



4  5  292. sq. m

BER B2

The Brook, Ballylusk, Ashford, Co. Wicklow, A67 X292

AMV: €900,000

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Luxurious Detached Country Home with Detached Studio

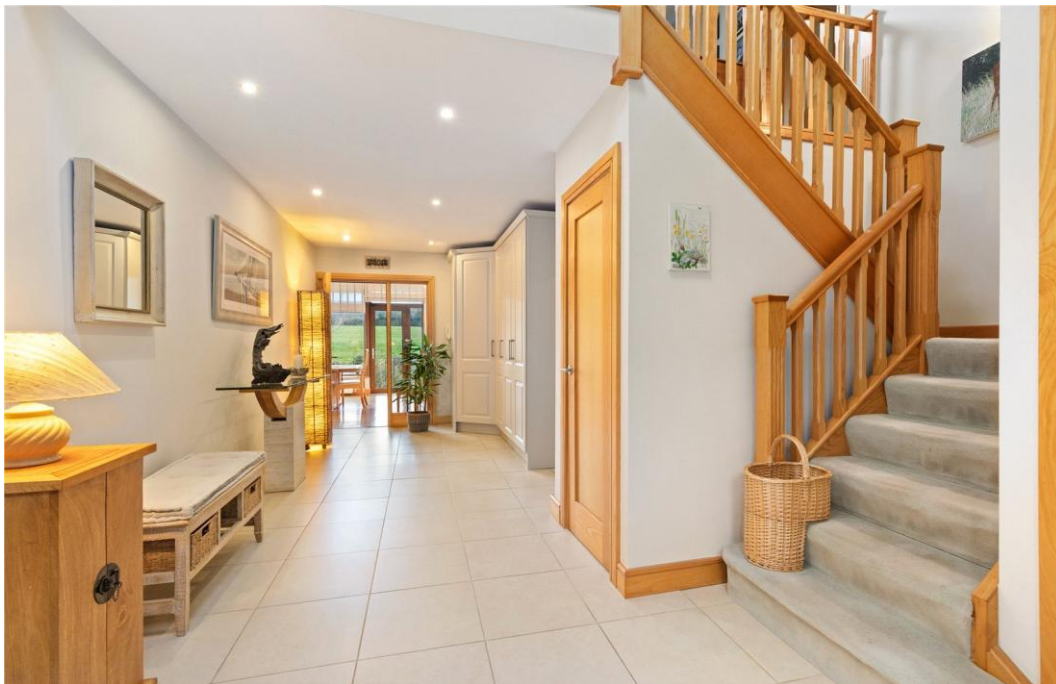
The Brook is a spacious 4/5-bedroom detached home with a separate detached studio, set on c.0.6 acres in a peaceful countryside setting just outside Ashford Village. Originally built in c.1981 and extensively renovated and extended in 2006, the main house extends to c.219 sq.m / 2,357 sq.ft., with a further c.73 sq.m / 786 sq.ft. in the studio.

The accommodation centres around a bright vaulted kitchen/dining room with a handcrafted hickory kitchen, granite worktops, pantry/utility and doors to two patios and the garden. There is also a lounge with wood-burning stove, ground-floor principal bedroom with en-suite, guest WC, three further bedrooms upstairs, a large study/fifth bedroom, family bathroom and an additional en-suite.

The detached studio offers a snooker room, lounge with stove, kitchenette, shower room/WC and a large first-floor room, providing excellent space for hobbies, work, guests or a teenage den. The property has a private well, bio-cycle septic tank, geothermal and gas heating, underfloor heating in selected areas, central vacuum system, alarm, security lighting and electric gates.

Outside, mature gardens include a brook with a wooden bridge, two garden sheds, patios and ample parking. Ashford Village, Wicklow Town, Mount Usher Gardens, schools, the N11 and M50 are all within easy reach.

- Constructed in 1981 and extensively renovated and extended in 2006
- Detached studio
- B2-rated home
- Private well
- Bio-cycle septic tank
- Dual heating system
- Underfloor heating in select areas
- Two wood-burning stoves
- 0.6 acres



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