



CHURCH HOUSE

ON C. 0.76 ACRE/ 0.31 HA.,

CLOGHLEAGH, MANOR KILBRIDE, CO. WICKLOW, W91 CP27



4



1



c. 283 sq.m



(045) 865 568



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

Situated fronting the R759 Road, only 3.8 km from Manor Kilbride Village, in this most scenic location. County Wicklow is commonly referred to as the Garden of Ireland. Church House makes an ideal weekend base for exploring all the county has to offer, being only a short distance to Luggala and Lough Tay (20 mins), Blessington Lake (10 min) and Glendalough (40 min). From the house, one can enjoy local forest walks passing by the iron mines of Cloghleagh and along the banks of the Shankill and Liffey Rivers. The bustling town of Blessington is within 10 km.

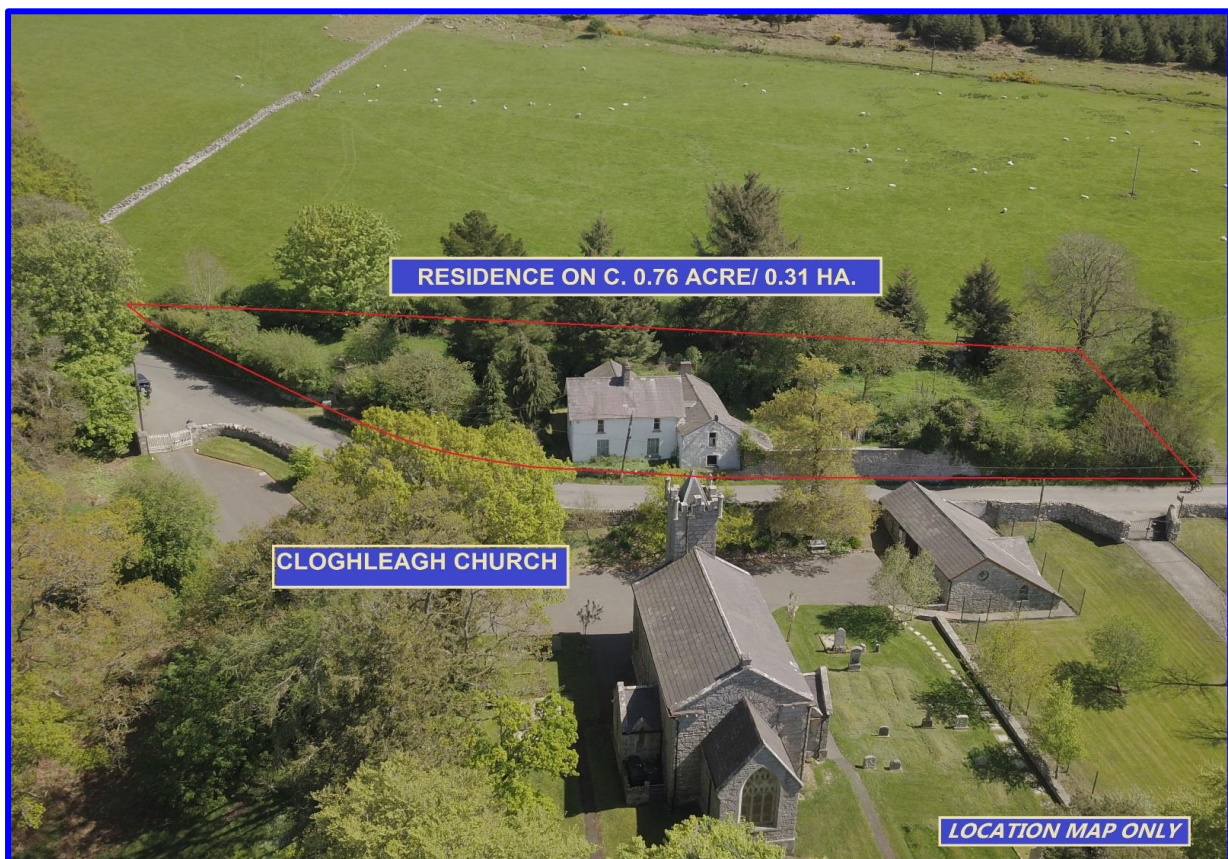
City West Campus and Luas 14 km, Tallaght Hospital 15.6 km, Lisheen Springs Golf Club 7 km, M50 16 km, Naas Road 14 km, Dublin Airport 40 km. Local schools include, Manor Kilbride National School, Blessington Educate Together National School, Blessington 1 National School, private bus serving The High School, Rathgar.

DESCRIPTION:

Church House is wonderfully located in unspoilt countryside and close to the village of Manor Kilbride, on a site of c. 0.76 Acres/ 0.31 Ha., adjacent the picturesque glen of the Shankill River and the much photographed Cloghleagh Bridge and yet is less than c. 20 minutes' drive to the Luas at Citywest and c. 20 minutes to the M50. It is thought that Church House started life as a traditional two storey farmhouse but as times improved, a Victorian two storey front was added in c. 1852. The house has been unoccupied for five years and today is in very poor repair and requires extensive investment. The deceptive size of the house at c. 283 sq. mts/ 3,049 sq. ft, offers a wonderful opportunity to create a dream home in one of the most scenic parts of county Wicklow and yet only a stone's throw away from Dublin and all its amenities. The house still retains its original Victorian features, such as the fireplaces in the main reception rooms and bedrooms, sash windows with shutters and the Wicklow granite stone flag floor in the hall. To the rear of the house, there are a number of derelict granite outhouses, which once served as the hay barn, stables and tools sheds. The house sits on approx. 0.76 acres, tucked behind a granite stone wall and sheltered by mature specimen trees.

FEATURES:

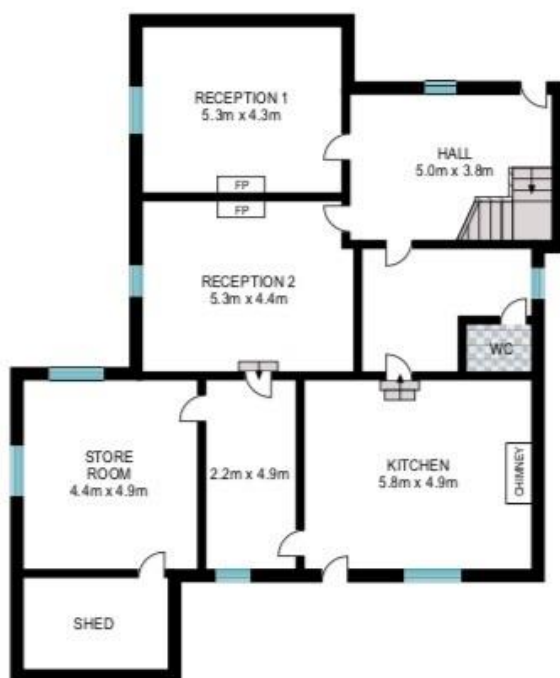
- Picturesque countryside setting tucked into the valley of the young River Liffey
- Victorian house extending to c. 283 sq. mts / 3,049 sq. ft with 2 reception rooms, 3/4 bedrooms
- On approx. 0.76 acres with a number of derelict granite outbuildings
- Close proximity to Dublin and surrounds
- Citywest (Luas) c. 14 km, M50 (Tallaght/ Knocklyon) c. 16 km



ACCOMMODATION:

Hall	4.5m x 3.5m.	
Reception 1	5.3m x 4.3m.	With fireplace.
Reception 2	5.3m x 4.4m	With fireplace.
Kitchen	5.8m x 4.9m.	Fitted.
Utility	4.9m x 2.2m.	
Wash Room	4.5m x 3.2m.	With w.c. and w.h.b.
Landing	3.9m x 3.2m.	
Shower Room	3.9m x 2.3m.	With shower, w.c. and w.h.b.
Bedroom 1	5.6m x 4.6m.	With fireplace.
Bedroom 2	5.6m x 4.6m.	With fireplace.
Bedroom 3	7.5m x 4.9m.	
Bedroom 4	5.7m x 4.9m.	





**FOR IDENTIFICATION
PURPOSES ONLY**

VIEWING:

BY APPOINTMENT ONLY

BER:

F (112249917)

PRICE REGION:

€189,000



**JP&M
DOYLE**

Established. 1952

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