



SUBSTANTIAL RESIDENCE
ON C. 1 ACRE | 0.404 HA
VALENTINES LANE | BLACKMORE
DONARD | CO. WICKLOW | W91 WD00

LOCATION

This beautiful home is conveniently located c. 1 km off the N81 in a most peaceful and private location, close to the beautiful Donard Village. Situated in the heart of the Wicklow Mountains & yet just one hour from Dublin. 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 & Rathsalagh all within a short drive away. Donard village is less than a 5 minute drive from the property & hosts shops, pubs, & churches. Other towns such as Baltinglass, Dunlavin & Ballymore Eustace are close by.



DESCRIPTION

Set well back from a quiet country lane and up a sweeping gravel drive, this substantial family residence occupies an extensive and private site of approximately 1 acre. The property enjoys an enviable sense of seclusion and privacy, bordered by mature, well-defined boundaries. The expansive front and rear lawn areas offer an exceptional space for children to run, & play, with ample room to spare.

Constructed in 2002, this home extends to approximately c. 155 sq.m. / 1668 sq.ft., with thoughtfully arranged accommodation to cater to the needs of a growing family. The rooms are all of generous proportions with large inviting entrance hall, living room off with wood burning stove and wooden floor, kitchen / dining room to the back of the house with country style kitchen units and patio doors to garden. The utility room off is a functional feature. Down the hallway, you have a large guest W.C. with beautiful bespoke units, four double bedrooms all of which have custom made wardrobes. One bedroom has its own en-suite and two other rooms share a `jack and gill` en-suite. The master bedroom has a high vaulted ceiling and wooden floor with sliding doors that lead to the garden.

The gardens surrounding this home are a beautiful space to relax and enjoy, with thoughtfully landscaped shrubbery and mature trees and foliage providing year long colour. There is a custom made pergola to the side of the house complete with fire pit, which would seat a number of guests and is the perfect space for entertaining with the backdrop of the Wicklow mountains.

SERVICES:

- Water: Private Well.
- Sewage: Septic tank.
- Fibre Broadband.
- Oil Fired central heating.

OUTSIDE:

- Large Drive.
- Large gardens extending to c. 1 acre.
- Covered pergola with fire pit.
- Large patio area.

ACCOMMODATION

ENTRANCE HALL 19.7 sq. mts.

LIVING ROOM 23.7 sq. mts.

KITCHEN / DINING ROOM 20.3 sq. mts.

UTILITY ROOM 5.00 sq. mts.

W.C. 4.5 sq. mts.

HOTPRESS 1.5 sq. mts.

BEDROOM 1 15.3 sq. mts.

BEDROOM 2 12.5 sq. mts.

JACK & GILL EN-SUITE 4.00 sq. mts.

BEDROOM 3 13.00 sq. mts.

EN-SUITE 3.1 sq. mts.

MASTER BEDROOM 22.7 sq. mts.

















FOR SALE BY PRIVATE TREATY

GUIDE PRICE:

€595,000

BER:

C1

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