

# For Sale

Asking Price: €1,150,000

Sherry  
FitzGerald  
McDermott



Hazel Brook House, Tombeagh, Hacketstown, Co. Carlow,  
R93PN79

On 26 acres.

BER B3

[sherryfitz.ie](http://sherryfitz.ie)



Accessed off a leafy country road between Kiltegan, Co. Wicklow and Hacketstown, Co. Carlow, this delightful residence on 26 acres is positioned in what can be described as a splendid parkland setting, where 12 acres are designated Special Area of Conservation to protect its natural habitats, wildlife species, lake, afforestation and meandering walks in situ. Its remaining lands are in full agricultural use with up to 2 acres hosting mature gardens.

Built a little over 30 years, the dwelling with its red-brick exterior boasts 241 sq mtrs of superior living accommodation between its 2 floors. It includes a Mews annex with a separate driveway and own door access. A tarmac Tennis court, 2 no. stables, a tack room, barn and hayshed are among its array of additional offerings.

Internally, it presents with stylish period features in pristine condition. A domestic garage adjoins, superb scenery surrounds and electric gated tree-lined avenues ensure privacy for both Hazel Brook House and its Mews annex.

The entire offering is a once-in-a-lifetime opportunity to acquire a unique protected country-life home and lands. It suits working from home, commuters, generational living, space and tranquil requirements.

Viewings are highly recommended and are invited by appointment.



## Special Features & Services

- Solar panels
- Part Triple and/or double glazing
- Oil heating

## Accommodation

**Porch** 2.453m x 1.962m (8'1" x 6'5"): Heritage tiled floor. Centre light fitting.

**Reception Hall** 4.189m x 3.794m (13'9" x 12'5"): Polished Hardwood floor. Carpeted stairwell. Centre light fitting. Cloak/boot press off.

**Drawing Room** 6.665m x 3.663m (21'10" x 12'): Feature black marble fireplace. Bay window. Carpeted. Curtain, rails and blinds. French doors to paved patio and side gardens. Centre lights.

**Study** 3.415m x 3.068m (11'2" x 10'1"): Polished hardwood floor. Fitted wall shelves. Curtain. Pole. Blind.

**Kitchen/Dining Room** 7.155 (23'6")m x 3.500 & 2.279 (7'6")m x 3.409 (11'2")m: Fitted floor and wall units. Part tiled floor and tiled splashback. Part wooden floor. Marble fireplace with solid fuel stove. Sliding patio door to paved patio. Curtains, pole and blinds. Some integrated appliances. Fitted dresser unit.

**Utility Room** 3.755m x 2.453m (12'4" x 8'1"): Sink and counter unit. Walk-in pantry off. Tiled floor. Doors to rear sun patio, to garage and to sell-contained mews annex.

**Guest W.C.** 1.786m x 1.202m (5'10" x 3'11"): Toilet and sink. Tiled floor. Blind.

**Garage** 3.687m x 5.620m (12'1" x 18'5"): Oile burner. Double teak doors. Concrete floor. Attic access.

**Gallery Landing** 4.121m x 1.423m (13'6" x 4'8"): Carpeted. Velux windows. Airing press.

**Bedroom 1** 3.548m x 4.338m (11'8" x 14'3"): Double built in wardrobes and dressing table. Wooden floor. Curtains and pole. Blind.

## Garden

**Barn** 8.863m x 5.737m

Double doors to accommodate a camper.

Lofted mezzanine flooring.

2 x Stables.

Overlooking paddock.

4.868m x 3.889m

4.926m x 2.737m

## Directions

From Kiltegan, Col Wicklow or Hacketstown, Co. Carlow, follow eircode R93 PN79.





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**SOLICITOR**

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**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.  
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