



SPRUCE LODGE

Ballyrogan Upper, Redcross, Co Wicklow A67 PC42

BER Exempt



exclusive affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE



SPRUCE LODGE, BALLYROGAN UPPER, REDCROSS, CO. WICKLOW A67 PC42



SPECTACULAR GEORGIAN COUNTRY ESTATE WITH INTERNATIONAL STANDARD EQUESTRIAN FACILITIES ON APPROX. 43.83 HA (108 ACRES) IN THE HEART OF WICKLOW, WITHIN ONE HOUR OF DUBLIN

Main House 501.6 sq.m (5,399 sq. ft) | Garden Cottage 76.8 sq.m (826.67sq.ft) | Manager's House 212.1 sq.m (2,283 sq. ft) | Additional Accommodation 282.4 sq. m (3040sq. ft)

(All measurements are approximate.)

For Sale by Private Treaty

BER Exempt



SPECIAL FEATURES

- Beautiful five-bedroom Georgian country house
- Turnkey condition with original features throughout
- Approx.43.83 ha (108 acres) in the heart of The Garden of Ireland
 - Secluded formal gardens, woodlands, stream and forestry
 - Pleasure lake with chalet
- Additional accommodation: Managers House, Garden Cottage & three apartments
 - State of the art Equestrian Centre including 32 loose boxes
 - All-weather outdoor arenas
 - Large competition standard indoor riding arena
 - Flexible all weather Cross Country training facility
 - Conferencing facilities
- Extensive paddocks and grazing with stud rail fencing, and internal roadways
 - Spectacular location with views of the Wicklow Mountains



DESCRIPTION

Set on a approx. 108 acre estate, Spruce Lodge is an internationally renowned centre of excellence for horses and riders. Accommodation is offered in a beautiful 5 bedroomed Georgian home presented in turn-key condition, with elegant reception rooms and original features intact. This is surrounded by mature gardens and grounds.

Further accommodation is provided across five separate units, including a manager's house, garden cottage, and three apartments. All of these are separately metred, offering great flexibility and potential.

The gardens and grounds are lush, with a private lake, river frontage, forestry and mountain views. The remaining Estate is laid out in paddocks and grazing, with post and rail fencing and internal Estate roadways.

The equestrian centre itself has been created with intelligence and care, and no expense has been spared in ensuring that all imaginable facilities are available for horses and riders at all levels, from beginner to international competition standard. Conferencing facilities add to the enormous scope that Spruce Lodge brings to its future owner.

The atmosphere on the Estate is that of a peaceful and unspoiled oasis, with views of the Wicklow mountains, yet it is within one hour of Dublin city centre and airport. You are also close to Brittas Bay, and in the heart of a strong community, with excellent schools, shops, sporting facilities, pubs and restaurants right on your doorstep.





SPRUCE LODGE

Spruce Lodge is a wonderful Georgian country house. Extended and exceptionally maintained, it retains its period features, while sensitive upgrading bring all modern conveniences to ensure your ease and comfort.

The original building is of the classical symmetrical design, with later additions including a sun room, and kitchen, pantry, boot room and rear hall. All these are seamlessly integrated into the whole.

A bright porch opens to the entrance hall. This generous space has timber flooring, panelling, and arched recesses. It is flanked by pair of very generously proportioned reception rooms. To the left, the drawing room has a built-in solid wood stove and opens to the sun room, which in turn has French windows to a charming patio. This beautiful space is lined with bookshelves on the house-side, while the rest give expansive vistas to the gardens, valleys and mountains. It is large enough for family entertaining, as well as relaxing.

To the right, the dining room has an open fire, deeply recessed tall windows with shutters, and solid wood flooring. The adjacent kitchen / breakfast room is a large bright dual aspect room with plenty of storage and space to create. A range caters for your culinary needs, while the kitchen island has a second sink, meaning you can dream big when it comes to preparing food from the kitchen gardens and making menus.

A large study, living room, utility room, and shower room complete the downstairs accommodation. Upstairs, the stairs divide to create a beautiful pair of galleries accessing the five bedrooms. These are all generous doubles, and all are en-suite. The master is triple aspect, with a window-side seating area, dressing room and double-sinked en-suite.

The accommodation in the main house is augmented by five additional accommodation units, each presented in turn-key condition, making Spruce Lodge a rare gem that is full of opportunity. Whether for family, friends, business associates or paying guests, the Estate will not disappoint. From formal rooms to friendly, welcoming and relaxing spaces, this is a beautiful home redolent with potential in the heart of Co Wicklow, the Garden of Ireland.

GARDENS & GROUNDS

A charming avenue gives a sense of arrival to the main house, which is set in beautiful formal gardens and grounds. The house itself backs on to woodlands and is fronted by wide lawns, and has ample parking.

The aspect faces away from the main stabling and equestrian centre, and the addition of flag-stone sun terraces and a rear courtyard complete the feeling of full privacy and secluded peace when at home. This is added to by the spectacular views of the rolling countryside, with the foothills of the iconic Wicklow Mountains beyond.

The entire estate runs to approx. 44 Ha (108 acres), of which approx. 7 Ha (17.3 acres) is forestry that produces an annual premium. The forestry is made up of a broad range of trees including oak, alder, ash, birch, Scots pine, hazel and cherry. Hedging bounds the immediate gardens, which are also flanked by mature planting including rose beds, shrubberies and some specimen trees.

There is also a small lake, with a viewing jetty and chalet. There is a kitchen garden with raised planters, and a herb and fruit garden.

Beyond this lie the paddocks and riding trails, while there are also lovely walks dotted about the Estate, including to the banks of the Redcross River.

There are also plenty of storage sheds on the Estate, while a series of additional houses on-site add to the huge potential Spruce Lodge has to offer. These include a 3 bedroom Manager's House, 2 bedroom Guest Cottage, and 3 charming guest apartments, each with 2 bedrooms apiece.





EQUESTRIAN FACILITIES

The world-renowned equestrian centre at Spruce Lodge is second to none. A huge amount of care and expertise has gone in to ensuring that state of the art facilities are balanced by a relaxed atmosphere in which horses and riders, from international competition standard to enthusiastic beginner, can learn and excel.

Stabling is in an American barn with cushioned flooring, housing 20 loose boxes and a secure tack room area. A wash bay and feed area has hot and cold water. The Lower Yard has a secure tack room, and houses 12 spacious loose boxes.

The indoor arena is 65m x 25m, and includes a gallery with tiered seating, commentary box, indoor catering kitchen and fully accessible toilets.

Outdoor all weather training facilities include layouts for three dressage arenas, showjumping and cross country. The special cross country playground includes banks and water jumps, and can be reconfigured for specific needs.

The team at Spruce Lodge have also developed Equisteps, an educational and therapeutic programme for people with physical, cognitive, emotional and development challenges, and there is a dedicated child-friendly area on-site to support this.

Grazing, hay-making and trail riding is fully catered for in the paddocks and paths encompassed on the c.108 acres (44 hectares) of land. The grass-quality in this part of Ireland is considered excellent.

The addition of a dedicated conference centre with AV and a catering area, plus ample parking, can be used for corporate and team-building events, and offers even greater potential to this beautiful, unique and extraordinarily well-equipped Country Estate.

Overall, Spruce Lodge is an exceptional equestrian centre of excellence, with top quality accommodation, close to all amenities and connections, in a country already internationally renowned for the distinction of its horses and riders.





LOCATION

On the banks of the Redcross River, and with spectacular views of the Wicklow Mountains, Spruce Lodge is in the heart of the county known as The Garden of Ireland. The Vale of Avoca, and the famous expanse of golden sandy beaches at Brittas Bay are all within minutes.

Even though you are just moments from the M11, with direct access to Dublin, and the M50 for Ireland's motorway network, this part of Wicklow is renowned as an area of great natural beauty. Lakes, waterfalls and mountains are all on your doorstep, and sporting enthusiasts can enjoy world-class golfing, as well as fishing, sailing, hunting and shooting.

There are excellent local schools at primary and secondary level, and fantastic spots to dine out, from welcome village pubs to top quality fine dining restaurants and spa hotels. Spruce Lodge offers a total and ideal lifestyle choice, in one of Ireland's most sought after locations.

10 minutes to Brittas Bay

2.5km to M11 for access to Dublin and the M50

11 km / 10 minutes to Arklow

21 km / 20 minutes to Wicklow Town and train station

80 km / 1 hour to Dublin City Centre

89 km / 1 hour to Dublin International Airport

All distances and times are approximate.

SERVICES

- Well water from two wells
- Septic tank
- Oil fired central heating
- Heat pump in the Manager's House
- Underfloor heating in the Manager's House
- Separate electricity metres in each Residential Unit
- High speed Internet connection

BER RATINGS

- Ivy Cottage – BER: D2 | BER Number: 107992158 | EPI: 267.31 kWh/m²/yr
- The Den – BER: C2 | BER Number: 110789591 | EPI: 187.39 kWh/m²/yr
- The Loft - BER: C2 | BER Number: 112701966 | EPI: 185.38 kWh/m²/yr
- Managers House – BER: A3 | BER Number: 100158872 | EPI: 56.39 kWh/m²/yr
- Gardener's Cottage – BER: D2 | BER Number: 100313709 | EPI: 296.37 kWh/m²/yr







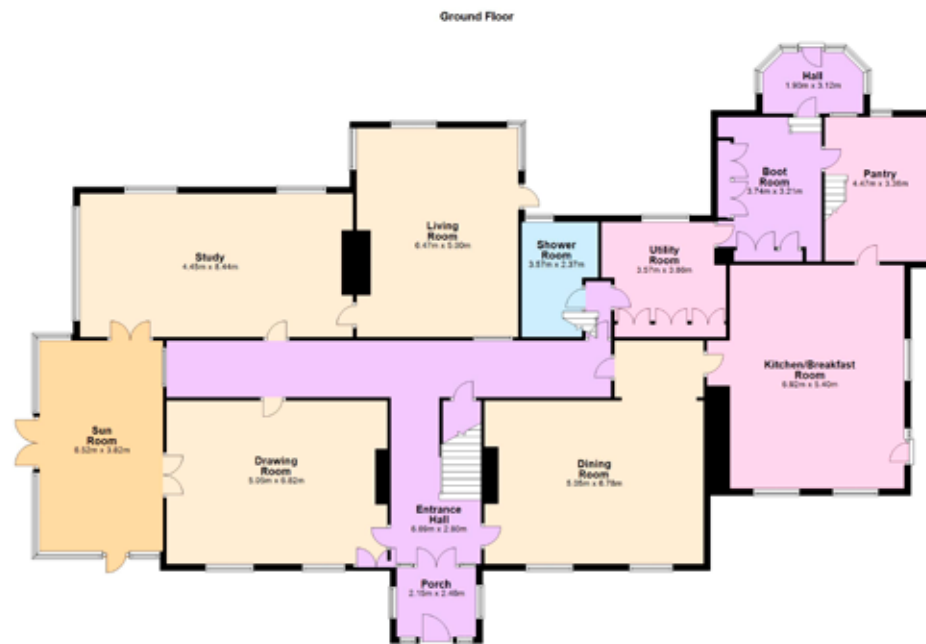
THE LOFT

THE DEN

THE IVY



FLOOR PLANS



Total area approx. 501.6 sq. metres



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