

VIEWINGS

Strictly by appointment only
If you would like to view this property
please call us at (01) 287 7088

TENURE

Freehold

SERVICES

Mains Water & electricity, Bio cycle system,
Oil Fired Central Heating.

BUILDING ENERGY RATING

BER Number: 107489981
Performance Energy Rating:
232.16 kWh/m²/yr

GPS COORDINATES

Long: 53.131198 / Lat: -6.092638

DIRECTIONS

Going southbound on the N11, take the
Delgany exit. As you come off the N11 there
are a series of mini roundabouts. Take a
right at the first roundabout followed by a
left at the next. Proceed along this road
until you come to the first left hand turn onto
Blackberry lane. Proceed along Blackberry
lane and take a right hand turn onto a small
lane. Holmhill is on the right clearly identified
by the McGovern estates for sale sign.

'Holmhill' Blackberry Lane Delgany Co. Wicklow

BER D1

FOR SALE

By Private Treaty

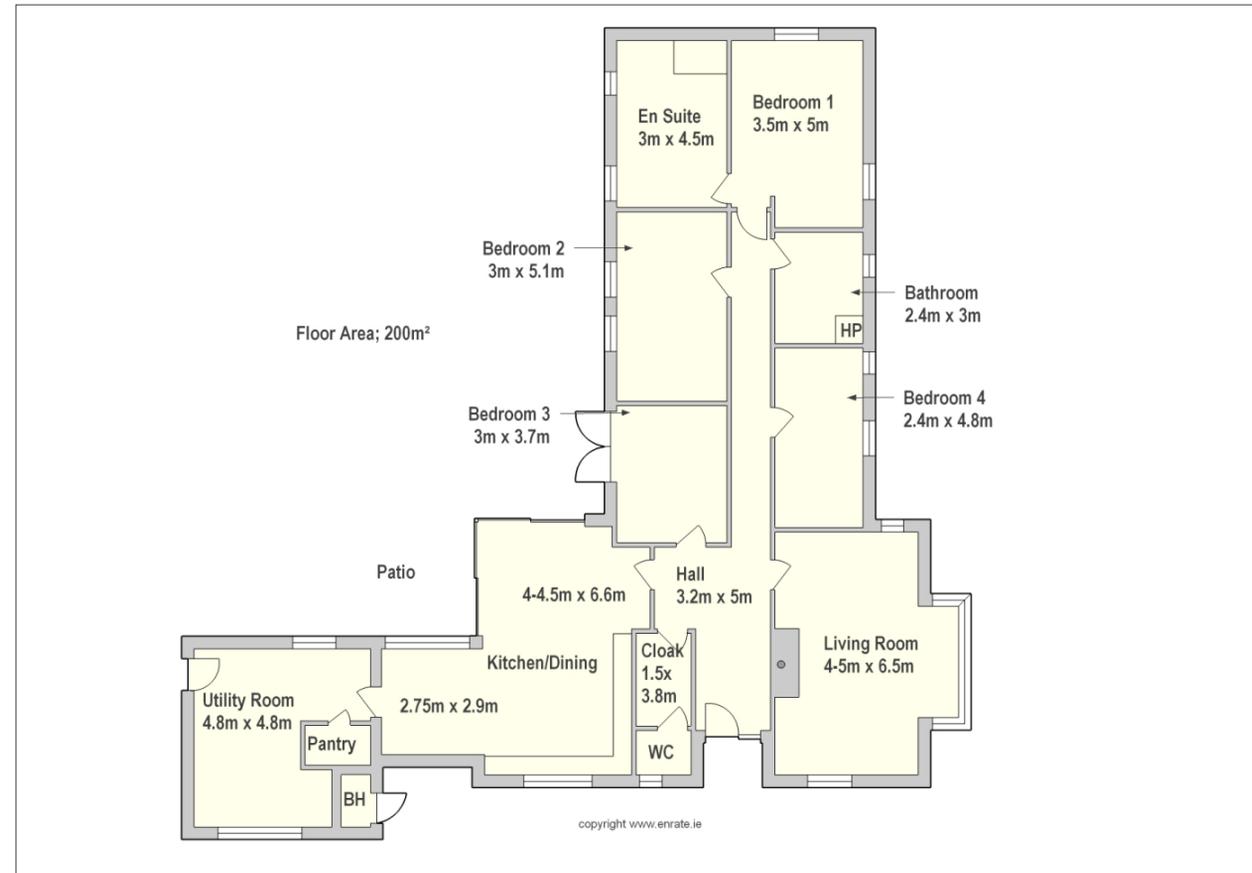
4 BED

200 sq.m. approx (2,152 sq.ft)

€925,000

Asking Price

FLOOR PLANS



**McGOVERN
ESTATES**

Residential Sales & Lettings
Commercial Sales & Lettings
Valuations & Property Management

PSRA Licence Number 001349

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Greystones, Co. Wicklow.
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200 sq.m
(2,152 sq.ft)

4 large double
bedrooms

Double glazed
Oil fired central
heating

Finished to an
exquisite standard

Stunning location in
the heart of Delgany

Situated on a large
1.1 acre site



McGovern Estates is proud to showcase 'Holmhill', a stunning family home nestled in the picturesque setting of Blackberry lane in Delgany, a prestigious and highly sought after location in North county Wicklow. This exclusive property is set on a beautifully landscaped 1.1 acre site with majestic views of the surrounding countryside.

This luxurious family home extends to 200sqm. (2,152 sq.ft.) designed with apparent care and attention to detail providing any purchaser with a property that satisfies all the requirements of modern living.

Holmhill is a marriage of modern design with the historic nature of the surrounding imposing landscape and scenery. What this design ensures is that the living areas of the property are not merely confined internally. During the summer months the patio area to the rear of the house, becomes increasingly accessible, merging continental and domestic living.

Holmhill is best described as a contemporary but classic property finished to an exquisite standard, set amongst an idyllic setting in one of the most scenic locations in North Wicklow.

Holmhill is located on Blackberry lane, a surrounding hinterland of Delgany, Greystones town and harbour marina located approximately 0.5km from Delgany village and 2km from Greystones. Here, one can avail of the many amenities in which each location has to offer including a number of award winning restaurants, retail outlets, schools and recreational amenities.

A measure of the locations beauty is the endorsement by many renowned golf clubs which are found in plenty supply scattered around the Delgany and Greystones areas. They include courses such as Delgany, Greystones, Charlesland, Glen of the Downs, Powerscourt and the world famous Druids Glen.

ACCOMODATION

Entrance hallway
Engineered oak wood flooring. Decorative coving. Recessed lighting. Alarm panel. 2x Velux windows. Attic access.

Living Room
Engineered oak wood flooring. Feature fireplace with inset wood burning stove. Polished sandstone mantle and hearth. This room is filled with natural light due to 5 x Velux windows with panoramic views of the garden and surrounding countryside. Recessed lighting. Decorative coving. TV point.

Kitchen/ Dining Room
Beautifully designed kitchen/ dining area with double glazed

sliding doors leading to the south west facing patio area. Tiled flooring. Recessed lighting. Fully fitted kitchen with range of storage cupboards and ample counter top space. This is a fully integrated kitchen with high quality integrated appliances included.

Guest WC
Tiled flooring. WC. Wash hand basin. Recessed lighting.

Utility room
Engineered oak wood flooring. Door leading to the garden space. Door to pantry room.

Bedroom 1
Stunning master bedroom with

ample natural light coming from two large picture windows. Carpeted

Ensuite
Magnificent master ensuite. Tiled flooring. Chrome heated towel rail. WC. 2x wash hand basins. Fully tiled double shower unit with power shower. Recessed lighting.

Bedroom 2
Carpeted. Recessed lighting.

Bedroom 3
Carpeted. Recessed lighting.

Bedroom 4
Engineered oak wood flooring. Recessed lighting. French doors

to patio area.

Family Bathroom
Tiled flooring. Pedestal wash hand basin. Fully tiled bath unit with hand shower. Chrome heated towel rail. Hot press.

Garden
Holmhill is approached along a private country road just off Blackberry lane. Granite pillars and a sliding wooden electric gate give access to a large graveled driveway with ample parking for numerous cars. The spectacular landscaped gardens are set on c.1.1 acres with a south west orientation to the rear. There are wonderful views of the surrounding countryside.