



Residence On C. 0.5 Acre

Russborough, Blessington, Co. Wicklow,
W91 Y9C4.



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175.67 Sq. m



(045) 865 568



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

We are delighted to bring this beautiful, quaint timber lodge to the market. Located on the Kildare / Wicklow border in a most desirable location overlooking the grounds of Russborough House. The property is located on a quiet country road equidistant between the village of Blessington and Ballymore Eustace being just under c. 4 kms and a two minute drive off the N81. The area has a host of amenities on your doorstep from nature walks, Hillwalking, water sports on the Blessington lakes and the Ballymore Eustace Ski-club, horse racing in the nearby Punchestown and golfing in Tulfarris, Blessington lakes golf club and Rathsalagh House. For day to day living there are a selection of good quality coffee shops and eateries, crèches, schools, churches and shopping in either Blessington or the nearby larger towns of Naas and Newbridge.

DESCRIPTION:

One of a kind timber lodge set amidst stunning gardens of c. 0.5 acres. The property is in excellent condition throughout being only 25 years old. It has wooden wainscotting, beautiful picture windows making the most of the garden views, wooden flooring and a large open plan living / dining room complete with wood burning stove. This is a very cosy home which would suit a growing family. It has four double bedrooms (master bedroom is en-suite) and upstairs there are three further attic rooms that could be used for a variety of uses. The heating is underfloor heating throughout. Outside is every gardeners delight with large lawned areas and mature shrubbery giving colour all year round. There is a cute chicken coop with fenced open space for the chickens to roam and a vegetable garden with fruit trees. The raised decking is an ideal sunspot and the detached garage with ESB is perfect for pottering and storage. This lovely family home is in a great location, early viewing advised.



ACCOMMODATION:

Entrance Hall	6.62m x 6.24m	Wooden Floor
Living Room	5.84m x 5.01m	With Wood burning Stove, Panelled wainscoting, Wooden Floor, Door leading to decking area
Dining Room	3.72m x 2.89m	Wooden Floor
Kitchen	4.28m x 3.57m	Country Style pine units, Range master range style gas cooker, integrated dishwasher, Tiled Floor and splash back, Wood panelled ceiling.
Utility Room	3m x 2.01m	Fitted units, Water tank and heat exchanger with Door to rear garden.
Bedroom 1	3.03m x 2.86m	Fitted wardrobes and Wooden Floor
Bedroom 2	3.11m x 3.3m	With Sink Unit
Bathroom	2.28m x 2.03m	Bath, W.C., W.H.B., Tiled Floor and walls, Built in storage closet.
Bedroom 3	3.11m x 3m	Fitted wardrobes
Bedroom 4	3.62m x 3.52m	Built in wardrobes, Wooden Floor and en suite.
En Suite	2.59m x 0.89m	Wet floor style with walk in shower, W.C., W.H.B., Tiled Floor and part tiled walls.
Upstairs		
Attic Room 1	4.77m x 4.14m	With vaulted wood panelled ceiling
W.C.	2.04m x 1.95m	W.C., W.H.B.
Study	3.83m x 2.34m	Velux window
Attic Room 2	4.91m x 4.74m	Vaulted wood panelled ceiling.





OUTSIDE:

Garage 4.94m x 4.41m
Hen House

SERVICES:

Mains Water
Septic tank
Underfloor Heating

VIEWING:

BY APPOINTMENT ONLY

BER:

C3

PRICE REGION:

€525,000



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