



Location Map Only



Residence Stable Yards on C. 14 Acres,
Stoneyford Stud, Oldcourt, Blessington,
Co. Wicklow, W91 WK13.



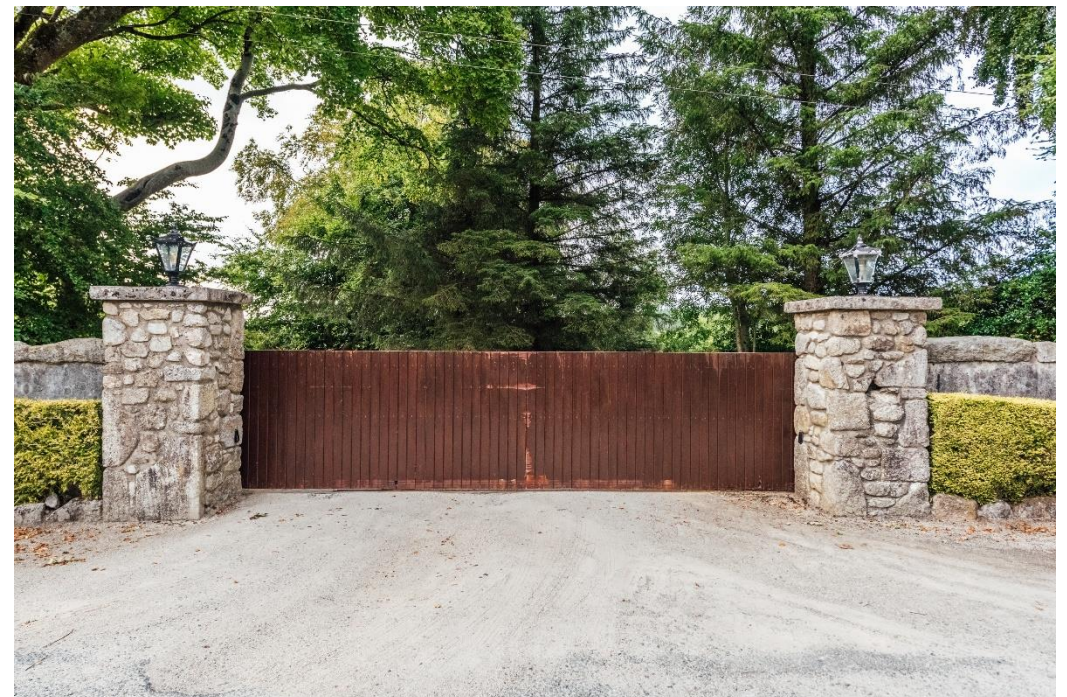
(01) 490 3201



www.jpmdoyle.ie

LOCATION

Situated in this most scenic and sought-after location between Blessington and Manor Kilbride Village in West Wicklow The property commands stunning views of the Wicklow Mountains, in an area offering tranquil surroundings whilst remaining very accessible to Dublin City Centre via the N81 (c. 15 miles) and Blessington (c. 2 miles). Ideally suited to a purchaser who wishes to enjoy the benefits of rural life whilst remaining close to the amenities of urban living. There are nearby schools, church, a regular Dublin Bus service (no. 65) from the N81 and shopping facilities in Blessington, Naas and Tallaght which are all within a short drive. This fine property is also located a short distance from Saggart/ Citywest Luas Park & Ride, making commuting to and from Dublin hassle free. There are a host of amenities within the vicinity including the renowned Blessington Lakes with aqua activities, the Wicklow Gap, local walkways and many sporting interests locally such as horse riding, golf, cycling and fishing.



DESCRIPTION

Stoneyford Stud is a beautiful country residence surrounded by mature gardens, and smart stable yards, set amongst mature tree-lined paddocks of Wicklow lands extending to C. 14 Acres / 5.7 Hectares. The residence entails a commanding two-storey spacious family home set behind electric gates through an impressive entrance which is complimented by the mature gardens. It is in excellent condition and extends to a very generous c. 326 Square Metres of accommodation with an extensive stable yard of c. 475 Square Metres, laid out in Two Buildings of 21 Stables with Tack Rooms, Feed House, Toilets and Canteen. This property has a charming country feel while remaining well proportioned with high ceilings and ample room for family living and country life. Accommodation in the House comprises of Hall, Sitting room, Sunroom/ Reception, Living room, Dining room, Kitchen, Utility, Office, Bathroom, Six Bedrooms, five en suite. The large light-filled kitchen with an open plan living/dining room has country-style fitted units. The cosy dining room opens out to a large spacious family sitting room with an open stone-featured fireplace. The six bedrooms currently have a variety of uses with five bedrooms en-suite making this house extremely versatile depending on your requirements. Outside there are mature gardens and extensive parking. The residence is approached through a stone driveway and then divides between the yards with a Barn, 21 Stables, a Tack room, Canteen/Staff Quarters, a Lunging Arena, a Horse Walker and the main residence. The lands are laid out in five partly stud railed paddocks with internal and extensive road frontage and are surrounded by mature trees and low-lying shrubbery to offer shelter to the lands.



ACCOMODATION

Entrance Hall	8.09m (26'7") x 1.56m (5'1")	
Sitting Room	5.66m (18'7") x 4.05m (13'3")	With Fireplace
Bedroom 1	4.52m (14'10") x 3.01m (9'11")	
Ensuite 1	2.02m (6'8") x 1.84m (6'0")	With Shower, W.C., W.H.B.
Kitchenette	4.51m (14'10") x 2.23m (7'4")	With Fitted Units
Bedroom 2	4.05m (13'3") x 2.68m (8'10")	
Ensuite 2	2.11m (6'11") x 1.82m (6'0")	With Shower, W.C., W.H.B.
Sunroom	4.39m (14'5") x 3.47m (11'5")	
Sitting Room	5.53m (18'2") x 8.34m (27'4")	With Feature Fireplace
Dining Room	5.52m (18'1") x 3.32m (10'11")	With Stove off
Kitchen	5.48m (18'0") x 3.62m (11'11")	Fully Fitted





Garden Level

Hall 5.65m (18'6") x 3.44m (11'3")

Office 3.79m (12'5") x 3.23m (10'7")

Store Room 3.1m (10'2") x 1.98m (6'6")

Utility 3.23m (10'7") x 3.41m (11'2")

Bedroom 3 5.54m (18'2") x 4.86m (15'11")

Ensuite 3 With Bath, W.C.,
W.H.B.

Bedroom 4 4.21m (13'10") x 2.77m (9'1")

Ensuite 4 With Shower, W.C.,
W.H.B.

Bedroom 5 2.75m (9'0") x 2.77m (9'1")

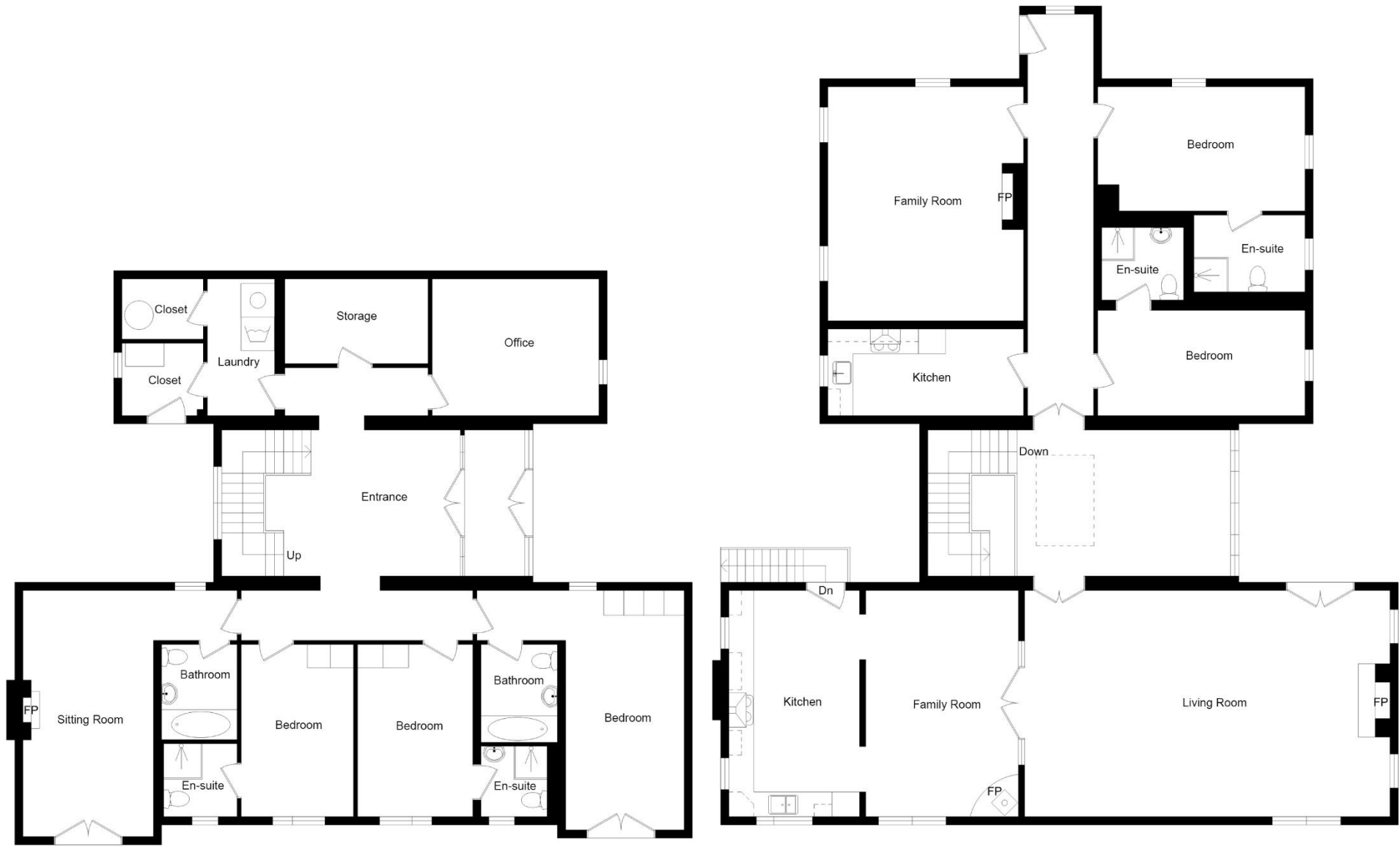
Ensuite 5 With Shower, W.C.,
W.H.B.

Bedroom 6 5.54m (18'2") x 4.66m (15'3")













SELLING AGENT:

J.P. & M. Doyle,
105 Terenure Road East,
Dublin 6,
D06 X029

Price Region: €975,000

BER:

Telephone:
(01) 490 32 01

Email:
enquiries@jpmdoyle.ie



J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.

PSRA Licence Number 002264