

Ref: P2639

'HALLOWBERRY LODGE', BALLINGATE, CARNEW, CO. WICKLOW



BER C2

QUINN PROPERTY

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STUNNING 4 BED RESIDENCE ON C. 8 ACRES

For Sale By Private Treaty



LOCATION:

The property is located in a picturesque part of south Co. Wicklow close to the renowned Coolattin Estate and Coolattin Golf Club. It is in close proximity to the River Derry (tribute to the River Slaney), 4km from Carnew, 4km from Shillelagh, 20km west of Gorey and the M11 and 90km south of Dublin.

The area has a vast range of outdoor activities close by such as golf, fishing, hill walking, cycling, along with equestrian pursuits and sporting amenities which include Coolattin Golf Club 3km, Tomnafinnogue Woods with it's splendid walks c. 5km and Tinahely Riding Club only 6km .



DESCRIPTION:

This unique stone built residence was originally constructed in the 1900's but was rebuilt about 5 years ago and is finished to a very high standard with many outstanding features. It was built in a traditional style with great use of natural stone brick & natural wood finishes with solid timber double glazed sash windows and hard wood doors. The residence comprises of kitchen with pantry, boot room, conservatory, dining area, sittingroom games room, utility/laundry room, study, 4 bedrooms (two ensuite) and a family bathroom. Outside there is a covered barbeque area, ideal for entertaining on summer evenings. There is an adjoining stone built dwelling which would make an ideal studio.



Accessed off a quiet country road the residence is approached through a granite stone wall entrance with cast iron electric gates and an intercom system. It is presented in excellent condition, extends to c. 338.5m² and accommodation comprises of:



Entrance Hall:	3.2m x 1.4m	Tiled floor, timber panel surround
Boot Room:	3.0m x 2.3m	With shelving
W.c.:	3.1m x 1.4m	Stone featured wall, Belfast sink, w.c.
Kitchen:	8.0m x 7.25m	Fully fitted kitchen with presses at floor level, display cabinet, sandstone tiled floor, Aga cooker (oil fired) with feature fitted units, presses and display units, tiled splashback, granite surfaces, walk in pantry, open plan to conservatory
Pantry:	2.9m x 2.2m	Fitted units and fitted wine rack
Conservatory:	8.0m x 5.0m	Feature exposed timber beams, tiled floor, exposed brick walls, cast iron multi-fuel burner, built in bar, French doors leading to outdoor barbeque area
Dining Area:	5.6m x 4.1m	Feature brick walls, parquet floor, stairway to first floor, built in display unit, French doors leading to side entrance
Sittingroom:	4.85m x 3.8m	Feature stone walls, marble fire surround with cast iron inset fuel stove, parquet timber floor
Games Room:	4.4m x 4.5m	Tiled floor, stone fireplace with cast iron fuel stove, feature stone walls, door leading to laundry/utility room
Utility / Laundry:	4.25m x 2.4m	Tiled floor, built in units, Belfast sink, plumbed for washing machine & tumble dryer, door to study, hot press
Study:	3.15m x 2.6m	Tiled floor, natural stone feature wall, door to rear yard
First Floor:	Landing	Carpet throughout entire first floor
Master Bedroom:	5.9m x 4.7m	Feature stone walls, open plan dressing area, carpet
Ensuite:	2.5m x 1.6m	W.c., w.h.b., double shower, tiled floor, fitted shelving
Bedroom 2:	4.4m x 4.3m	Carpet, dressing area
Ensuite:	4.15m x 1.3m	Fully tiled, wc, w.h.b., shower



Bedroom 3: 4.7m x 3.8m Feature stone walls, carpet
 Bedroom 4: 3.8m x 3.2m Carpet
 Main Bathroom: 3.15m x 2.4m Storage unit, w.c., w.h.b., double shower, heated towel rail

OUTSIDE:

The house is surrounded by mature trees and with an outdoor covered barbeque area of timber construction with a slate roof, accessed from the conservatory. Ideal for alfresco dining.

BER DETAILS:

BER C2

BER No. 109814442

Energy Performance Indicator: 185.42 kWh/m²/yr



SERVICES AND FEATURES AT A GLANCE:

Electricity	Detached Self-Contained Dwelling
Private Water	Two Stable Blocks
Septic Tank	Garage
Granite Stone Wall Entrance	Manège (Sand Arena)
Electric Entrance Gates	Storage Barns
Intercom System	Lunging Pens
Solid Timber, Double Glazed, Sash Windows	Horse Walker
Oil Fired Central Heating	Tack/Feed Room
Underfloor Heating	Paddocks
Outdoor Barbeque Area	Lunging Pens
Set On C. 8 Acres	Property Extends To: 338.5m ²



**The Property Has Extensive Road Frontage Onto Two Roads
 Ideal Family Home, Constructed And Designed For Entertaining**



Stone Built Annex



Stable Block



Entrance Gate

OUTSIDE:

Detached Stone Built Annex: 4.8m x 13.0m

This is an ideal property suitable for many uses with its own parking and garden area. Accommodation comprises of: kitchen area, one bedroom and shower room.

Stone Built Stable Block: 8.0m x 6.0m

Incorporating 2 stables

Stone Built Stable Block: 17.0m x 6.0m

Comprises of 5 stables - fitted out with rubber matting and a tack room. The block has the benefit of electricity and water.

Two Bay Garage: 7.2m x 5.0m

7.2m x 5.0m with large parking area to front giving excellent space for horseboxes. Beyond this is the manège (sand arena).

Manège: (Sand Arena) 45m x 25m

With post and rail fence all around, floodlit with sand surface and covered jump store

Storage Barns: 15.0m x 14.0m

Steel framed with three stalls with metal gates ideal for mare, foal or stallion pens. Ample space for hay storage and machinery, large vehicular sliding door to front and rear.

Circular Lunging Pens:

Timber post & rail fencing

Horse Walker:

Covered six bay horse walker with concrete perimeter and wood chip base



Manège

'L' Shaped Building: 13m x 30m plus 13m x 14m

Steel framed with block and render infills on a concrete base.

Power and water connected.

12 internal 'Lodden' boxes on concrete base with rubber matting

Swivel feeders & hay racks

Shower and wash bay

Tack room with lofted storage area incorporating w.c.

Paddocks:

Three post & rail paddocks with water and vehicular access to rear. The paddocks are all currently in grass and of excellent quality.



Access Road



Horse Walker

**THE PROPERTY HAS THE BENEFIT OF EXTENSIVE EQUESTRIAN FACILITIES
AND WILL APPEAL TO THE EQUESTRIAN SECTOR.
VIEWING IS HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT ONLY.**



QUINN PROPERTY

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DIRECTIONS: From Carnew proceed out the R725 Shillelagh road. After 2.5km take the second road to the left (signed for Clonegal), proceed 500m to T-junction and take left for Clonegal. After crossing bridge take next left, continue for 500m and property is on the right hand side.

A.M.V. €890,000

JOINT AGENT
KINSELLA
ESTATES

The above particulars are issued by Quinn Property on the understanding that any negotiations whatsoever concerning the property are conducted through him. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.

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