



# *Sunrise View*

The Lamb Hill, Blessington, Co. Wicklow W91 W665

---





*Elevated family home  
with panoramic  
Wicklow views, set in a  
peaceful rural setting*



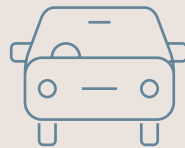
# Summary



One-off, A-rated, turnkey family home extending to c. 220 sq m (2,370 sq ft) on c. 1 acre



Elevated setting with uninterrupted panoramic views towards Kippure Mountain and the Sally Gap



Peaceful rural setting with direct commuter access to Dublin (approx. 23 km to Dublin city centre), plus c. 1 km to the N81



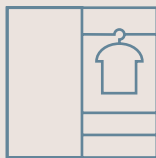
Comprehensively rebuilt and extended in 2019 (stripped back to shell), with upgraded fabric throughout



A-rated home – Ochsner air source heat pump, underfloor heating throughout, triple-glazed windows



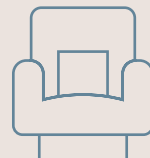
4 bedrooms, 4 bathrooms, including 3 ensuite – all with walk-in showers



4 bedrooms, 4 bathrooms, including 3 ensuite shower rooms, all with walk in showers



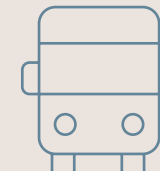
Large open-plan kitchen, dining and family living space with full-height glazing and terrace access



Separate lounge / second reception room, also enjoying the views



Detached insulated outbuilding / garage for storage, workshop, gym, or hobbies



Dublin Bus Route 65 at the bottom of the hill



Close to Blessington Lakes, Russborough House, The Avon, and the Wicklow Mountains



# Location

Set on an elevated position on The Lamb Hill, this property enjoys a wonderfully scenic rural setting with far-reaching views towards Kippure Mountain and The Sally Gap, a panorama that is particularly striking at sunrise.

Despite its peaceful and private feel, the location is exceptionally convenient, offering the sought-after balance of countryside living with straightforward access to key urban centres.

Located approximately 1km from the N81, the property enjoys direct access to Dublin and the wider commuter belt. A Dublin Bus stop at the bottom of the hill serves the Route 65 into the city, adding a valuable public transport option for commuters. Dublin City Centre is a sub-40-minute commute (23km), with the N7/M7 accessible at Naas in the region of 13 km.

Blessington (6.5km) is a charming and historic market town, valued for its strong community feel and excellent day-to-day amenities. The town offers a broad range of services including shops, cafés, restaurants, pubs, and leisure facilities, along with everyday essentials such as supermarkets and local independent retailers. The area is also rich in heritage, with a number of notable local landmarks and the outstanding Russborough House only 12 km away.

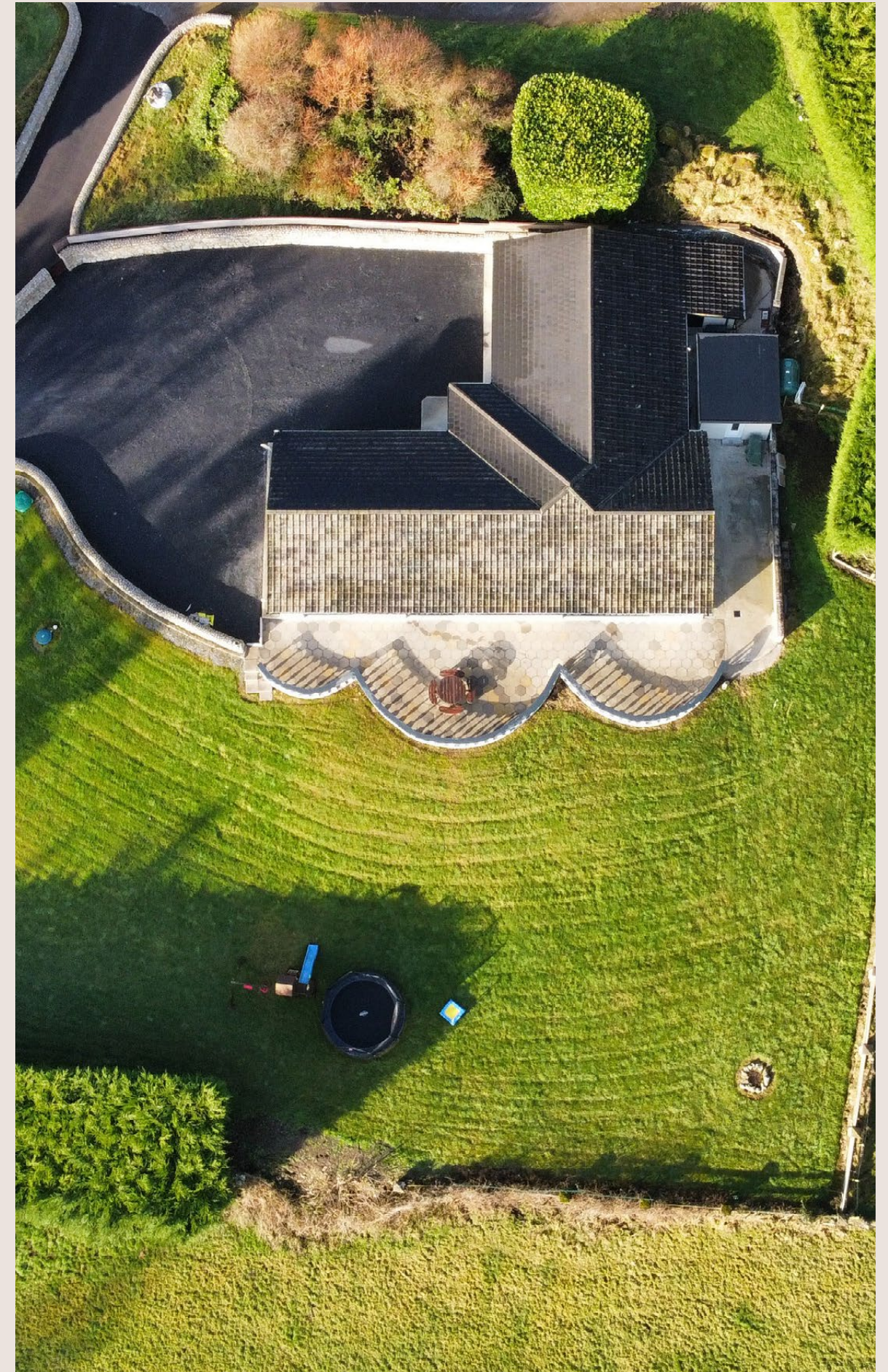
Naas (13km) offers a broad range of supermarkets, boutiques, restaurants and professional services, while Newbridge (30km) and Kildare Village (39km) provide additional shopping options within easy reach. Blessington is well served with an appealing selection of cafés and pubs, including local favourites such as Murphy's Bar and West Wicklow House. Ballymore Eustace (9.6km) is close by and is home to the renowned Ballymore Inn, a multi-award-winning gastropub noted for its excellent food and warm hospitality.

The property sits within easy reach of the Blessington Lakes and at the gateway to the Wicklow Mountains, making it an exceptional base for an active lifestyle.

Nearby, there are opportunities for cycling, fishing, paddle sports and boating. The area is also particularly popular for hill walking, with a network of quiet boreens, forest routes and mountain access providing year-round choice, ranging from gentle scenic walks to more challenging upland routes. The Sally Gap is approximately a 20-minute drive, placing some of Wicklow's most iconic routes and viewpoints within easy reach.

The locality is well catered for in terms of sport, with a strong selection of clubs and facilities in the surrounding district. Golfers are particularly well served, with a choice of courses within a comfortable drive, while equestrian and racing enthusiasts will appreciate proximity to a number of recognised venues across Kildare and Wicklow, offering a full calendar of events throughout the year.

There is an excellent range of primary and secondary education options in Blessington and the surrounding area. Local choices include St Brigid's National School – Manor Kilbride, Blessington Educate Together, Gaelscoil Na Lochanna, Blessington No. 1 School, and a selection of established national schools nearby. For those considering private education, a number of well-regarded schools are accessible within commuting distance, including Newbridge College and Clongowes Wood College, Terenure College, and Wesley College.









# Description

Commanding a private, elevated setting on about 1 acre, Sunrise View is positioned to take in the uninterrupted views of the Wicklow Mountains.

Originally built in the 1970s and taken back to shell in 2019, the house was comprehensively remodelled and extended at that time, effectively doubling the footprint to about 220 sq m (c. 2,370 sq ft). The result is a detached, one-off family home presented in turnkey condition with a refined, consistent specification throughout.

Comfort and efficiency are integral to the design. The building fabric has been fully upgraded with both external and internal insulation and high-performance windows (triple glazed) and doors. An Ochsner air-source heat pump, paired with underfloor heating throughout, delivers even warmth year-round and supports a strong energy rating (A3). Finishes are cohesive and modern, with tiled and timber flooring, recessed lighting and a contemporary electrical specification.

Arranged entirely at bungalow level, the accommodation is planned for ease of living and long-term flexibility. From the entrance hall, the plan opens to an expansive kitchen / dining / family space oriented to the views, broad glazing and glazed doors draw in natural light and connect directly to an elevated terrace for everyday use and alfresco dining. The contemporary fitted kitchen balances clean lines with practicality, incorporating an island unit and integrated appliances. Adjoining this core living area, a separate, full-length living room provides a versatile second reception, ideal as a formal sitting room or children's playroom.













The bedroom accommodation is generous and well zoned. Off the inner hall beside the living areas lie two bedrooms, including a spacious bedroom with its own ensuite and a further double bedroom. A separate corridor to the right of the entrance serves the remaining rooms, a modern family bathroom and a well-equipped utility room are positioned along the hallway, while a further bedroom benefits from its own ensuite. At the end of the corridor, the master bedroom suite is arranged with a walk-in wardrobe and an ensuite bathroom. In all, there are four bedrooms and four bathrooms, including three ensuite bedrooms – all with walk-in showers – offering excellent flexibility for family living, guest use or a home office.

Ample storage space is provided by a dedicated store off the hall in addition to the utility. Externally, to the rear of the house, is a large insulated outbuilding / garage, suitable for storage, workshop use, home gym, or hobby space.

Further information on the accommodation can be viewed on the adjoining floorplans.





# Gardens & Grounds

The house sits on a standalone site with clearly defined boundaries, landscaped lawns and a substantial driveway, providing privacy and security.

The elevated terrace is perfectly placed to enjoy the widescreen mountain outlook and is ideal for outdoor dining and entertaining. A detached, insulated outbuilding / garage adds valuable versatility and is well suited to storage, workshop use or a home gym.





# Construction & Performance

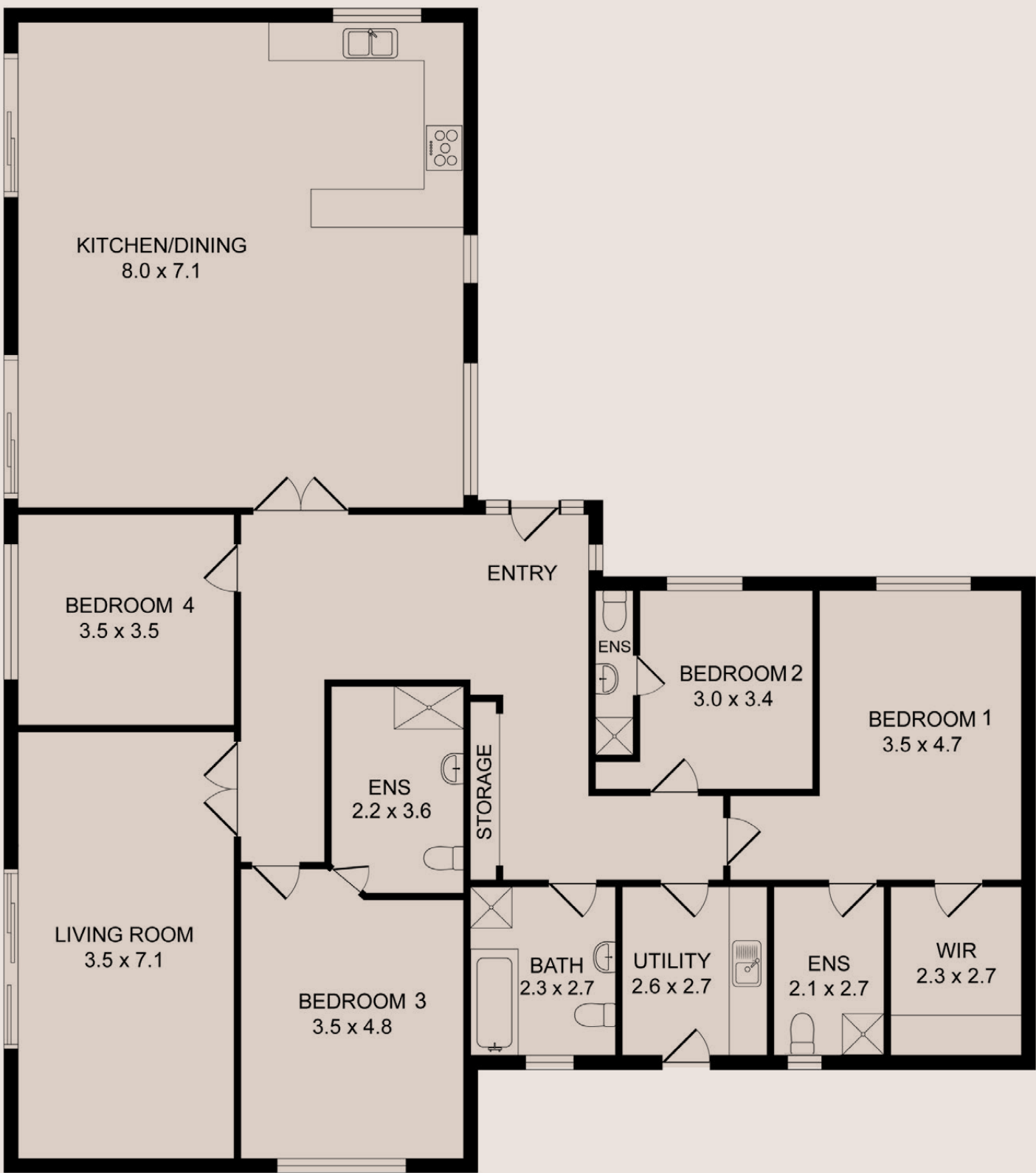
Rebuilt and extended in 2019, the property benefits from upgraded insulation to the entire property.

It features high-performance windows (triple glazed) and doors, and underfloor heating throughout supplied by an Ochsner air-source heat pump. The roof has also been re-felted and re-battened. The home is presented in turnkey condition with consistent, modern finishes throughout.





Floor Plan



All measurement are approx.



# Further Information

## Viewing

Strictly by private appointment with the selling agents Savills Residential & Country Agency and JP & M Doyle.

## BER



## Fixtures & Fittings

All fixtures and fittings are excluded from the sale including balcony statuary, light fittings, and other removable fittings, although some items may be available by separate negotiation.

## Services

Ochsner air source heat pump, broadband, underfloor heating, septic tank, private well, wired alarm.

## Entry & Possession

Entry is by agreement with vacant possession.

## Offers

Offers may be submitted to the selling agents Savills Residential & Country Agency and JP & M Doyle.

## Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

## Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

# Selling Agents



savills.ie | PSRA 002223

## Cianan Duff

+353 1 663 4307  
cianan.duff@savills.ie

## Maria Lawler

+353 1 618 1762  
maria.lawler@savills.ie



jpmdoyle.ie | PSRA 002264

## David Doyle

+353 1 490 3201  
david.doyle@jpmdoyle.ie

**Disclaimer:** Savills, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the joint agents have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.