

# For Sale

Asking Price: €650,000



The Sanctuary  
Macreddin West  
Aughrim  
Co Wicklow  
Y14 PH86

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Sherry FitzGerald Catherine O'Reilly brings to the market this superb, spacious, and unique family home, The Sanctuary, Macreddin, Aughrim, nestled in the heart of County Wicklow, where history meets modern comfort.

Experience the charm of a bygone era seamlessly blended with contemporary living in this meticulously reimaged old church. Prepare to be enchanted by vaulted ceilings, original lancet windows, and panoramic views that will captivate your senses. Discover a home filled with character and warmth, where every corner tells a story waiting to be shared.

Step into a world of timeless elegance and unparalleled comfort at The Sanctuary. Located amidst the scenic beauty of County Wicklow, this reimaged church offers a retreat like no other. Whether you seek solitude or adventure, this unique home serves as the perfect backdrop for your dreams.

The Sanctuary was opened in 1869 and deconsecrated in 1991, when it was converted to a home. It was further renovated between 2020 and 2022 and is now in fact a fully equipped three-bedroom family home.

The property is spread across three floors, a building of immense character and charm inside and out, there's a decidedly rustic feel, with original exposed beams and lancet windows in a Gothic style, but the whole property has been carefully redesigned in recent years and is now a wonderful home.

The accommodation comprises of three bedrooms (all ensuite) kitchen, living room, utility, pantry, sunroom / family room, bathrooms, and the property also has lots of period details such as its original front door, lancet windows and exposed brick adding interest over its 225sq m (2,422sq ft) of floor space.

Escape the ordinary and embrace the extraordinary at The Sanctuary, Macreddin in Co Wicklow. Whether you seek a peaceful retreat or a base for exploration, this unique home offers the perfect blend of comfort, character, and convenience.



## Accommodation:

**Hall** 3.20m x 1.25m (10'6" x 4'1"): Enter the property through the original arched double front doors of the building to a bright open space with original lancet windows overlooking the gardens and countryside. Solid timber flooring, wall cladding, ceiling lights and an open thread teak stairway leading first floor.

**Living Room** 10.47m x 5.75m (34'4" x 18'10"): Open plan living / dining area with solid wooden floors. This is a lovely dual aspect room with many features which include large stone chimney breast with Nestor Martin wood burning stove, three large lancet windows looking out over patio area and countryside beyond, high vaulted ceiling with wood panelling and beams, original cast iron radiators. Tv point. Ceiling Chandelier.

**WC** Wc and whb. Exposed granite stonework from the original building, tiled floor and frosted arched window.

**Kitchen** 4.60m x 3.67m (15'1" x 12'): Great array of fitted units at floor and eye level with feature granite work tops and canopy hood. Partly tiled floor and semi-solid oak flooring. Ceiling spotlights. Integrated double oven and dishwasher. Wall hung radiator.

**Living Room / Dining Area** 7.73m x 6.17m (25'4" x 20'3"): Bright room with dual aspect windows on two walls from floor to ceiling that opens out on to a sun-drenched patio and garden with amazing panoramic views of the countryside and beyond. A feature corner wood burning stove. Ceiling lights.

**Boot Room** 3.65m x 1.23m (12' x 4'): Built-in shelving from floor to ceiling on one wall. Wooden floor. Door to attic and to the rear Garden.

**Utility Room** 3.59m x 2.92m (11'9" x 9'7"): Built in storage shelving. Plumbed for washing machine and dryer. housing for water pump and heating system. Door opening out onto rear garden.

**Stairs to Galleried Landing** 5.75m x 2.47m (18'10" x 8'1"): Carpeted to floor, timber banisters, area looking over the living area, shelved hot-press with storage, original timber beams.

**Bedroom 1** 5.75m x 3.89m (18'10" x 12'9"): Spacious, dual aspect bedroom with feature circle window facing the front of the property, vaulted ceiling with timber panelling, two Velux windows and wooden beams. Built in wardrobes on two walls. Carpet to floor. Tv point.

**En-Suite** 2.93m x 2.57m (9'7" x 8'5"): Suite comprises of free-standing bath with Telephone mixer taps, Corner Shower, Wc and whb, Tiled floor and shower cubicle, Vaulted timber ceiling with velux window. Heated wall hung towel rail.

### Stairs to First floor

**Bedroom 2** 3.87m x 3.46m (12'8" x 11'4"): Double bedroom on first floor of the tower area with feature dual aspect windows on two walls. Tv point, Built in Wardrobe. Carpet to floor.

**En-Suite** 2.15m x 1.55m (7'1" x 5'1"): Suite comprises of WC, whb and Corner shower. Tiled floor and tiling on two walls in shower cubicle. Window to the side of the property and towel rail.

**Closet** 1.62m x 1.04m (5'4" x 3'5"):

### Stairs to second floor

**Bedroom 3** 4.82m x 4.60m (15'10" x 15'1"): Bright double bedroom on the second floor of the tower area with feature windows on all four walls looking out over the gardens and the countryside beyond. Mezzanine area with timber flooring, Access to attic.

**En-Suite** 2.30m x 1.52m (7'7" x 5'): Suite comprises of WC, WHB and Corner shower. Tile floor and tiled around the shower area.

**Outside** • Outside: Beautiful landscaped gardens with gated entrance, gravelled driveway leading to front of property with parking for multiple vehicles. Gardens are mainly in lawn with hedging, an array of shrubbery, trees, plants and feature stonework and pathway around the property. Patio area with stunning views of the countryside and mountain tops beyond.





### Garden:

Beautiful, landscaped gardens with gated entrance, gravelled driveway leading to front of property with parking for multiple vehicles. Gardens are mainly in lawn with hedging, an array of shrubbery, trees and plants.

**BER:** BER C3, BER No. 110344777

### Included in the sale:

Integrated induction hob, cooker, extractor fan, dishwasher, floor coverings, stoves, curtains, blinds, and light fittings.

### Services

- Oil fired central heating.
- Septic tank on site.
- Water from well on site.
- Broadband connection.
- Satellite tv available in the area

### Special Features

- Vaulted Ceilings: Marvel at the grandeur of soaring ceilings that create an atmosphere of spaciousness and grandeur.
- Original Lancel Windows: Admire the beauty of authentic lancet windows that fill the space with natural light and offer breathtaking views of the surrounding landscape.
- Panoramic Views: Immerse yourself in the picturesque vistas of rolling hills and lush greenery that stretch as far as the eye can see from the gardens.
- Quirky Character: Embrace the whimsical charm of a home filled with quirky details and unique touches that spark conversation and inspire creativity.
- Wood Burning Stoves: Cozy up on chilly evenings beside a crackling wood burning stoves in the living room and sun room, creating a warm and inviting ambiance.
- Granite Worktops: Discover the perfect blend of elegance and functionality in the kitchen, featuring exquisite granite worktops that elevate your culinary experience.
- Original Timber Beams: Be transported back in time by the presence of original timber beams, a testament to the rich history of this remarkable space.
- Cast Iron Radiators: Experience the comfort of modern amenities seamlessly integrated with classic design elements, such as cast-iron radiators that provide efficient heating throughout the home.
- less than a 5 min walk to the Brook Lodge and Macreddin Golf Course
- Less than 5 minutes' drive from Aughrim Village which is one of the most scenic and unspoilt parts of Co. Wicklow. And 25 minutes from all the amenities of both Wicklow & Arklow town and the M11 Motorway to either Dublin or Wexford via Exit 18.



**Directions:**

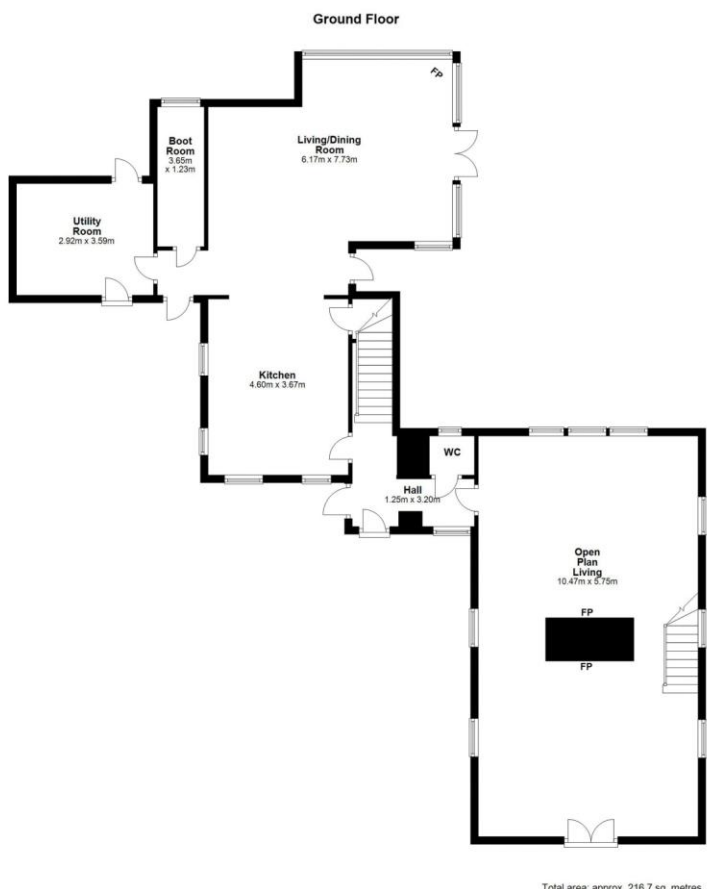
Eircode is Y14 PH86

From Aughtrim: Continue onto the Glen Road, follow signs for Brook Lodge Hotel and Continue for 3km,

After passing Brook Lodge Hotel land, the property is located a further 650m on the Right.

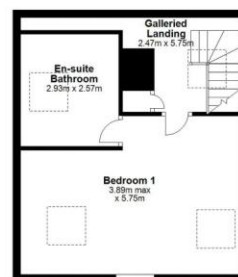
Gated private entrance with stone wall.



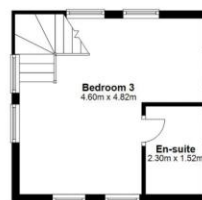


Total area: approx. 216.7 sq. metres

First Floor



Second Floor



**NEGOTIATOR**

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