



Sherry
FitzGerald

For Sale

Asking Price:
€575,000

Ballymonee
Avoca
Co Wicklow
Y14YV67

BER C

sherryfitz.ie



Nestled along a quiet country lane in the picturesque hinterland of Avoca, Haven Cottage offers a rare opportunity to acquire a beautifully secluded residence surrounded by nature and tranquillity. Set on approximately $\frac{3}{4}$ of an acre of mature gardens and grounds on several different levels, this delightful four-bedroom cottage combines country charm with excellent potential, all within easy reach of the villages of Avoca and Aughrim in the stunning Wicklow countryside.

Approached via a private entrance and enveloped by mature trees and old stone walls, the property enjoys a wonderful sense of privacy and retreat. The grounds provide a haven for wildlife, with expansive lawns, fruit orchard, established planting and ample outdoor space for gardening, entertaining or simply enjoying the peaceful surroundings. Whether you are seeking a permanent family home, a weekend retreat or a country escape, this charming property offers the ideal balance of rural living and accessibility just 50 minutes from Dublin.

The cottage extends to a comfortable and well-laid-out interior, filled with natural light and enjoying views over the surrounding gardens and countryside. One of the property's standout features is its collection of traditional stone outbuildings, providing potential for a variety of uses or conversion to accommodation subject to planning. Restored stone walls maintain the original character of the site.



Accommodation

Kitchen / Dining room 8.27m x 4.30m (27'2" x 14'1"): A large open-plan space with solid timber flooring, a stove with granite surround, and a fitted kitchen with floor and wall units, integrated appliances, and side access.

Living Room 5.15m x 4.26m (16'11" x 14'): Cosy reception room with solid timber flooring and an impressive traditional fireplace featuring a stove and granite surround. The steep, narrow staircase leading to the third bedroom adds wonderful character and cottage charm.

Study / Bedroom 4 3.86m x 3.27m (12'8" x 10'9"): Versatile room ideal as a home office, guest bedroom, or additional living space, complete with timber flooring and fitted storage.

Boot Room 3.96m x 3.41m (13' x 11'2"): Practical tiled area with rear access and a feature metal spiral staircase adding unique charm to the home.

Bathroom 2.70m x 2.51m (8'10" x 8'3"): Fully tiled and fitted with a bath, double shower cubicle, W.C., and wash hand basin.

Bedroom 1 4.77m x 3.96m (15'8" x 13'): Double bedroom with timber flooring, angled timber ceilings, and eaves storage.

Bedroom 2 4.72m x 2.96m (15'6" x 9'9"): Bright bedroom with timber flooring, angled ceilings, and eaves storage. Access to the Jack and Jill bathroom.

Bathroom 2.96m x 2.78m (9'9" x 9'1"): Jack and Jill-style bathroom with bath, W.C., wash hand basin, and Velux window.

Bedroom 3 5.80m x 2.96m (19' x 9'9"): A charming bedroom with an angled timber ceiling and stair access to the living room, adding to the property's unique character. Also, with access to the Jack and Jill styled bathroom.

Garden Two traditional stone outbuildings have been restored to their original condition, providing excellent storage and offering potential for conversion to guest accommodation or an Airbnb-style rental, subject to the necessary permissions. Further exterior storage provided by other large sheds also located on site. A unique property that must be seen to be appreciated, viewing highly recommended.





Garden

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Special Features & Services

- Charming detached four-bedroom country cottage
- Secluded setting on approximately $\frac{3}{4}$ acre
- Mature gardens and grounds on several levels
- Collection of traditional stone and other outbuildings
- Excellent privacy
- Views of valley and mountains
- Ample parking
- Short drive to Avoca or Aughrim Village
- Easy access to M11, 50 minutes from Dublin
- Well water, septic tank, and mains electricity and oil-fired central heating.



Directions

Eircode is Y14YV67





Total area: approx. 159.1 sq. metres



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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
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