



**Residence, Cottage & Mixed Use Commercial Buildings  
On C. 2.75 Acres with Development Potential**

**Main Street**

**Maxol**

**ALDI**

**LOCATION MAP ONLY**

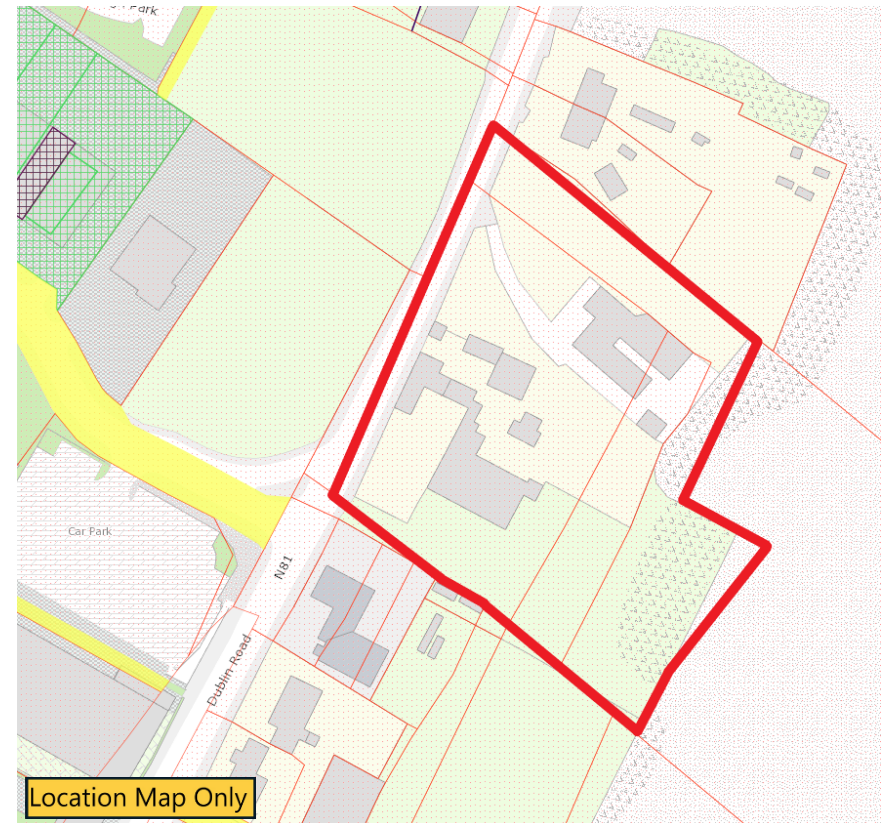
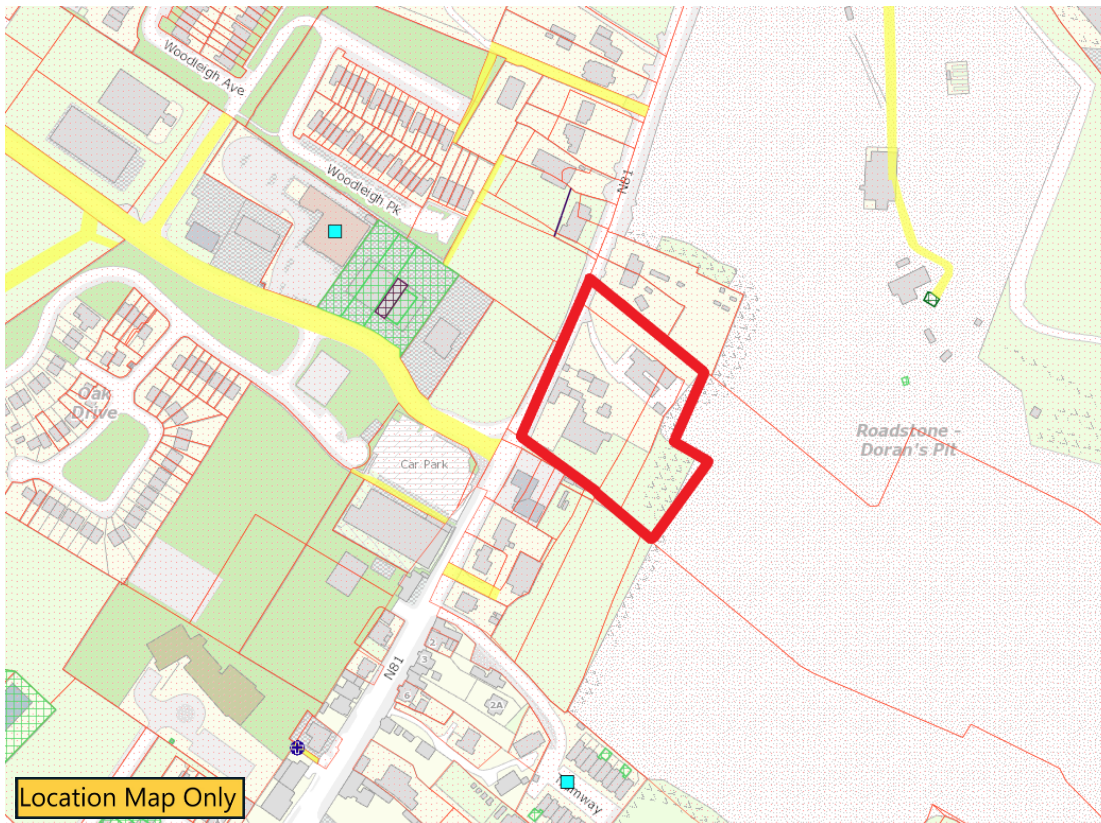
# FOR SALE BY PRIVATE TREATY

## LOCATION

Situated fronting the Main Street Blessington in High profile location adjoining the Maxol Service Station and opposite the Aldi Supermarket. The thriving commuter town of Blessington, on the Blessington Lakes, is situated on the N81 Kildare/Wicklow border approx. 21 km southwest of the M50 motorway at Dublin and approx. 12km southeast of Naas. Transport links in the area include the N81 and Dublin Bus commuter route with easy access to the M50, M7 and the Luas at City west. The Main Street is very picturesque with an attractive village streetscape and older buildings to include the landmark St Mary's Church in the middle of the town which dates from 1683. The town of Blessington has a population of approximately 5,500 people (2016 census).

*Dublin* 28 Kms

*Naas* 9.6 Kms



## DESCRIPTION

The property comprises of a substantial town centre site extending to c 2.75 Acres/ 1.11 Hectares with exceptional development potential.

The property is currently laid out in a Large Nine-bedroom former B & B Haylands House c. 323 Sq. Mts., a Two Bedroom Cottage c. 66 Sq. Mts. and Two Separate commercial buildings extending to c. 570 Sq. Mts.

The overall site is Zoned a mix of Town Centre & Residential on the Current Wicklow County Council Local area plan, which offers potential for further development.

The site commands a pivotal location on the approach to the town and benefits from 120 Metres of frontage to the Main Street.





LOCATION MAP ONLY

## ACCOMMODATION:

**RESIDENCE:** Attractive residence set on an elevated site with exceptional views over the town, the house is laid out in Reception/ Hall, Livingroom, Sitting room, Kitchen/ Dining room, Three Bathrooms, Utility, Study, Laundry Room, and Eight Bedrooms with Five En-suite bathrooms.

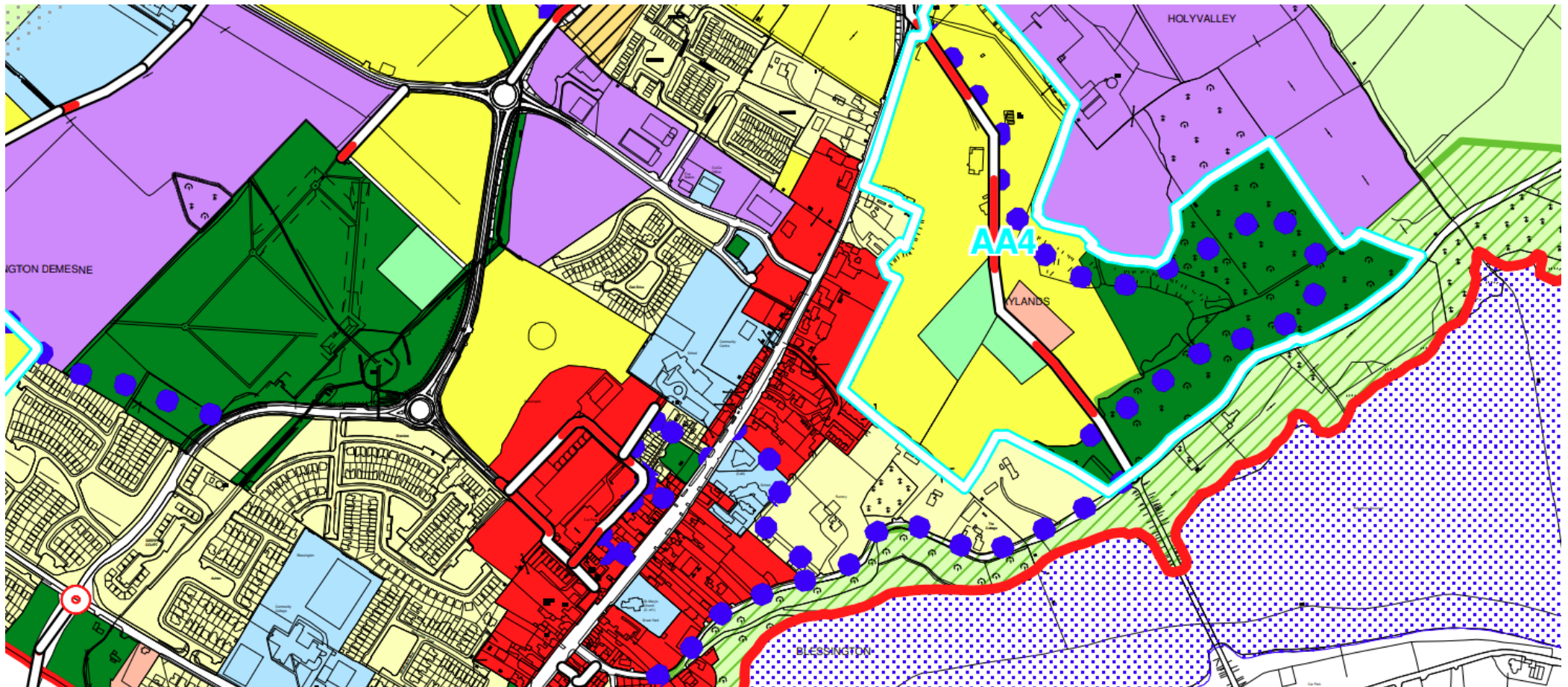
**THE COTTAGE:** Attractive slate roofed pebble dashed period cottage in need of refurbishment laid out in Hall and four rooms extending to c 66 Square Metres.

**YARD 1:** Comprising of Open Hardcore yard with a number of mixed-use commercial buildings c. 230 Square Metres previously used as Car repair centre.

**MAIN YARD 2:** Comprising of Open Hardcore yard with Large commercial building c 342 Square Metres previously used as Truck repair centre.

## TOWN PLANNING / ZONING:

As per the 2013 – 2019 Blessington Local Area Plan, the residence is currently in an existing Residential zone, while the commercial buildings are zoned Town Centre/ Neighbourhood Centre.



## ACCOMMODATION:

### HAYLANDS HOUSE:

#### Hal/ Reception:

**Sitting Room:** 6.90m x 5.42m Feature Fireplace.

**Living Room:** 6.49m x 3.35m (max) Marble Fireplace.

**Dining Room:** 3.31m x 3.18m Stove.

**Kitchen:** 3.96m x 3.62m Fully Fitted.

#### Rear Hall:

**Bathroom 1:** 2.80m x 1.64m Shower, WC, WHB.

**Bedroom 1:** 3.90m x 2.82m

**Bedroom 2:** 3.92m x 2.77m

**Bedroom 3:** 3.22m x 2.48m With Dressing room 3.72m x 1.62.

**Bathroom 2:** 3.18m x 1.97m Shower, WC, WHB.

#### Hall:

**Study:** 3.20m x 2.08m

**Bedroom 4:** 4.81m x 3.41m Built in Wardrobe & Vanity Unit.

**Linen Room:** 3.63m x 2.71m Fully Fitted & Plumbed.

**Bedroom 5:** 3.61m x 3.55m Built in Wardrobe & En Suite Shower, WC, WHB

**Bathroom 3:** 3.61m x 1.97m Bath, WC, WHB

**Bedroom: 6:** 5.39m x 3.56m Built in Wardrobe & En Suite Shower, WC, WHB

**Bedroom: 7:** 5.38m x 3.64m Built in Wardrobe & En Suite Shower, WC, WHB

**Bedroom: 8:** 6.46m x 3.47m Built in Wardrobe & En Suite Shower, WC, WHB

**Bedroom: 9:** 6.49m x 3.60m Built in Wardrobe & En Suite Shower, WC, WHB

**Attached Garage:** 3.11m x 2.18m

**Double Garage:** 5.68m x 4.53m

### YARD 1:

**Workshop 1:** c. 30 Sq. Mt.

**Workshop 2:** c. 13 Sq. Mt.

**Workshop 3:** c. 41 Sq. Mt.

**Store:** c. 42 Sq. Mt.

**Store 2:** c. 33 Sq. Mt.

**Workshop 4:** c. 39 Sq. Mt.

**Garage:** c. 15 Sq. Mt

**Stone Shed:** c. 17 Sq. Mt.

### YARD 2:

**Main Building:** c 250 Sq. Mt.

**Office:** c. 16 Sq. Mt.

**Store:** c. 32 Sq. Mt.

**Toilets 1:** c. 14 Sq. Mt.

**Workshop:** c. 20 sq. Mt.

**Toilets 2:** c. 10 Sq. Mt.







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**BER:**

Residence: D1 (116362039)

Workshop 1: G (800901159)

Workshop 2: G (800901167)



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