



Sherry  
FitzGerald

## For Sale

Asking Price:  
€580,000

The Cottage  
Raheenavine  
Rathdrum  
Co Wicklow  
A67 Y771

**BER D2**

[sherryfitz.ie](http://sherryfitz.ie)





Nestled in the heart of the breathtaking Wicklow countryside, this charming 4-bedroom detached cottage offers a unique opportunity to enjoy both tranquil rural living and the beauty of nature. Located near the famous Meetings of the Waters, where the Avonmore and Avonbeg rivers converge, this property provides a peaceful retreat with expansive views, all while being within reach of local amenities.

Inside this deceptively generous, light-filled cottage, the rooms to the rear of the property enjoy picturesque views of the rolling countryside. The accommodation comprises of a porch, entrance hallway, shower room, sitting room, living/dining room, kitchen, pantry storage, main bathroom and four bedrooms.

This delightful home sits on 5 acres of beautifully landscaped land, offering ample space for outdoor activities, animals, horticultural projects, or simply appreciating the serene surroundings. It is a mere ten minute drive to Rathdrum and 15 minutes to Arklow. With its period features, modern comforts, and scenic location, this property represents the perfect balance of rural charm, sustainability and convenience.





## Accommodation

**Entrance Hallway** 2.11m x 1.45m (6'11" x 4'9"): The front porch leads in to the entrance hallway with access to the shower room, sitting room, two of the bedrooms and the living/dining.

**Shower Room** 1.93m x 1.45m (6'4" x 4'9"): Fully tiled floor to ceiling and fitted with a walk in shower unit with electric shower, wash hand basin and WC.

**Sitting Room** 4.55m x 3.42m (14'11" x 11'3"): Formal sitting room to the front of the property with solid timber floors and featuring an open fireplace with a solid fuel stove set under a timber mantle. This bright and spacious room has decorative coving throughout.

**Living / Dining Room** 6.61m x 3.59m (21'8" x 11'9"): An open-plan living & dining area at the heart of the home with a cosy wood-burning stove, perfect for relaxing or entertaining guests. The space flows effortlessly into the kitchen, and double doors open out to the garden.

**Kitchen** 2.63m x 2.06m (8'8" x 6'9"): Fully equipped with high & low country style units the kitchen features a gas cooker blending traditional aesthetics with contemporary functionality.

**Bedroom 1** 4.53m x 2.97m (14'10" x 9'9"): The master bedroom is to the front of the property and features high ceilings and an original cast iron fireplace.

**Bedroom 2** 2.57m x 2.05m (8'5" x 6'9"): To the side of the property, this room has high ceilings and timber flooring.

**Bedroom 3** 2.57m x 2.38m (8'5" x 7'10"): Bed 3 is also to the side of the property is timber floored and has high ceilings.

**Bedroom 4** 3.59m x 2.57m (11'9" x 8'5"): This room is currently used as a tv room but could be repurposed as an office or an additional bedroom.

**Dressing Room** 2.93m x 2.84m (9'7" x 9'4"): This room functions as a dressing room and leads off the fourth bedroom. There is an additional door leading to the storage area, currently used as a pantry.

**Bathroom** 3.59m x 2.74m (11'9" x 9'): The main bathroom is spacious and has a tiled floor and part tiled walls. It is fitted with a bath with shower overhead, pedestal wash hand basin and WC.

**Exterior** Expansive grounds with well-maintained lawns, polytunnels, a mix of ornamental and fruit trees, a pond, chicken run and a selection of garden areas. The land offers plenty of space for outdoor or equestrian pursuits, hobby farming, or further development (subject to planning permissions). The gravelled patio area to the rear of the cottage is a serene place to sit and enjoy the birds tweeting and spectacular views. There is a sweeping driveway to the side of the property, with ample parking, leading to the detached garage. The property also boasts additional outbuildings which can be used for storage or other purposes.





### Garden

Expansive grounds with well-maintained lawns, polytunnels, a mix of ornamental and fruit trees, a pond, chicken run and a selection of garden areas.

**BER** BER D2, BER No. 118339381

### Special Features & Services

- Well water, septic tank, oil fired central heating.
- Nearby Attractions  
The Meetings of the Waters A must-see natural wonder where the Avonmore and Avonbeg rivers converge. The surrounding area offers fantastic opportunities for hiking, fishing, and sightseeing.
- Wicklow Mountains National Park Explore some of Ireland's most scenic mountain landscapes, offering hiking trails, historic sites, and spectacular panoramic views.





## Directions

Eircode is A67 Y771



### Ground Floor



Total area: approx. 108.9 sq. metres

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#### NEGOTIATOR

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**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.  
PSRA Registration No. 002183