



# Period Residence On C. 1.4 Acres

"Granite House" Quarry Road, Ballyknockan,  
Nr. Blessington, Co. Wicklow, W91 X372.



5



2



170 Sq.Mt



(045) 865 568



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## For Sale by Private Treaty

### LOCATION:

This unique property is in one of the region's most spectacular locations overlooking Blessington lakes and the surrounding countryside. The lake views make this one of the most exceptional properties currently available in the area. Located in the beautiful stone village of Ballyknockan within walking distance of the pub and all amenities. Valkeymount and Lackan villages are both nearby with schools, shops and churches and the town of Blessington is also close by which offers churches, primary and secondary schools, pubs, restaurants, and shops as well as the Town Centre development which includes Dunnes Stores and many other retailers.

**Blessington:** c. 7 miles. **Dublin:** c. 25 miles.

### DESCRIPTION

"Granite House" comprises of a unique period property in need of extensive repair, built c.1875 with distinctive full granite porch, Window Surrounds and Granite chimneystacks with corbelling. The entrance consists of a panelled timber door with cornice-like entablature on console brackets and segmental fanlight, set within the decorative granite gable-end of the porch with gable itself shaped in a vaguely Dutch fashion and topped with a finial. "Granite House" is thought to be the most distinctive property within the village of Ballyknockan and one of the more memorable smaller houses in the whole of the county. The house extends to c. 170 Square Metres and is laid out over Three Floors. Accommodation comprises of Hall, Livingroom, Kitchen, Diningroom, Utility, Two Bathrooms and Five Bedrooms. Outside there are extensive Gardens, Large Two-Story Derelict Granite Stable Block c. 52 Square Metres and a granite coach house c. 40 Square Metres, ideally suitable for future development (subject to necessary planning consent). The property offers tremendous opportunity for someone looking to restore the property to its former glory.

### ACCOMMODATION:

<b>Hall</b>		
<b>Living Room</b>	6.13m Max x 3.97m.	With feature marble fireplace.
<b>Dining Room</b>	3.63m x 3.66m.	With Feature Marble Fireplace.
<b>Kitchen/ Stores</b>	5.39mx 3.75m.	
<b>Bathroom</b>	3.85m x 2.34m.	With Shower, W.C. & W.H.B.
<b>Utility</b>	3.48m x 2.34m.	





## UPSTAIRS

**Bedroom 1** 3.16m x 2.33m.

**Bathroom 2** 3.88m x 3.82m.

With W.C. & Shower.

**Bedroom 2** 3.88m x 3.82m.

**Bedroom 3** 4.05m x 3.84m.

**Bedroom 4** 4.64m x 3.43m.

**Bedroom 5** 3.80m x 3.96m.



## OUTSIDE:

Extensive site with Cut Stone Two storey stable block (Derelict) to the rear and a Granite stone coach house to the front with separate access.





**SERVICES:**

- Drainage to Septic Tank
- Mains Water.

**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**Exempt**

**PRICE REGION:**

**€395,000**



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