



MILLBROOK HOUSE

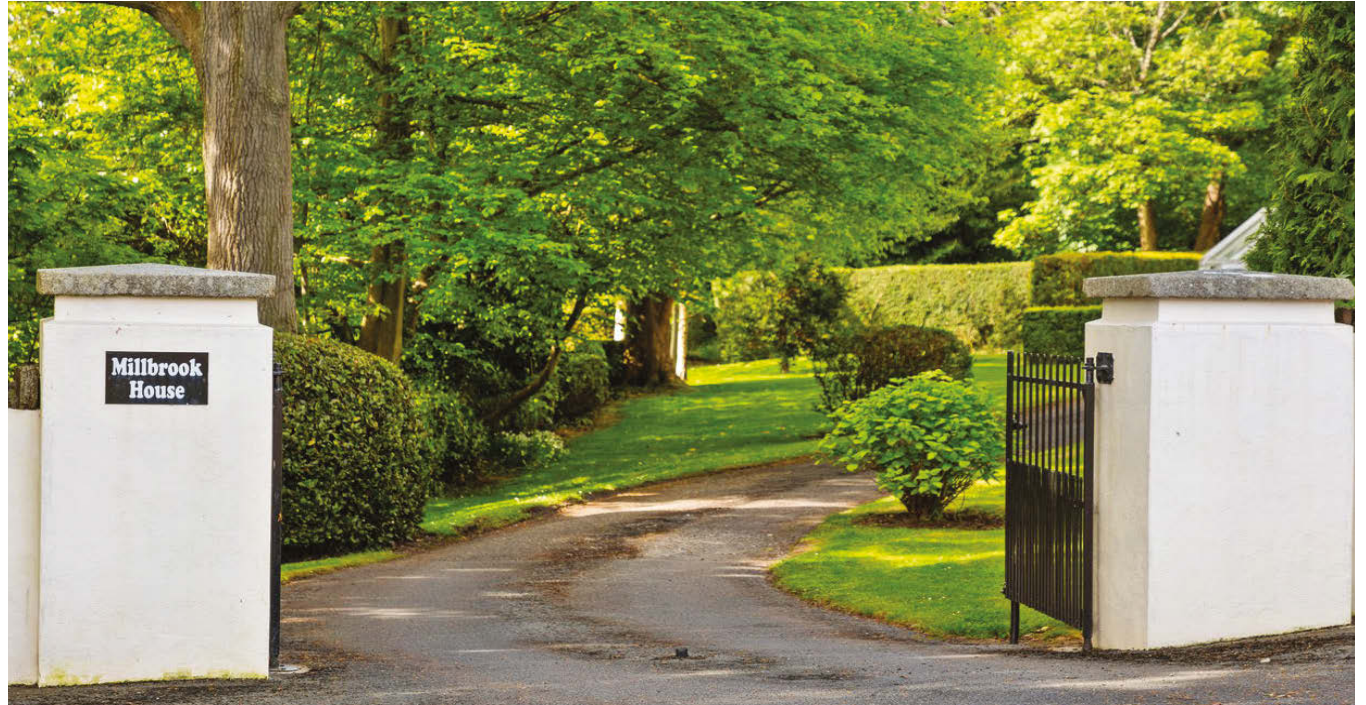
Newcastle, Co. Wicklow A63 F961. *Approx. 5.5 acres in 1 or more lots.*

Colliers

DESCRIPTION

Millbrook house derives its name from an 18th Century cornmill (no longer standing) and adjoining brook. The original house is noted as dating from the 1790's and would have been remodelled and updated in the intervening years. It is believed at one time to have been the residence of an agent for the Earl of Fitzwilliam who was Lord Lieutenant in Ireland and who owned the 90,000 acre Coolattin Estate. The current vendor's family moved here in the mid 1940's. Millbrook extending to circa 360 sqm is full of charm and character situated opposite the 11th century tower and with views to the local church, adjoins the village of Newcastle and the property offers a true slice of country living yet is close to all amenities. The N11 Dublin to Wexford road is minutes away, Greystones with its multitude of restaurants and retail offerings and its rail connection to Dublin is 12 km and to emphasise the convenience, the local school is literally a walk across the field.

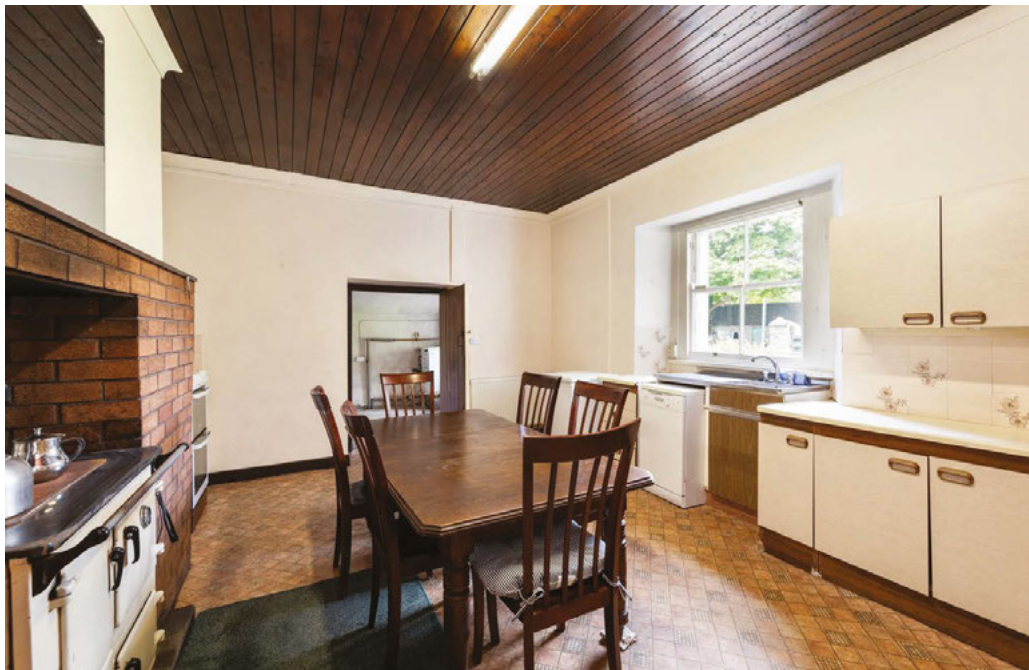
Although lived in up to recently the house does require upgrading and the adjoining coach house and derelict cottage offer endless possibilities.



ACCOMMODATION

Whilst Millbrook requires modernisation, due to its east facing front and south and west facing side and back orientation there are endless opportunities for expansion (subject to planning). Off the entrance/stairs hall on either side are the two formal rooms, the drawing and dining rooms. To the rear of the hall is an inner hall off which is the breakfast room/study, the kitchen, and the utility room off which is the store room. Off the return level there are two bedrooms and a bathroom with a further three bedrooms on the first floor. A tight stairs leads to the two room attic and a similar stairs descends to a small two room basement from the hall level and it is believed that these are the upper and lower floors of the late 18th century house.







BUILDINGS

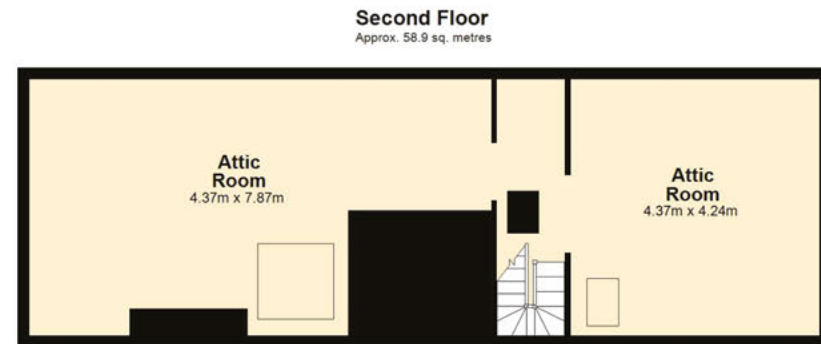
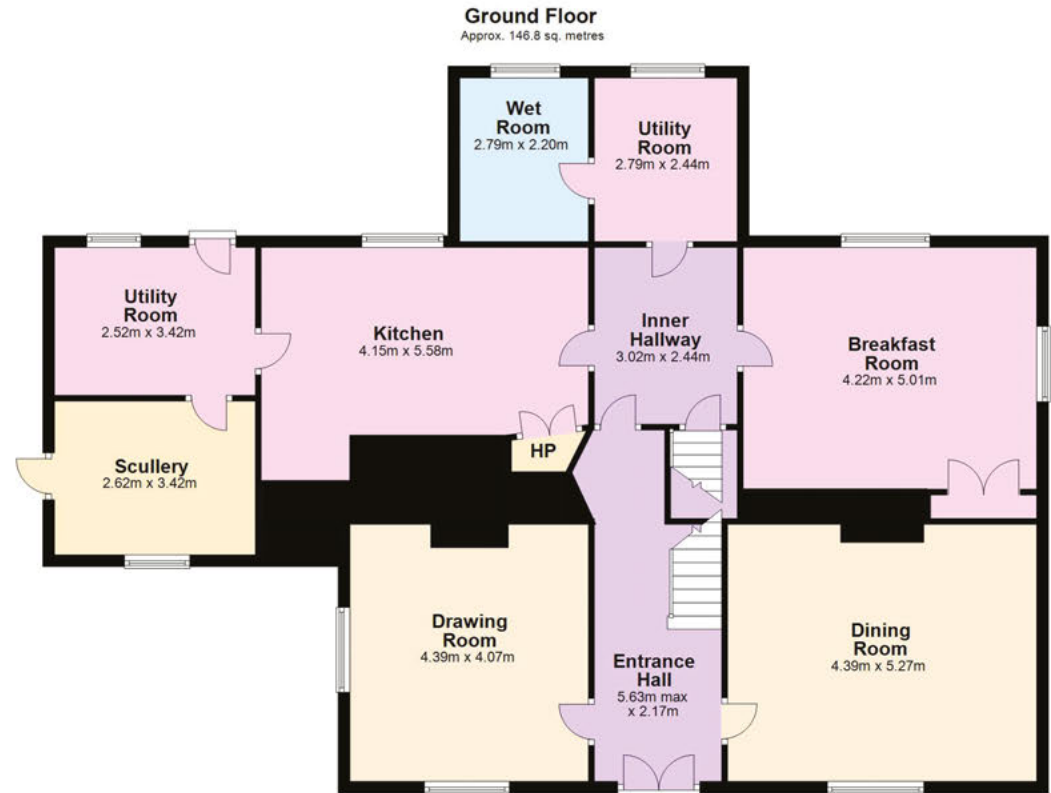
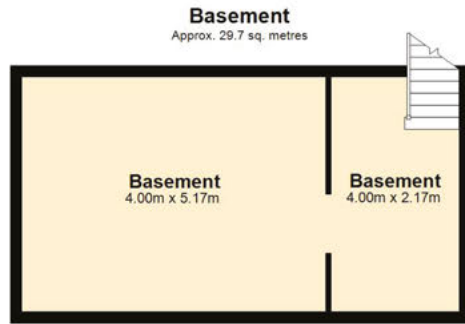
The buildings include a delightful lofted coach house adjoining the house, a derelict three room cottage some distance away, a range of stone stores and only the outline of the old mill remains.

THE LANDS

Total approx. 2.3 ha (5.5 acres) and bounded by a small river have extensive frontage to two roads and include avenue, gardens and lawns to the front and side of the house and to the rear two small paddocks and a larger field which in turn wraps around the local church.



FLOOR PLANS



SERVICES

- Mains water
- Septic tank drainage
- Oil fired central heating

PRICE GUIDE

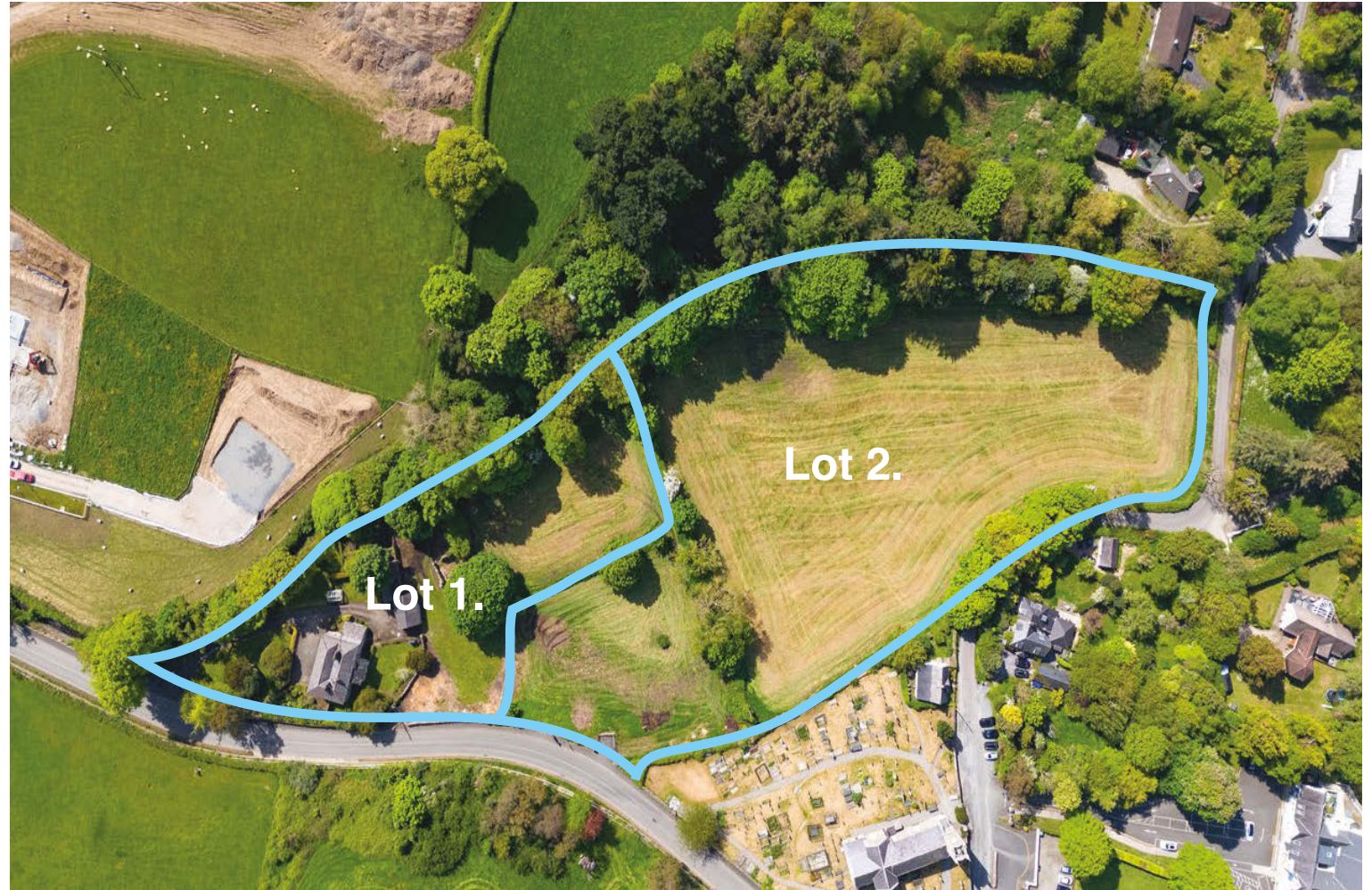
Lot 1 House buildings on approx. 1.7 acres. Guide €1 million.

Lot 2 Approx 3.8 acres with dual road frontage. Guide €250,000.

Lot 3 House buildings on approx. 5.5 acres. Guide €1.25 million.

Viewing strictly by prior appointment

BER: exempt.



CONTACT



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