



McGOVERN
ESTATES

EAST HALL

Chapel Road, Delgany, Co. Wicklow A63 PD76. *On approx. 1.2 acres*

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INTERNATIONAL

THE PROPERTY

East Hall is believed to date from the late 1700's with the original house being extended in the mid-1800's and in recent years the entire was significantly restored and extended to give a comfortable modern layout yet retaining all of its period elegance.

Although the adjoining lands are being developed the fully enclosed and not overlooked gardens set behind high stone walls has four different and distinctive areas offering complete privacy. The main family and kitchen area of the house opens to this south facing garden.

The house is approached past the charming gate lodge and via a long avenue off the Chapel Road. There is parking to the front of the house and the avenue continues past the house to the old stable yard to the rear.

The thriving and ever expanding town of Greystones with its DART to the city, excellent shopping and an array of restaurants is only minutes away. Delgany Village to the south and Blacklion shopping centre to the north are 1 km away.





ACCOMMODATION

All of the improvements and restoration works which have taken place were designed to give bright and spacious accommodation with a modern layout, yet at the same time, retaining all the charm of a period house. Beautiful period features include: intricately carved architraves, corniced ceilings, sash windows with polished timber floors adding to the appeal of this attractive property.

There is a large double reception hall with central pillars and fireplace with marble mantelpiece with inset stove and feature central galleried landing with a roof lantern. Off this a number of rooms radiate including the cloakroom, drawing room, feature kitchen / living / conservatory dining room. Here the living area has a fireplace with marble mantelpiece with inset stove and opens to a small glass house. The fitted kitchen has a two-oven oil fired AGA cooker, Belfast sink, marble worktops and a large central island unit. The kitchen opens to the conservatory dining room which boasts a highly productive grape vine, opening to the south facing terrace and gardens. The ground floor accommodation continues and includes a library, stairs hall, rear hall with back kitchen, WC, boot room, larder and a large utility room with wall length airing cupboard.

Upstairs there are five bedrooms, three of which are ensuite and have fireplaces and there is a separate family bathroom.



THE LODGE

Situated at the entrance to East Hall is a charming single storey lodge which has been updated and includes kitchen, living room, bedroom and bathroom. The lodge has potential to generate good rental income.





OUTBUILDINGS

Situated to the rear of the house is a small inner yard which a double garage and store, boiler house and fuel store there is also an outer yard with a line of 6 stables and a separate staff canteen with fireplace and separate WC.

THE GROUNDS

Total about 1.2 acres and are very much a feature of the property. By far the largest area is in the Victorian garden, totally private and set behind high stone walls. This delightful area is divided into a number of separate gardens with high hedging including a vegetable area with glasshouse, secret garden with water feature and fruit trees, large lawn and at the back of the house and overlooking the grounds are two large south/southwest facing terraces.



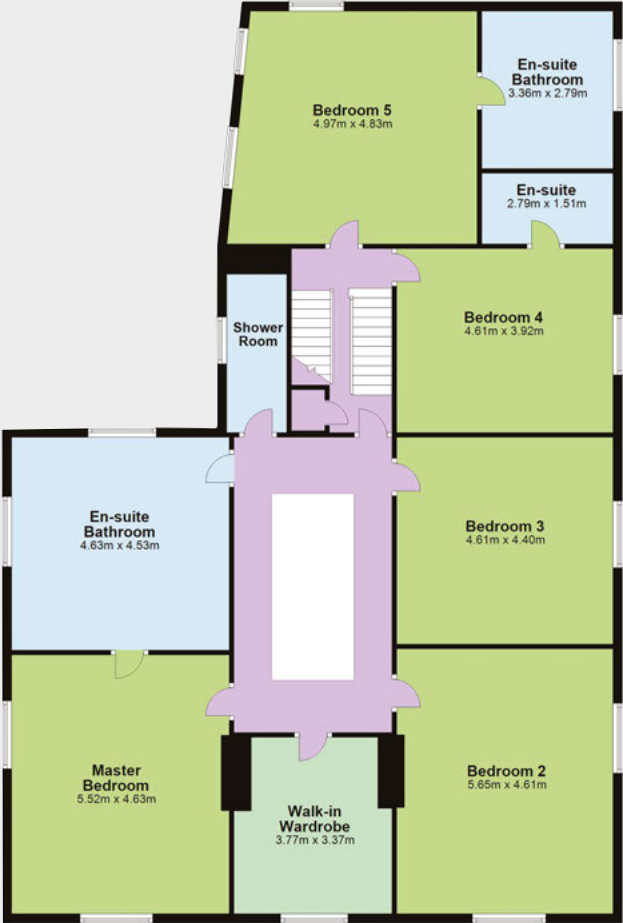


FLOOR PLANS

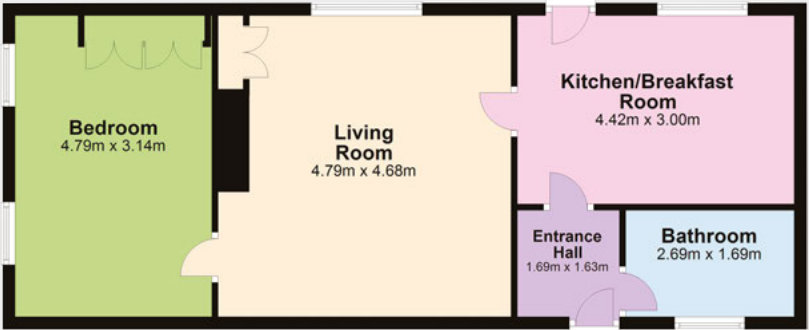
GROUND FLOOR



FIRST FLOOR



GATE LODGE





JOINT AGENTS



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VIEWING

Viewing strictly by prior appointment through the joint agents.

House



No. 102708534

Lodge



No. 112654082

FEATURES

- Thoroughly modern restored period house
- Spacious accommodation includes 4 reception rooms, 5 bedrooms, 4 bathrooms
- Feature south / southwest facing enclosed garden
- Separate gate lodge 646 sq. ft / 60 sq. m
- Outbuildings incl 6 x stables (ideal for conversion subject to planning permission) Tack room, staff canteen and double garage
- Main House 4,779 sq ft / 444 sq. m
- Asking price €1.35m