

# Georgian style family home with 40 acres and stabling

Kiltegan, Co Wicklow, W91 XW81

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## About this property

Ballinroan is a charming Georgian house which has been completely renovated and sits on well-maintained land with newly planted trees, and the present owners have contributed greatly to making this one of the finest houses to come to the market in Co. Wicklow. Their efforts went far beyond the house to both the gardens and equine facility.

The residence makes a superb family home with spacious but intimate reception rooms all boasting spectacular views over the gardens and the rolling countryside of south Wicklow.



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## Property Details

The drawing room has large pitch pine flooring, decorative corniced ceiling, centre rose, large marble fireplace and sash windows. The dining room is a fine bright room with large pine flooring, marble fireplace, sash windows, corniced ceiling and centre rose. The living room is a good-sized room with plenty of light, there are two double doors leading out to the patio. There is also a door leading into the kitchen and hall. The kitchen is very spacious with plenty of light. It has pitch pine flooring, built in kitchen cupboards with granite worktops and a 4 door Aga Cooker. At first floor level there is a fine gallery landing with 4 spacious bedrooms and a family bathroom. The primary bedroom has an en suite bathroom and dressing room.



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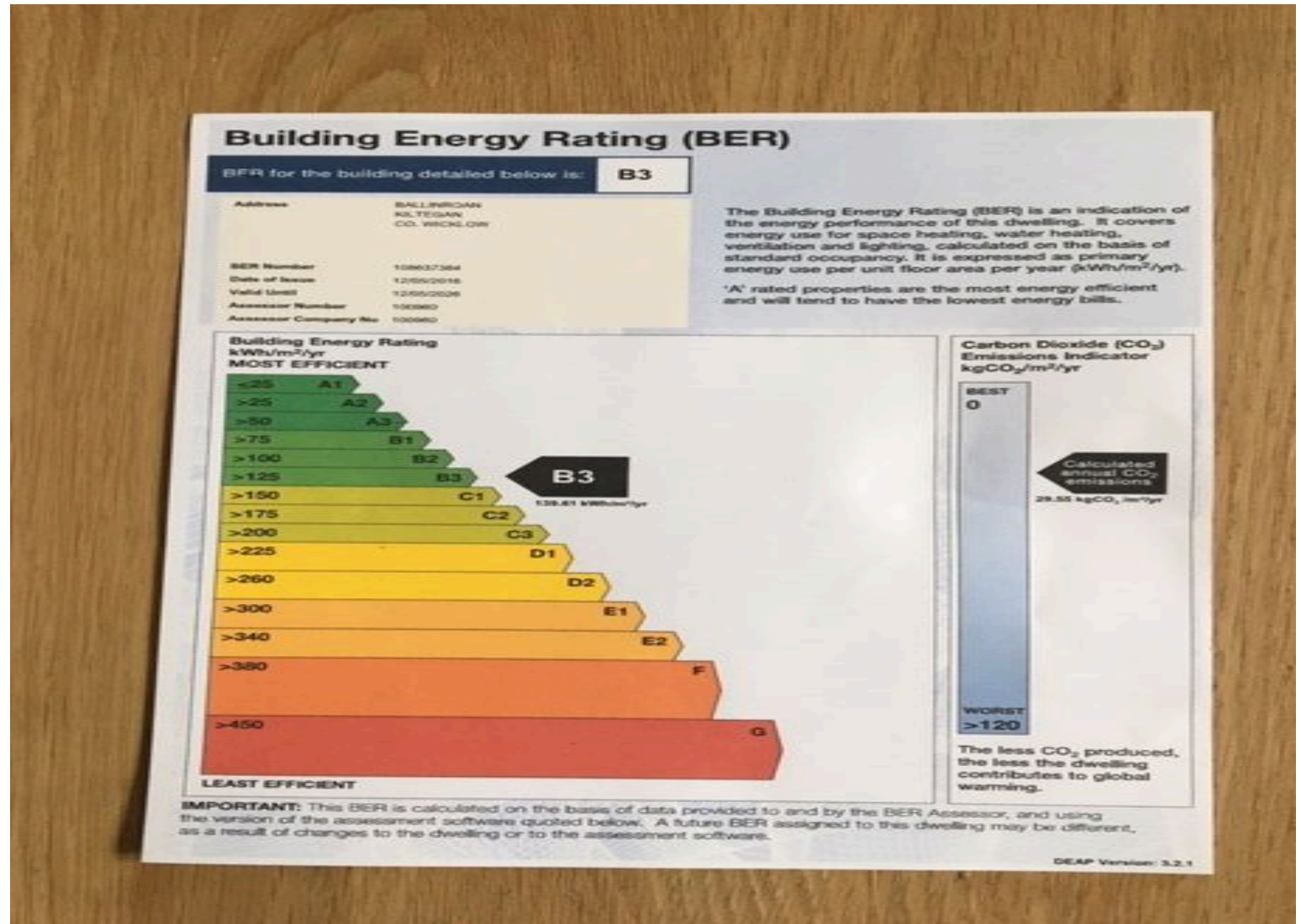


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## Plans



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## Local Area

Co. Wicklow, known as the Garden of Ireland boasts unspoilt countryside with mountains, upland lakes, steep sided glacial valleys, forests, farmlands together with a wonderful coastline and sandy beaches.

There is an abundance of amenities in County Wicklow, including the many designated walking routes along the famous Wicklow Way, which takes in the most stunning scenery.



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## Property Details

### Key Features

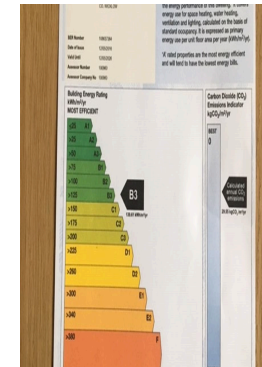
- Beautiful family home in excellent order
- Timber railed paddocks and sand arena
- Gated entrance
- Stabling with associated storage and office facility
- Private location

### Services & Additional Information

- Gas-Fired Central Heating, Mains Electricity, Well Water, Septic tank.

### BER

BER Rating = N/A





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## Enquire



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## More Information



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**Viewing strictly by appointment**

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