



Rathnabo, Blessington, Co. Wicklow, W91 N5N3.

***Rathnabo,
Blessington,
Co. Wicklow,
W91 N5N3.***

***Deceptively spacious five
bedroomed detached dormer
bungalow, nestled on the scenic
slopes of Lugnagun mountain!***

***Asking Price
€610,000***

For Sale by Private Treaty

Viewing strictly by appointment.

***Selling agents
Sherry FitzGerald O'Reilly***

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Sherry FitzGerald O'Reilly are delighted to present to market this deceptively spacious five-bedroom detached dormer bungalow. Nestled on the scenic slopes of Lugnagun mountain in the quiet townland of Rathnabo, the property occupies an elevated, 2.5 acre sanctuary that commands sweeping views over the Blessington Lakes and the Wicklow mountains.

A peaceful countryside retreat set well back from the road, the house is approached by a long, meandering driveway that winds through expansive gardens with a canopy of mature trees mirroring the surrounding scenery. Behind the home, the property ascends the slopes of the mountain across more than an acre of untouched, natural landscape, filled with fir, hawthorn trees, and gorse bushes.

While already a substantial and generously proportioned property, the home offers great scope for future expansion and flexible living. The large, detached garage with a roomy attic space, is perfectly suited for conversion into a self-contained guest apartment. With its generous proportions indoors and an abundance of space outside, this home balances the needs of a modern family with the calm of country living.

The historic town of Blessington is an easy seven-minute drive. It's a thriving town, with an excellent array of shops, bars, restaurants, primary schools, a community college, and leisure amenities such as the GAA, athletic and football clubs. This is the perfect location to enjoy a host of leisure facilities, with lakeside walks, sailing, kayaking and golf clubs close by and hiking in the Wicklow mountains on the doorstep.

For the commuter, there is easy access to the N81, the no. 65 bus to Dublin goes from Blessington, and it is a 25-minute drive to the Luas Park and ride facility at Citywest.

The accommodation in this fine property briefly comprises – entrance, hallway, sitting room, kitchen/dining/living room, utility room, 2 bedrooms (one en-suite), bathroom, office. Upstairs – 3 bedrooms and shower room.

Accommodation

Entrance Hallway 1.9m x 1.47m (6'3" x 4'10"): With glazed doors to the hallway.

Hallway 4.49m x 1.23m (14'9" x 4'): The hallway is finished with oak flooring and benefits from a built in hotpress.

Sitting Room 5.41m x 3.85m (17'9" x 12'8"): This is a glorious light-filled room of dual aspect with lovely views on both sides. It is floored in oak and warmed by a large woodburning stove.

Kitchen/Dining/Living Room 7.86m x 3.25m (25'9" x 10'8"): The kitchen is fitted with a range of pine cabinets with a vibrant tile splash back and a tile floor. It includes a cooker with ceramic hob and double oven and a dishwasher. An archway leads to the living room which features a cast iron solid fuel stove, and a sliding door links to the patio outside.

Utility Room 4m x 2.43m (13'1" x 8'): The utility houses the boiler, fridge freezer, washing machine and tumble dryer. With back door to rear patio.







Bedroom 1 6m x 3.64m (19'8" x 11'11"): The very generous primary bedroom includes a dressing area with lots of fitted wardrobes.

En-Suite 2m x 0.86m (6'7" x 2'10"): Fully tiled, it includes a shower unit and a wall heater.

Bedroom 2 2.87m x 2.495m (9'5" x 8'2"): This is a single room overlooking the front garden, with an oak laminated floor.

Bathroom 2.51m x 2.12m (8'3" x 6'11"): The bathroom comprises wc, wash basin, bidet and bath with tile floor and surrounds.

Hall 3.51m x 3m (11'6" x 9'10"): With wooden stairs to the open landing above.

Office 3.5m x 2.7m (11'6" x 8'10"): With side view and carpet floor.







Upstairs

Landing & Hallway 8.16m x 1.11m (26'9" x 3'8"): With carpet floor. A convenient attic storage area is located off the hallway.

Bedroom 3 4.5m x 3.95m (14'9" x 13'): Bedroom 3 is a twin room with carpet floor and wash basin.

Bedroom 4 3.81m x 3.26m (12'6" x 10'8"): This is a double-sized room with rear view.

Bedroom 5 4.48m x 3.83m (14'8" x 12'7"): A large room enjoying lovely views, it features a tile fireplace to centre with an open fire.

Shower Room 3.27m x 2.19m (10'9" x 7'2"): The shower room has a tile floor and is fitted with wc, wash basin and shower cabinet.





Outside

Garage 11.04m x 5.57m (36'3" x 18'3"): The large garage has been built with 11" insulated cavity wall. It would be perfect for conversion to a studio apartment. It has double doors to front and doors to the rear patio with foundations laid for an extension. Inside, wooden stairs lead up to the spacious attic area with solid wood flooring and Velux windows overhead.

Metal Shed 4.10m x 2.50m Fully secure modern shed.

Gardens Passing through the stone entrance pillars, a long driveway winds through expansive, lushly planted front gardens designed to complement the nearby scenic landscape. Framed by rolling lawns and mature trees—including mountain ash, fir, silver birch, and spruce—the elevated gardens offer a panoramic vista over the lakes and beyond.

To the rear of the house is a cobblelock patio, with another patio outside the living room sliding doors. Behind this home, the site stretches over an acre up the Lugnagun mountain and is filled with fir, hawthorn trees and gorse bushes. A large flat area within is suitable for the placement of 15+ solar panels, as has been done by a neighbour, allowing for an off-grid lifestyle.

Directions

From Main Street Blessington (N81) take the turn for Lacken – Lake drive on the Kilbride rd. Take the right turn onto the bridge. At the T junction take the right, following Lake Drive. Follow the road for 1.5km, taking the slight left. Follow this road for 1.1km and the stone entrance pillars will be on the right-hand side.

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Special Features & Services

- Built circa 1976.
- Extends to 189m² approx.
- Set on a generous 2.49 acres approximately.
- Beautiful panoramic views in serene countryside setting.
- Benefits from its own private spring water supply, with gravity feed and pump.
- Oil fired central heating and two woodburning stoves.
- Single glazed hardwood windows.
- Separate garage suitable for conversion to further accommodation.
- Rolling lawns to front with many mature trees.
- Mountainside fields to rear with excellent potential to install solar panels and enable off-grid lifestyle.
- Septic tank.
- Carpets, curtains and appliances included.
- Just a 7-minute drive to both Blessington and Lacken village and 20 minutes to Naas.
- 6 Primary schools locally (including a Gaelscoil) and a community college.
- Easy access to the N81.
- 25-minute drive to Luas at Citywest.
- Tulfarris and Blessington lakes golf courses nearby.
- Close to sailing, rowing and kayaking clubs and the Avon Ri adventure centre.
- GAA, football, boxing and athletic clubs in Blessington.



RATHNABO, BLESSINGTON, CO. WICKLOW



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