

ROSSANAGH HOUSE, Rossana Lower, Rathnew, Co. Wicklow, A67 N578



Substantial Family Home on 2 Acres

BER EXEMPT

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THE PROPERTY

Rarely does a property of this calibre come on the market in County Wicklow. Clarke Auctioneers, in conjunction with Hooke & MacDonald, are proud to present Rossanagh House, Rathnew, Co. Wicklow. This wonderful family home of character and charm, dates back to the late 1800's and is described as a "fine example of a substantial, late Victorian, strong farmer's house" in the Buildings of Ireland register.

Rossanagh is approached by an attractive, hedge-lined driveway leading to a graveled forecourt. One is immediately taken by the impressive four-bay, double-fronted entrance, framed with a manicured ivy-covered exterior.

Nestled along the leafy coast road, close to renowned Hunters Hotel, this substantial, 4 bedroom, period home also includes a modern 2-bedroom annex, as well as a superb cut stone, coach house and handsome stone outbuildings which form a stunning courtyard to the rear. Rossanagh sits on a wonderful mature site of over 2 acres and also includes a delightful walled garden, tennis court and a stable block.

One cannot but sense the feeling of privacy and sanctuary immediately upon entering Rossanagh. The property was significantly renovated in the early 1990's and has been beautifully maintained and updated ever since. Prospective purchasers will be impressed by the elegant décor, the attention to detail and the high-quality finish of this genuinely unique property. The style and elegance evident throughout the house, is a testament to the owners who have left no stone unturned in creating a magnificent family home.

The distinctive Victorian front door opens to an impressive tiled entrance hallway which leads into the first of 4 reception rooms. The Drawing room is perfectly sumptuous with a dual aspect and an exquisite marble fireplace. The adjoining light-filled conservatory overlooks the side garden and floods the drawing room with natural light. The elegantly appointed dining room is equally impressive, with high ceilings, original hardwood floors and an open fireplace. A luxuriously comfortable and cosy family sitting room overlooks and opens out into the rear courtyard.



The heart of the home is the stunning open plan family space which encompasses the farmhouse style kitchen complete with Aga, light filled breakfast/dining area and a comfortable snug with wood burning stove. Two sets of French doors open out onto a raised deck in the stunning enclosed courtyard. Simply perfect for entertaining.

On the first floor, Rossanagh includes four spacious and beautifully appointed double bedrooms all with their own ensuite bathrooms. Original sash windows, decorative coving and a superb split-level staircase and landing are some of the outstanding period features of this impressive family home. The converted attic is ideal for any number of uses.

The annex adjoining the main house includes a ground floor bedroom and living room along with a study/home office and gymnasium on the first floor, complete with sauna and shower room.

The grounds of Rossanagh House are quite simply an oasis of tranquility. The enclosed courtyard includes the stunning, 19th century, stone cut, coach house which was originally built to house horse-drawn carriages. There is a spectacular vaulted roof with exposed timber beams and a flagstone floor. This magnificent building and the other stone cut outbuildings offer endless potential for any number of uses.

Graveled pathways link to an enchanting walled garden complete with pergola, hidden patios and ornate water features. The side garden connects to a full-size tennis court and onwards to an extensive lawn area surrounded by mature trees which provide both privacy and shelter. The adjoining stable block consists of 3 stables and a hay loft and includes a small paddock area with space and potential for a variety of uses including a sand arena.

Rossanagh House is situated halfway between Ashford and Wicklow Town close to some of the most beautiful countryside in the garden county. Golden sandy beaches and the most stunning countryside are all within 30 minutes of South Dublin and the M50. For the golfer, there are a myriad of choices within easy reach including the excellent Blainroe and the world class European club.

For the commuter, the M11 motorway to Dublin is two minutes away. Wicklow Town and Brittas Bay are equally accessible along with all their numerous amenities. Dart services are available from Greystones as well as an excellent bus service from Rathnew & trains to the city from Wicklow Town.

Unique properties like Rossanagh House come along once in a lifetime and is a fantastic opportunity to acquire a wonderful family home with space, style, elegance and huge potential in one of the most sought after locations in County Wicklow.

Rossanagh House is for sale by private treaty. Viewing strictly by appointment with Clarke Auctioneers or Joint Agents Hooke & MacDonald.

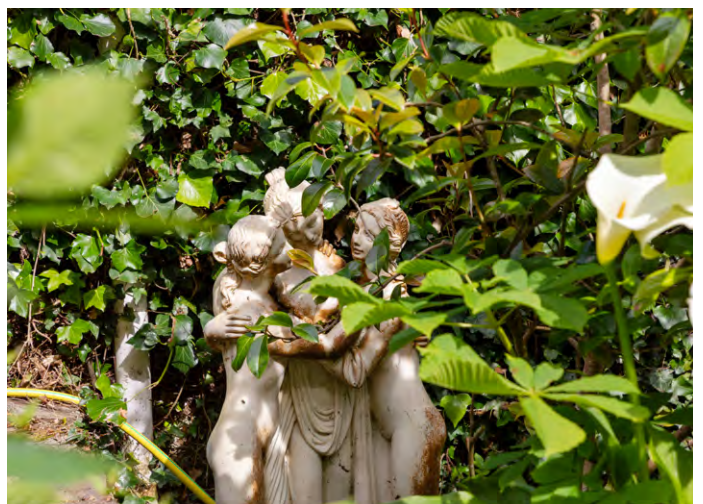














ACCOMMODATION

Rossanagh House extends to approximately 426 Sq.M, including the Annex. (not including the attic rooms)

Entrance Hall – 9.19m (30'2") x 1.98m (6'6")

The grandeur of the entrance hall is enhanced by the intricate detailing of the ornate cornicing and coving, which adds a touch of elegance to the space. The tiled floors, with their intricate patterns, are a testament to the craftsmanship of the Victorian era. The original staircase, with its sweeping curves and elaborate balustrades, is a stunning feature that commands attention. Together, these elements create a truly impressive entrance that sets the tone for the rest of the property.

Drawing Room – 4.55m (14'11") x 4.27m (14'0")

One of four reception rooms the drawing room is a wonderfully inviting room with high ceilings, dual aspect over front and rear, original hardwood floors, impressive marble fireplace. An impressive room with wonderful decor adjoins the stunning light-filled conservatory.

Conservatory – 4.52m (14'83") x 4.02m (13'2")

Stunning light filled conservatory with tiled floors. Overlooking the beautifully landscaped front and side gardens.

Dining Room – 4.57m (15'0") x 4m (13'1")

A superb formal dining room ideal for entertaining. High ceilings and decorative cornicing along with original hardwood floors and antique marble fireplace.

WC – 2.14m (7'0") x 1m (3'3")

Guest WC tastefully decorated. WC, WHB.

Living Room – 5.23m (17'2") x 4.53m (14'10")

A luxuriously comfortable and cosy living room with large bay windows overlooking the spectacular rear courtyard. Wonderful family room with plush décor and open fire with antique marble fireplace.

Kitchen – 4.52m (14'10") x 4.21m (13'10")

Wonderful farmhouse style kitchen complete with AGA. Ample floor and eye level kitchen units with island unit. Light filled room with dual aspect overlooking front and side garden. Open plan into dining area and sitting room.

Breakfast/Dining Area – 3.68m (12'1") x 3.05m (10'0")

Ideal space for family dining. Open plan to adjoining kitchen and sitting room. French doors opening onto rear courtyard. Wonderful space and light.

Sitting room – 3.21m (10'6") x 2.56m (8'5")

Cosy family seating area adjoining open plan kitchen and dining space. Light filled and airy area overlooking rear courtyard. Wood burning stove for those winter evenings. French doors to rear courtyard.

Pantry – 2.56m (8'5") x 1.77m (5'10")

Tiled floors and ample wall and floor level units

Boot Room – 5.08m (16'8") x 3.3m (10'10")

Always a vital addition to a large family home. Tiled floors. Ample storage and access to courtyard to the rear.

Bedroom 1 – 5.46m (17'11") x 4.11m (13'6")

Generous double bedroom with wonderful aspect overlooking front and side gardens. Light-filled room with old world feel. Fitted carpets.

Ensuite – 3.12m (10'3") x 1.47m (4'10")

Decorative wainscotting and tiled floors. Window to courtyard. WC, WHB and shower.

Bedroom – 2 4.57m (15'0") x 4m (13'1")

Delightful double bedroom with south-facing aspect over front garden.

Bedroom 3 (Primary) – 4.57m (15'0") x 4.05m (13'3")

Superb double bedroom, filled with light with dual aspect overlooking front and side gardens.

Walk in Wardrobe – 2.62m (8'7") x 1.75m (5'9")

Ensuite – 4.24m (13'11") x 1.62m (5'4")

Elegant master ensuite with tiled floors, painted wainscotting and bath with shower.

Bedroom 4 – 3.87m (12'8") x 3.22m (10'7")

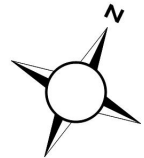
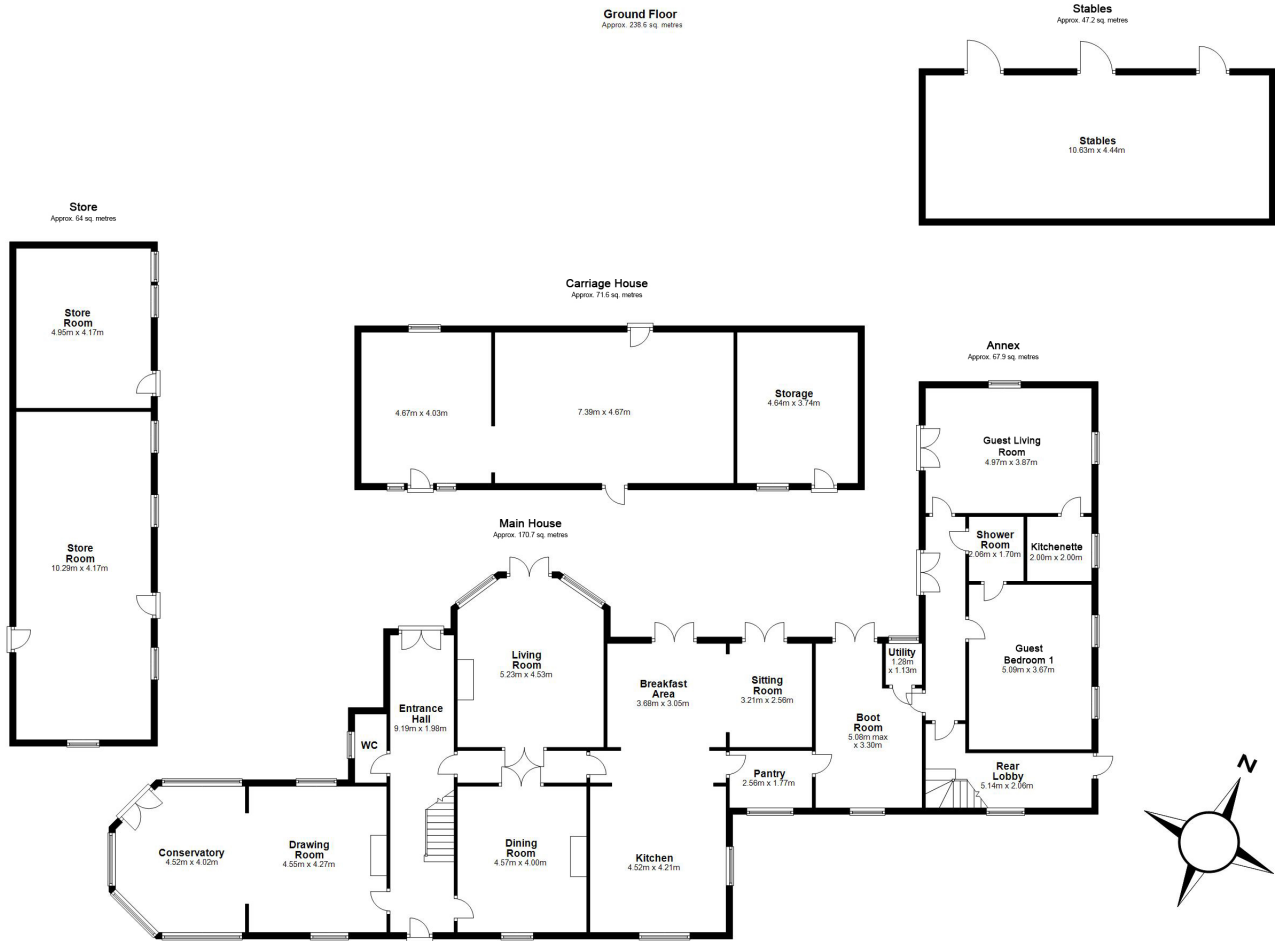
Lovely double bedroom overlooking courtyard. Built in wardrobe space

Ensuite – 2.62m (8'7") x 1.62m (5'4")

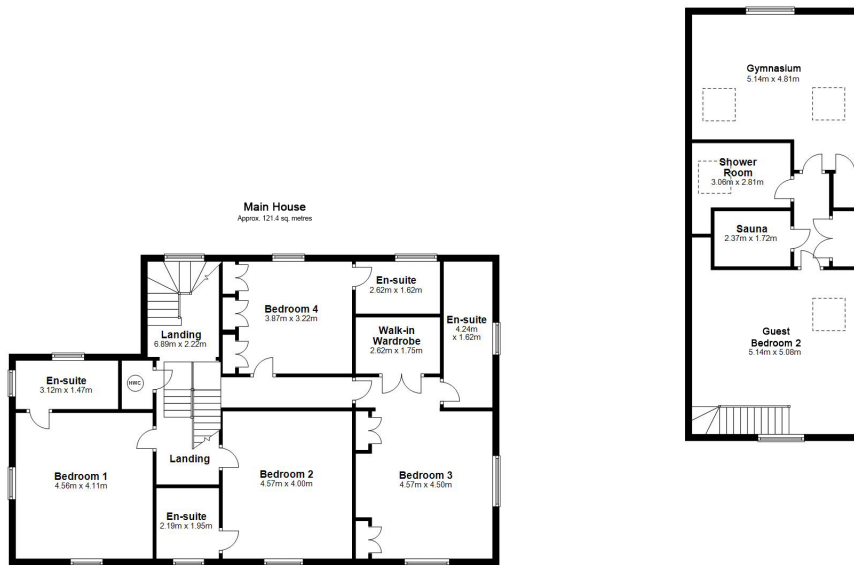
Tiled floors and painted wainscotting, WC, WHB and Shower.

Landing – 6.89m (22'7") x 2.22m (7'3")

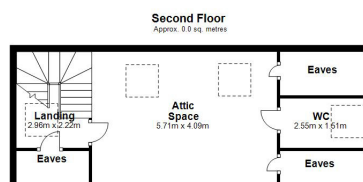
GROUND FLOOR (INCLUDING OUTBUILDINGS)



FIRST FLOOR (MAIN HOUSE & ANNEX)



SECOND FLOOR (MAIN HOUSE)





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