



FOR SALE BY PRIVATE TREATY

Stable Lane – Residence & Stable Yard on c. 8 Acres  
Hempstown | Blessington | Co. Wicklow



 (01) 490 3201  
 [www.jpmdoyle.ie](http://www.jpmdoyle.ie)



## LOCATION

Stable Lane is ideally situated on the Wicklow/Dublin border & overlooking the foothills of the Wicklow Mountains. This is an ideal rural location yet within touching distance of South Dublin & its surrounding areas.

The property benefits from two entrances onto the N81 & should suit commuters with the 65 bus passing the door. The Luas park and ride at Saggart is a 10 minute drive and the N7 and M50 motorways are within close proximity. Nearby towns include Blessington, Saggart, & Rathcoole. Blessington has a host of primary and secondary schools, pubs, churches, eateries and shopping.

Citywest Business Campus is on your doorstep as is the newly constructed Amazon headquarters at Rathcoole and Greenogue Industrial estate.

For the sporting enthusiast, there are many equestrian centers located close by not to mention golfing at the nearby Lisheen Springs Golf Club, Beechpark Golf Club and the Butter Mountain & Slade Valley Golf Clubs. Water sports can be enjoyed on the Blessington Lakes and there are many cycle routes and walking trails in the area.

This is an ideal location for the person looking to be close to Dublin while also looking to get away from the hustle and bustle of city life.





## DESCRIPTION

Stable Lane consists of a fine detached bungalow extending to c. 300 Sq.mts / 3,300 Sq. ft & set on c. 8 acres with substantial equestrian facilities. There is a large impressive open-plan kitchen/living/dining. The kitchen was installed by Country kitchens and is a particular feature of the house with an electric Aga, full size Liebherr Fridge and freezer and granite worktops all round. The residence itself has 6 bedrooms on the ground floor, one of which has an ensuite, one bedroom is interconnected with the master bedroom and currently used as a dressing room. There are also three further storage rooms, large family bathroom, a utility/ laundry area & bathroom in the attic. Outside there is a fine American Barn with 7 stables including mare and foal box, hay storage & feed/tack room. There is also a large sand ménage (c. 25m x 40m) with a rubber/fibre mix surface, along with two large paddocks for grazing turnout. This impressive family home comes to market in excellent condition, high specification fixtures and fittings throughout. The property has a very private entrance through large wooden electric gates and a pebble drive with front and rear gardens. There are extensive views of the surrounding countryside, and this is the perfect home for the equine enthusiast.



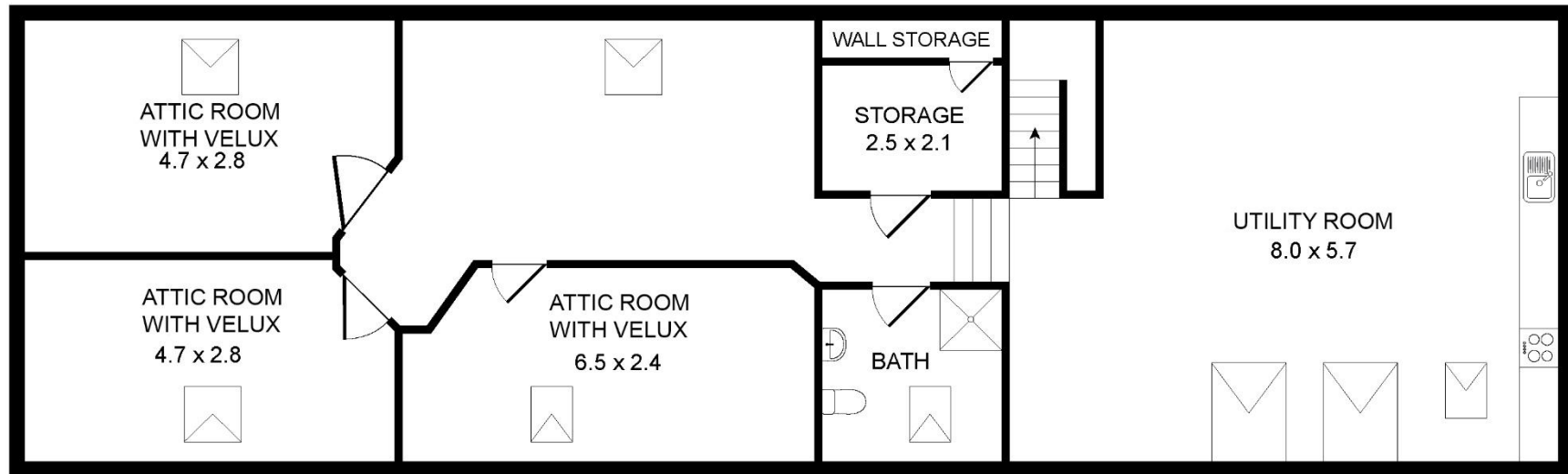












**FLOOR 1**



**GROUND FLOOR**





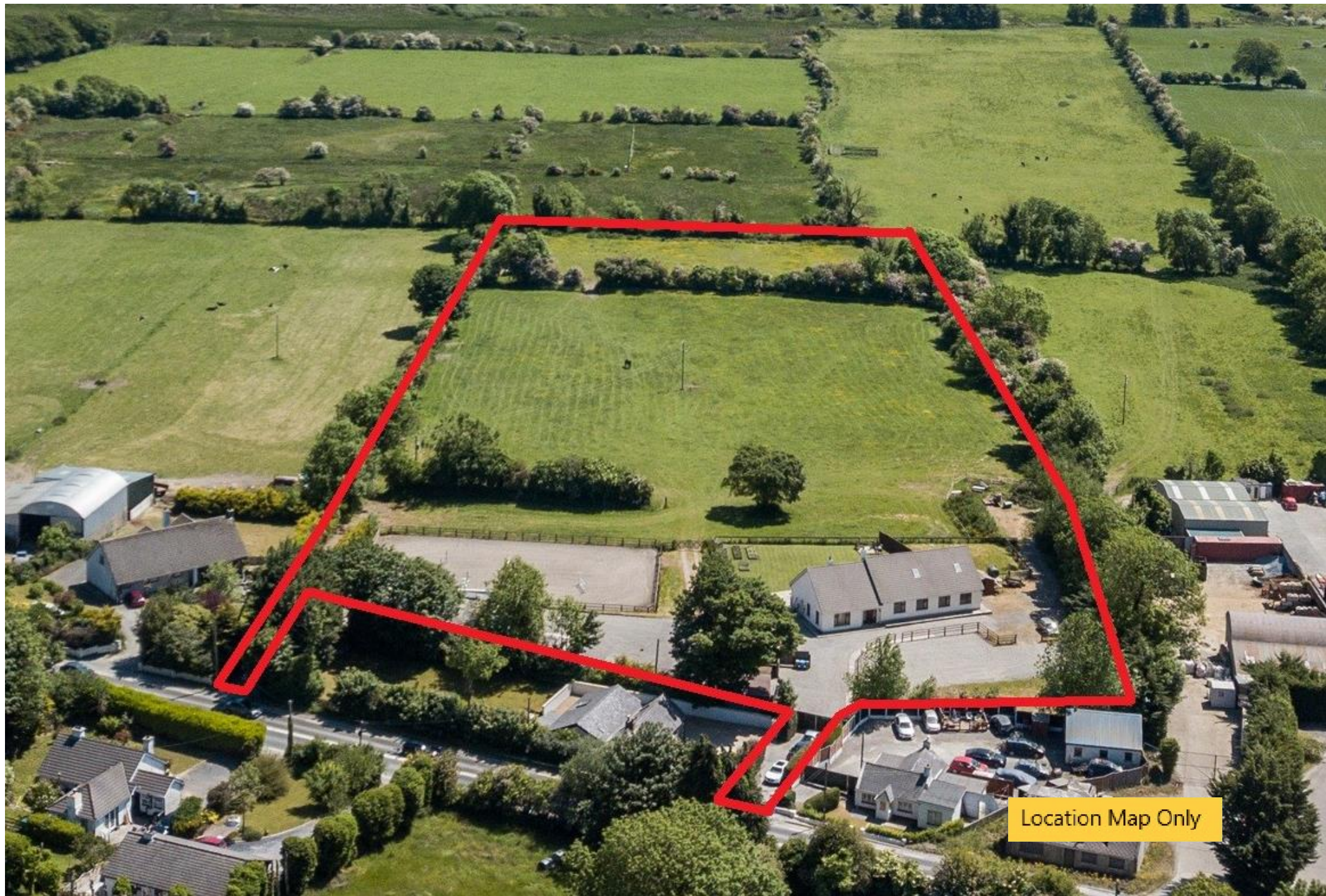












Location Map Only



**SELLING AGENT:**

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**This property is available in One or Two lots.**

**Lot 1 House on c. 1 Acre**

**Lot 2 Stable on c. 7 Acres**



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