



JP&M  
**DOYLE**

Established. 1952

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**FOR SALE**

**TWO STOREY RESIDENCE ON C. 1 ACRE/ 0.4 HA.,  
"JOLLY'S FOLLY",  
POULAPHOUCA,**



**BALLYMORE EUSTACE, CO. WICKLOW,  
W91F5N0.**

[jpmdoyle.ie](http://jpmdoyle.ie)

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## **LOCATION:**

“Jolly’s Folly” is a beautifully restored country house located up a tree lined drive and surrounded by beautiful countryside and breathtaking scenery. Perched on c. 1 acre of grounds the property is conveniently located off the N81 at Poulaphouca on the border of Kildare and Wicklow making commuting to the capital and surrounds very easy. The quaint village of Ballymore Eustace with the renowned Ballymore Inn eatery is a 5 minute drive and Blessington is only 10 minutes drive away. The Wicklow Mountains and Blessington Lakes are on your doorstep for the outdoors enthusiast while fishing, golfing and horse riding are all available nearby.

**Blessington:** c. 5 km      **Naas:** c. 15 km      **Dublin:** c. 43 km

## **DESCRIPTION:**

Attractive two storey residence c. 162 sq. mts/ 1,740 sq. ft completely renovated inside and out to exude a bright and airy feeling, with large picture windows, wooden flooring and glass doors. No expense was spared in the remodeling of this home, which is immediately evident as the bright hall continues through to the fantastic open plan living/ kitchen/ dining room area with double patio doors leading out to an enchanting sunny stone courtyard, overlooking the gardens ideal for ‘al fresco’ dining in the warmer months. There is a feature wood burning stove in the living room complemented by double aspect windows and the bathrooms have been fitted out with high spec sanitary ware and superior tiling. To the side of the house there is a large garage/ studio with utility room and w.c. off which would benefit a variety of uses. Decorated in warm tones this highly efficient, one off home is sure to appeal to a discerning purchaser.

## **ACCOMMODATION:**

### **Entrance Hall:**

7.41m x 1.77m. With wooden flooring.

### **Living Room:**

5.04m x 3.41m. With marble fireplace with wood burning inset stove and double aspect windows.

### **Ante Room:**

3.55m x 1.90m. With wooden flooring and doors to garden.

### **Kitchen/ Dining Room:**

4.41m x 7.40m. With large picture windows, shaker style kitchen units with eye level and under counter storage, Neff oven & hob, integrated fridge freezer, dishwasher, large feature island with seating & hoover system, attic storage & lighting with stira stairs and double doors to garden.







**Bathroom:**

3.81m x 2.58m. With freestanding pedestal bath, corner shower cubicle, w.c., w.h.b., vanity unit, superior tiling and door to plant room.

**Plant Room:**

2.55m x 1.58m. Tiled.

**Bedroom 1/ Study:**

3.86m x 2.94m.



**Upstairs:**

Large Landing with attic access with stira stairs.

**Bedroom 2 (Master):**

5.05m x 3.41m. With large double aspect windows.

**Shower Room:**

2.62m x 1.44m. With double shower cubicle with rainfall showerhead and Mira shower, w.c., w.h.b., fully tiled with superior tiling on walls and floor.

**Bedroom 3:**

3.51m x 2.67m.

**Bedroom 4:**

3.87m x 2.92m.



## **OUTSIDE:**

- **Garage/ Studio:** 6.01m x 2.83m. With up and over roller door
- **Utility Room:** 2.08m x 2.51m. With porcelain tiled floor, sink unit and under counter storage, plumbed for washing machine
- **W.C.:** 2.05m x 1.43m. With porcelain tiled floor, w.c. and w.h.b.



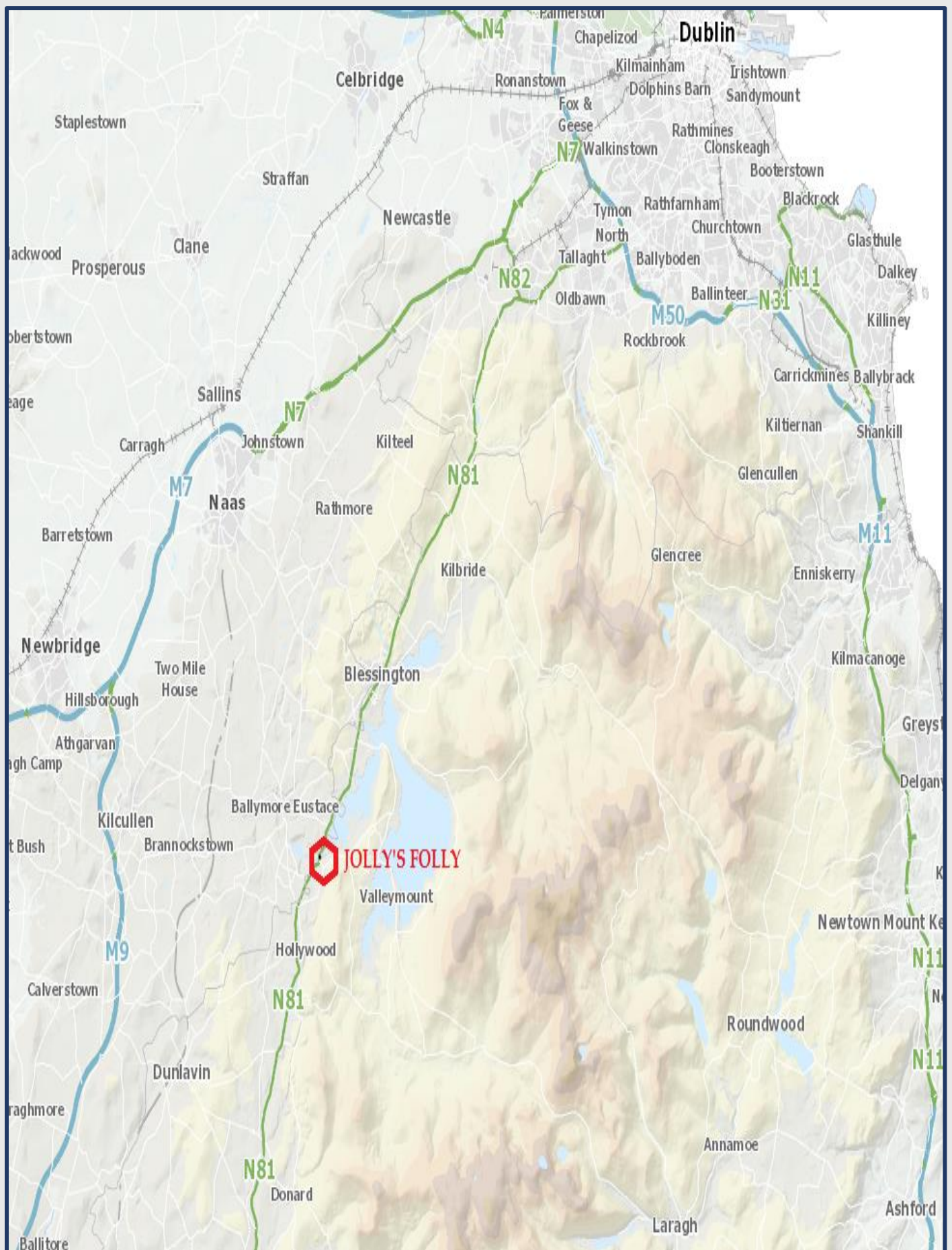


## **FEATURES/ SERVICES:**

- Double/ Triple glazed windows
- Pumped with insulation
- Added internal insulation
- Oak finished shaker internal doors
- Shaker style painted kitchen
- Neff oven & hob
- Wooden flooring
- Marble fireplace
- Wood burning inset fire
- Contemporary sanitary ware
- Superior tiling
- Electric shower
- Condenser boiler
- Attics floored for storage
- Stira attic stairs
- External power points
- Outdoor lights
- Garage/ Studio with utility and w.c.
- Remote control garage door
- Glenview Gold pebble driveway
- Bunded oil tank
- Water: Mains
- Sewage: Septic Tank
- Heating: Oil Fired Central Heating









**VIEWING:** By Appointment Only

**BER RATING:** B2 (109829978)

**PRICE:** Offers in Excess of €500,000



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