

WELLFIELD

KILMURRY GROVE • QUILL ROAD • KILMACANOGUE • CO. WICKLOW



WELLFIELD

KILMURRY GROVE • QUILL ROAD • KILMACANOGUE •
CO. WICKLOW

A handsome four double bedroom architect designed dormer bungalow approached via a sweeping gravelled driveway framed by specimen Japanese Cherry trees and set on approximately 1.15 acres of mature landscaped gardens, located within close proximity to the village of Kilmacanogue and the N11.

Spread over approximately 420 sq m / 4,520 sq ft the well-proportioned and incredibly bright accommodation is superbly laid out for modern family living. The front entrance is reached via a pillared portico with double front doors opening in to an imposing galleried hall with tiled flooring and a grand central staircase up to the principal bedroom accommodation on the first floor.

To the left of the hall are double doors leading in to the impressive drawing room with southerly views over the front gardens and benefiting from solid wooden floors and a beautiful marble fireplace. To the right of the hall there are a further set of double doors opening in to the formal dining room also featuring a marble fireplace, a hidden storeroom behind the paneled wall and direct access to the kitchen – ideal for entertaining. Both formal reception rooms feature beautiful window surrounds for the wooden sash windows.

The bespoke John Daly designed kitchen breakfast room can also be reached via the main hall and features stunning handmade painted wooden units with a central island, granite work surfaces and space for a four oven AGA. Adjacent to the kitchen is an ever useful utility room with a Belfast sink, a guest WC and rear garden access. From the kitchen you can walk directly in to the conservatory / family dining area with wonderful views and access on to the secluded paved patio area to the rear.





The conservatory then opens in to the family living room featuring built-in wooden bookcases and another open fireplace. Further ground floor accommodation includes a large double bedroom, a well-appointed bathroom and a study/fifth bedroom with bespoke built in bookcases. Upstairs, to the right of the first floor landing there are two spacious double bedrooms both with en-suite shower rooms and leafy views. To the left of the landing is the master bedroom suite with dual aspect views, an indulgent en-suite bathroom and a desirable walk in wardrobe with fitted cupboards leading to a secret dressing room under the eaves.

Grounds

Wellfield is set on approximately 1.15 acres of mature gardens made of manicured lawns, rose beds and box hedging. Alongside already mature trees, the grounds have benefitted from significant tree planting over the years including Birch interspersed with Mountain Ash as well as Copper Beech throughout. Approaching the house there are Japanese Cherry trees along the graveled driveway and you are then immediately drawn to the two Italian Cyprus trees either side of the front door providing some drama. There is ample space to park multiple cars. To the rear there is a wonderful patio area providing the perfect spot for al fresco dining.

Location

Kilmacanogue is a peaceful, mature and most picturesque village located at the foothills of the Sugarloaf Mountains. Close to the M11 / M50 easy access can be gained to Dublin city, Airport and beyond. The area is well served by bus routes from Kilmacanogue village, the DART at Bray/Greystones and the LUAS at Cherrywood all of which offer quick and easy access to Dublin city centre. All the conveniences of the popular Greystones and Enniskerry are only a short distance to include a wide selection of shops, local services, restaurants, bars and sports and recreational amenities.

Features:

- 1.15 Acres
- OFCH
- Central Vacuuming System
- CAT 5 Cabling
- Alarm

BER: C1**BER Number:** 105161640**Energy Performance Indicator:** 161.21
kWh/m²/yr**Approximate Floor Area:** 420 sq.m/4,520 sq.ft**Viewing:****Strictly by Appointment**

Guy Craigie

Guy.Craigie@ie.knightfrank.com

Rena O'Kelly

Rena.OKelly@ie.knightfrank.com



NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any errors, omissions or mis-statements.
This plan is for illustrative purposes only and should be used as such.
These plans are for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to this important notice.

CONTACT:**Guy.Craigie@ie.knightfrank.com****Rena.OKelly@ie.knightfrank.com**

Conditions to be noted: These particulars are issued by HT Meagher O'Reilly trading as Knight Frank on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of these particulars, they do not constitute an offer or contract. All descriptions, dimensions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only, they are given in good faith and believed to be correct, and any intending purchaser/tenant should not rely on them as statements or representation of fact but should satisfy themselves (at their own expense) to the correctness of the information given. Prices are quoted inclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction. Neither HT Meagher O'Reilly trading as Knight Frank or any of their employees have any authority to make or give any representation or warranty in respect of this property. Reg. No. 001880.