



## “Cnoc Rua” Dormer Stone Cottage & Stables On 1.3 Acres/0.52 Ha.

Hollywood, Co. Wicklow, W91 A5N4.




3




1



138.61 sq.m

 (045) 865 568

 [www.jpmdoyle.ie](http://www.jpmdoyle.ie)



## For Sale by Private Treaty

### LOCATION

This beautiful granite cottage is conveniently located just off the N81 at Hollywood cross on the Dunlavin Road. There are a host of amenities close by including Hill walking with the many walking trails of the Wicklow mountains., horse riding, lake side activities such as fishing, kayaking and sailing on the Blessington Lakes and golf at the nearby Tulfarris and Rathsallagh golf courses. The racing enthusiast is well catered for with Punchestown and the Curragh racecourses both a short drive away. The schools in Hollywood Village and Dunlavin are very reputable and for socialising there are a wide range of pubs and eateries in the local area, from fine dining at the Ballymore Inn to country café with the recently opened Hollywood Café.

**Blessington:** c. 6 miles **Dublin:** c. 24 miles.





## **DESCRIPTION:**

This charming granite cottage is like something out of a fairy tale. Approached through a winding driveway this cottage evokes scenes from Hansel and Gretel. It oozes old world charm with its granite stone which is softened by the pretty stable door, the picket fencing and the wooden panelling, the likes of which are rare to come to the market. Internally accommodation is cosy with a cast iron wood burning stove, exposed granite walls and vaulted ceilings. The entrance hall accesses both the long living room/ dining room and the kitchen which leads you to an office with door to gardens. Upstairs the floorboards have been painted which are in keeping with the character of this cottage, and there are three bedrooms and bathroom. Outside there are three paddocks and a sand arena, not to mention stables and tack room. Ideal for someone with a pony or someone looking for outbuildings for another particular use. This is the perfect opportunity to purchase a quaint country cottage on a large site with plenty of room to expand and develop. Early viewing recommended.





## **ACCOMMODATION:**

<b>Entrance Hall</b>	4.45m x 1.71m.	With stable door and wooden floor.
<b>Living/ Dining Room</b>	9.69m x 3.93m.	With cast iron wood burning stove, fireplace, beamed ceiling and wooden flooring.
<b>Back Hall</b>	3.37m x 1.72m.	With featured granite walls.





**Office**

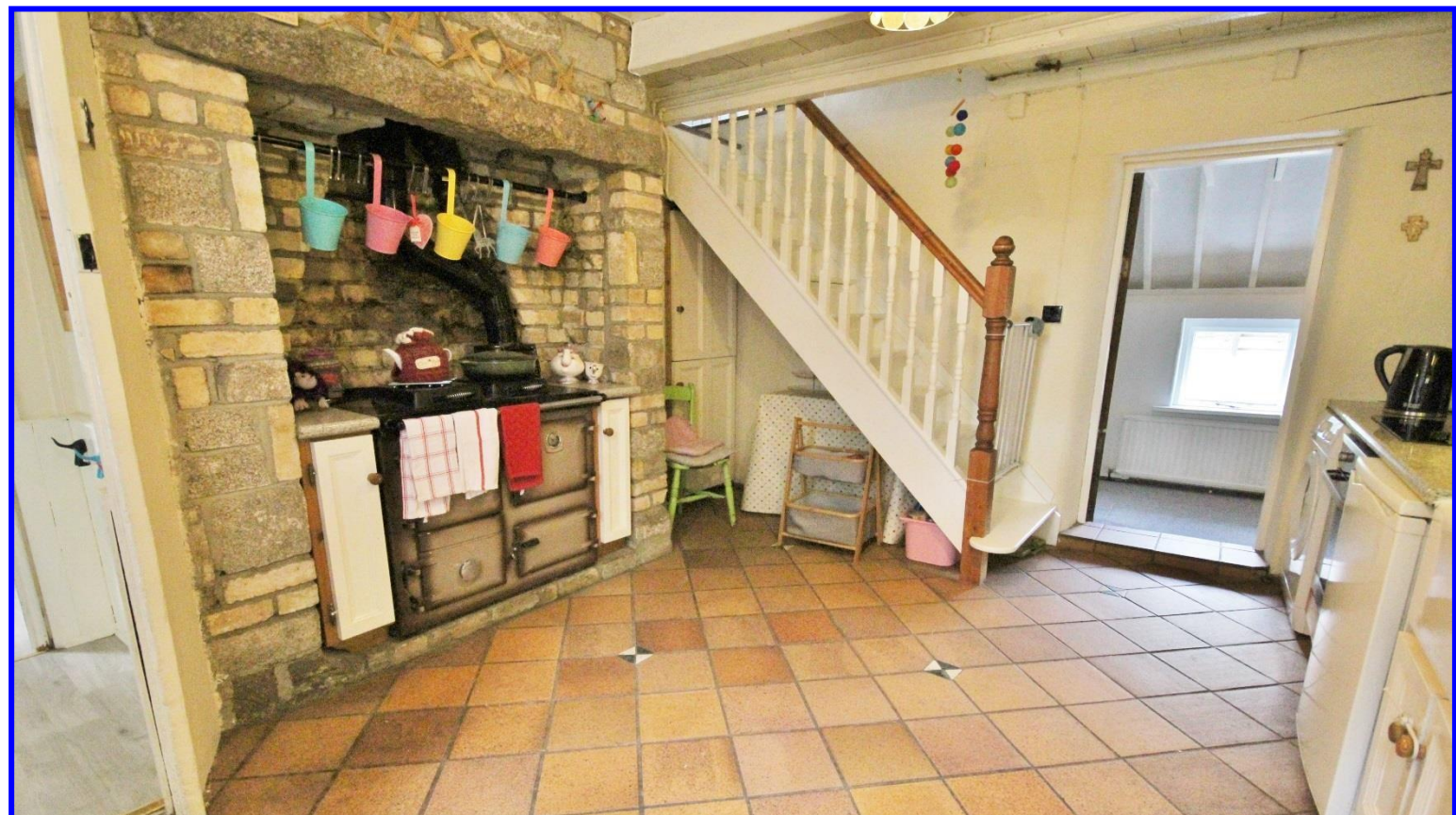
4.89m x 2.74m.

With featured granite walls and door leading to gardens.

**Kitchen**

4.25m x 3.64m.

With featured stone chimney breast with oil fired range. Country style kitchen units, tiled floor & splashback.





**Bedroom 1**

4.26m x 3.27m.

With painted tongue and groove flooring & fitted wardrobe.

**Bedroom 2**

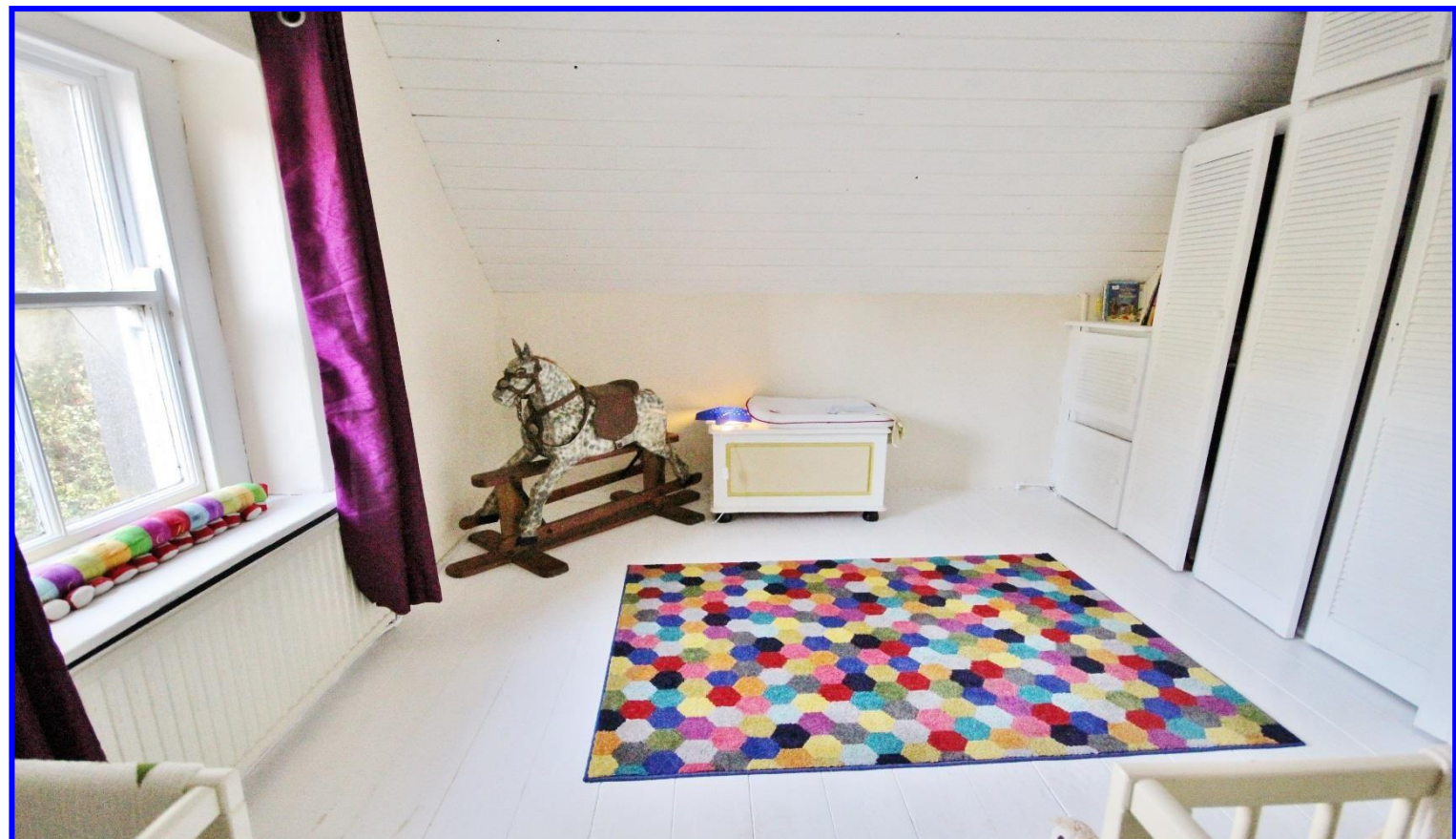
4.24m x 3.64m.

With exploited tongue and groove flooring, cast iron fireplace & Vaulted ceiling.

**Bedroom 3**

3.95m x 2.49m.

With fitted wardrobe.







### **OUTSIDE:**

- Sweeping pebble drive
- Gardens
- 3 paddocks with stud fencing
- Sand Arena
- Tac Room
- Feed Room
- 4 x Stables: 3.73m x 3.83m.





### **SERVICES:**

Water: Private Well

Sewage: Septic Tank

Heating: Oil fired central heating.



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**E2 (112472543)**

**PRICE REGION:**

**€349,000**



JP&M  
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Established. 1952

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