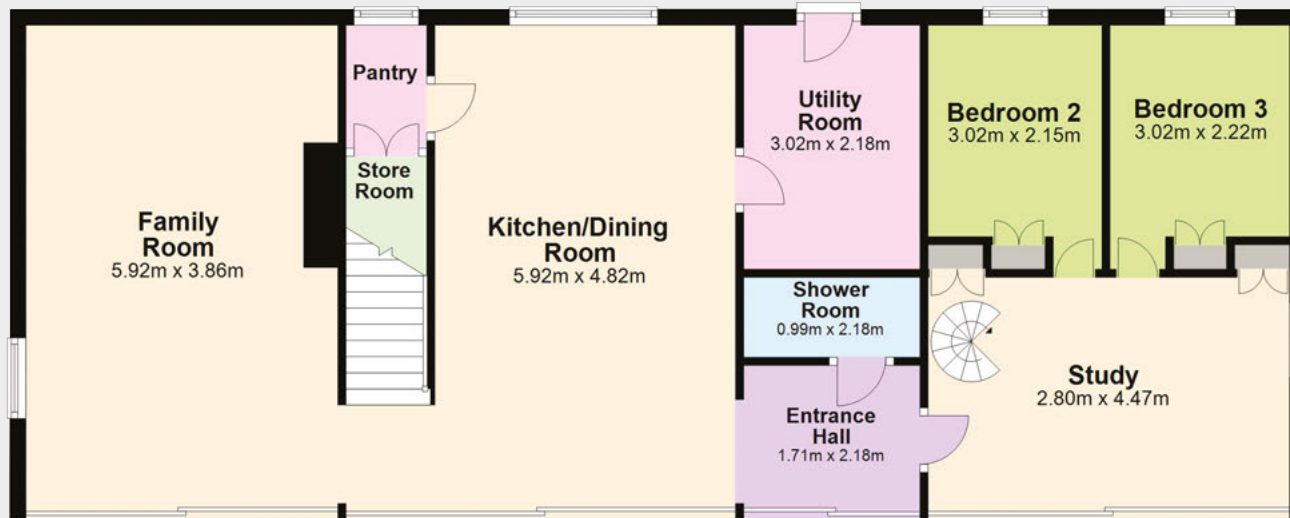
All the ground floor rooms open to a spacious sheltered south facing terrace overlooking the grounds which are a particular feature of the property with mature woodland and multiple lawns lined with an array of colourful shrubs and borders and a small stream. To the east there are stunning views across open fields. There is also a dedicated fruit, flower and vegetable garden. This is a peaceful haven with abundant visiting wildlife.





# FLOOR PLANS

## GROUND FLOOR



## FIRST FLOOR



## SERVICES

- Kerosene condensing boiler feeding ducted hot air heating system runs the length of the house with supplementary radiators
- Septic tank drainage
- A dedicated well with excellent water
- High speed fibre broadband (1GB)

## FEATURES

- Superb contemporary house in 1.3 acre woodland setting
- Exceptionally convenient location
- Fully double glazed throughout
- High degree of insulation in walls and subfloor
- Bright interconnecting flexible accommodation
- Private colourful gardens with fine views.

Viewing by prior appointment  
Guide price €1.275 million

BER: **BER C2**



## CONTACT



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