



CUT STONE RESIDENCE ON c. 0.25 ACRE
THE OLD SCHOOLHOUSE



KNOCKANARRIGAN | DONARD | CO. WICKLOW | W91 PT35

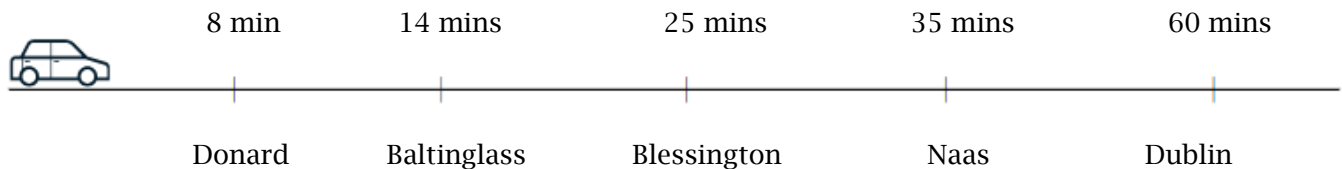
FOR SALE BY PRIVATE TREATY

LOCATION

The Old Schoolhouse is ideally located in the lovely picturesque village of Glen of Imaal, close to the village of Donard, lying between the two market towns of Blessington and Baltinglass. Both towns have a range of amenities, both recreational and cultural, including an extensive selection of shops, pubs, cafes, restaurants, historical and archaeological sites. There is a number of primary and secondary schools in the area as well as golf courses and various clubs to cater for sporting enthusiasts. The property is just a short drive from N81 which connects it to Dublin (51km) to the North and Carlow (46km) to the south. The large towns of Naas and Newbridge are within a short distance, Surrounded by the rugged natural beauty of the Wicklow Mountains and Lugnaquilla, one of Ireland's highest peaks, this area is a haven for hill walkers and natural lovers. The nearby Blessington Lakes cater for water sport enthusiasts.



Donard: c. 6.4 kms.
Naas: c. 33.7 kms.
Dublin: c. 63 kms.



DESCRIPTION

Built in 1834, The Old Schoolhouse served part of the Glen of Imaal community for 134 years finally closing in 1968. Not only was it an old schoolhouse, but it also had a two storey teachers dwelling house, a Tides Office for the landlords at Humewood Castle and a Coach House for the trap driver who drove the rent officer between Humewood and the Glen.

The Old Schoolhouse, which comes to the market in pristine condition, combines all the characters of quaint period living with all the modern conveniences which one would expect from a more modern home. The house has old world charm in abundance with deep walls, period fireplaces, wooden beams, high ceilings, cut stone walls and period bathroom fittings. There is nothing standard about this house and that's the beauty of it, the layout is unusual but intriguing. The house has been upgraded throughout with added insulation, wood burning stoves and bespoke fitted sash windows throughout. Other features that have been added is the beautiful timber handmade doors, and the upgraded tiling in the bathroom, all in keeping with the age of the house. The bright and spacious accommodation extends to approximately 187 sq.mts. / 2,012 sq.ft. comprising the large old school room, kitchen/ breakfast room, family Room, Garden Room, Two downstairs Bedrooms and shower room. Upstairs there is the large master bedroom, walk-in-wardrobe, bathroom and a Hotpress. The front of the property is surrounded by high stone walls with granite pillars on either side of the iron entrance gates. To the rear of the property is a wonderful, landscaped garden which overlooks the surrounding countryside, with plenty of outdoor eating areas to wile away the summer evenings. To the side of the property is a well sheltered courtyard with beautiful granite flagstones and shrubs.



ACCOMMODATION

SCHOOL ROOM / DRYING ROOM	8.16m x 4.95m	With black slate fireplace, wood burning stove, 3 cedar sash windows & solid oak beams.
KITCHEN / BREAKFAST ROOM	6.06m x 4.15m	With solid walnut units, granite work tops, Belfast sink, beamed ceiling, recessed lighting, tiled floor, stairs to first floor & door to courtyard.
FAMILY ROOM	4.10m x 3.85m	With Gothic stone fireplace, beamed ceiling, recessed lighting, Gothic arch leading to:-
GARDEN ROOM	3.44m x 2.37m	With tiled floor, 2 Gothic arches, large Victorian windows overlooking gardens, exposed beamed ceiling & door to rear garden.
GALLEY HALL	7.77m x 1.22m	With Gothic arch leading to long hallway & recessed lighting.
BEDROOM 1	3.69m x 3.50m	With recessed lighting, carpeted flooring & 2 Sash windows.
BEDROOM 2	3.77m x 3.65m	With recessed lightning & 2 Sash windows.
SHOWER ROOM UPSTAIRS	2.68m x 2.16m	With Triton electric shower, W.H.B & W.C. Tiled flooring.
LANDING		Recessed lighting, carpeted flooring & 2 Sash windows.
HOT PRESS	2.38m x 1.41m	With Walk-In-Hot Press & Shelving.
WALK-IN-WARDROBE	2.40m x 1.41m	With carpeted flooring.
BATHROOM	3.09m x 2.11m	With Antique Cast Iron bath, W.H.B. W.C., power shower & sash window.
MASTER BEDROOM	4.44m x 4.15m	With 2 sash windows overlooking gardens, recessed lighting & carpeted flooring.

GALLERY













OUTSIDE & SERVICES

- Water: Mains.
- Sewage: Septic Tank.
- Heating: Oil Fired central heating.
- Fibre Broadband.

FEATURES:

- Cut stone walls.
- Timber beamed ceilings.
- Period fireplaces.
- Wood burning stove.
- Bespoke sash windows (newly installed).
- Fired earth slate floor.
- Walnut Hardwood kitchen units painted.

- Granite worktops.
- Belfast sink.
- Beautiful fitted bathroom & shower room.
- Period roll top bath.
- Bespoke handmade doors by traditional carpenter.
- Attic Insulation.
- External walls insulated.
- Gardens and land extending to c. c. 0.25 acre.
- Pebble drive.
- Granite flagstones in courtyard.
- Raised beds.
- Rear lawn.





VIEWING:

By Appointment Only

PRICE REGION:

€465,000

BER: C3

SELLING AGENT:

J. P. & M. Doyle Ltd.
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CONTACT US

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