



THE OLD SCHOOL HOUSE

Laragh, County Wicklow | Ireland

BER D1

Ireland | Sotheby's
INTERNATIONAL REALTY



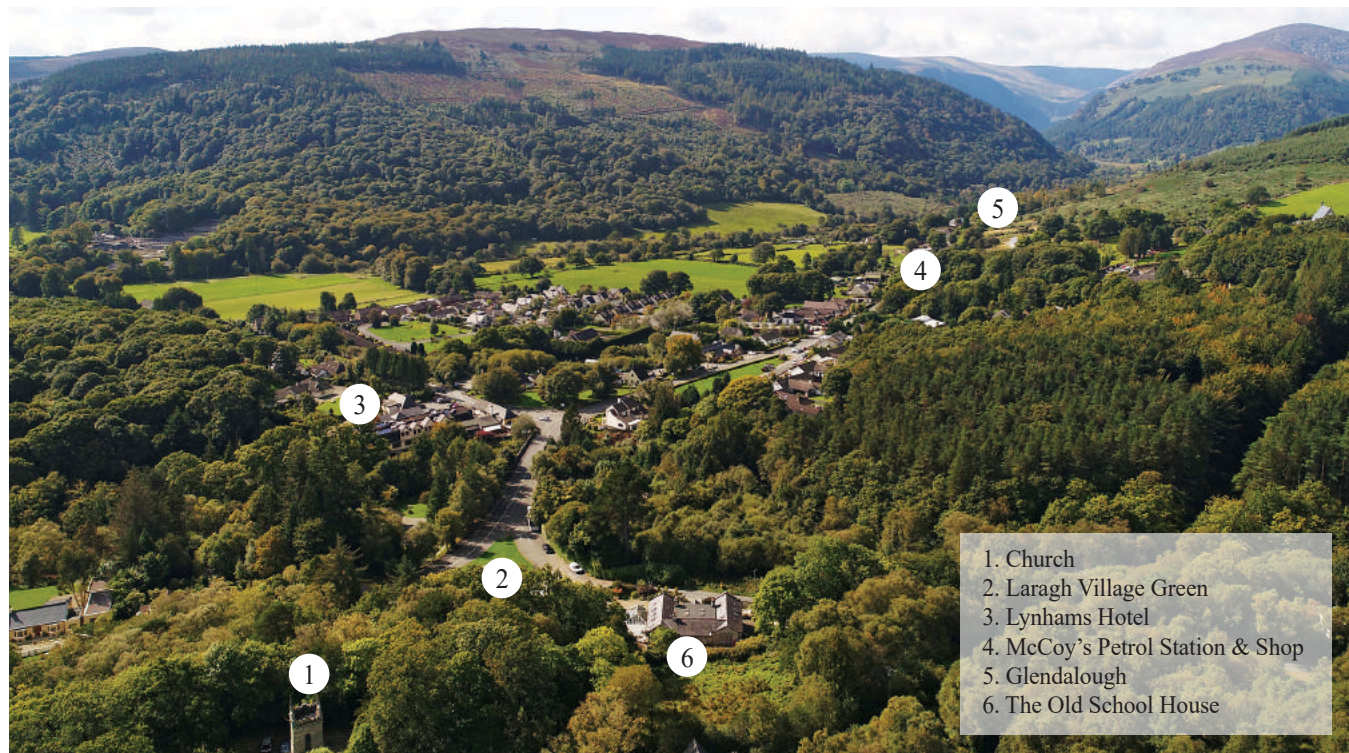
THE OLD SCHOOL HOUSE

A delightful country home with a picture postcard aesthetic and gloriously positioned within the charming village of Laragh and with views overlooking the Wicklow Mountains. In all about 0.3 acre or 0.12 hectare.

The Old School House benefits from a south-westerly facing aspect with the principal reception rooms and bedrooms all enjoying good natural light and views over the village towards Glendalough and the surrounding Wicklow Mountains. Positioned just off the village green on the scenic Sally Gap mountain pass road the village church, pub, café and shop are all within easy walking distance, as is the historic and celebrated Glendalough monastic settlement.

Dating to circa 1830 and built of local granite stone The Old School House, as the name suggests, was originally a school with a teacher's living quarters attached. Edwin Lucas recounting his time at the school from circa 1903 recalls how *"some of the girls would arrive in the morning with flowers for the teacher: wild honeysuckle, wild cotton, cuckoo flowers and in early spring daffodils, primroses and wild cowslips"*, which gives an evocative sense of nature in the surrounding area both then and now. *"School hours were from 10.00 A.M. till 3 P.M."* Edwin Lucas recounting school days from circa 1903.

In more recent years The Old School House has been home to a noted restaurant [Mitchell's restaurant] and more recently as a tea room [The Conservatory]. In each case successfully accommodating the enterprise alongside a family home. The Old School House has been a family home for many of the years since graduating from school use and is easily suited for use entirely as a family home if preferred. The delightful conservatory is an elegant room to enjoy whether within a private home or as a paying tea room patron or purveyor of a



1. Church
2. Laragh Village Green
3. Lynhams Hotel
4. McCoy's Petrol Station & Shop
5. Glendalough
6. The Old School House

gift shop [another previous use being as a gift and homewares shop]. A small wedding party of circa 75 guests were recently hosted.

Inside the house has a great period character and being set into the hillside allows the upper floor level to open out onto an enclosed east and south facing terrace. A porch hall leads straight into a drawing room, which has a beamed ceiling and a marble fireplace with a cast iron stove. Twin custom-made half doors at each end lead into a dining room and into a large French style country kitchen, replete with an AGA cooking range and a big wooden table for family meals. The Hampton's conservatory enjoys wonderful mountain views and features an exposed granite wall to one side. A secondary kitchen or pantry and a cloakroom with twin WC's completes the ground floor accommodation. Upstairs there are five bedrooms, three of which are en-suite and one with French doors opening onto the enclosed terrace. The family bathroom has a cast-iron bath, separate shower and two sinks. A family room at this level has a half-door opening to the courtyard and an exposed granite wall. A boot room, used as a laundry, completes the accommodation.

Wicklow county itself is often referred to as the *'Garden of Ireland'*, with a magical blend of fertile valley glens, picturesque mountains and sandy beaches. Laragh village lies adjacent to the monastic settlement of Glendalough and is at the junction of three roads that intersect the Wicklow Mountains. Sally Gap and the Glenmacnass Waterfall are to the north, to the west is Glendalough and the Wicklow Gap, and to the south is the Glenmalure Valley. The general area is noted for its scenic beauty and the flow of life this creates combined with the easy proximity to Dublin city makes the position of The Old School House extremely desirable. Primary school in the village.

The fitted carpets are included in the sale. All furniture and light fittings and any garden statues together with the chattels within the house are excluded from the freehold sale but may be available by separate negotiation.

For Sale Freehold by Private Treaty. Solicitor with sale conveyance: Dermot O'Byrne, John O'Donoghue Solicitors, Suite 2, Waterside Chambers, Waterside, County Waterford. T. 051 860050E. dobyne@jodlex.ie

THE OLD SCHOOL HOUSE LARAGH, COUNTY WICKLOW, IRELAND

BER D1 {Building Energy Rating Certification}
BER: D1 BER No. 110321726
Energy Performance Indicator: 246.66 kWh/m²/yr

All viewing by appointment only

In all approximately 0.3 acre or 0.12 hectare

Accommodation within the house extends to some 4,704 square feet or 437 square metres and includes 4 reception rooms, a large kitchen and 5 bedrooms. Delightful gardens include a fine south and west facing stone terrace and a raised east and south facing enclosed courtyard.

Mains water, oil fired central heating, landline telephone, mobile telephone coverage, 4 open fires, mains sewage

Roundwood 5.8 miles or 9.4 km, Rathdrum [train] 6.5 miles or 10.4 km, Wicklow [harbour] 13.7 miles or 22.1 km, Greystones [DART commuter rail] 16.8 miles or 27.1 km, Dublin city centre 40.2 miles or 52.3 km

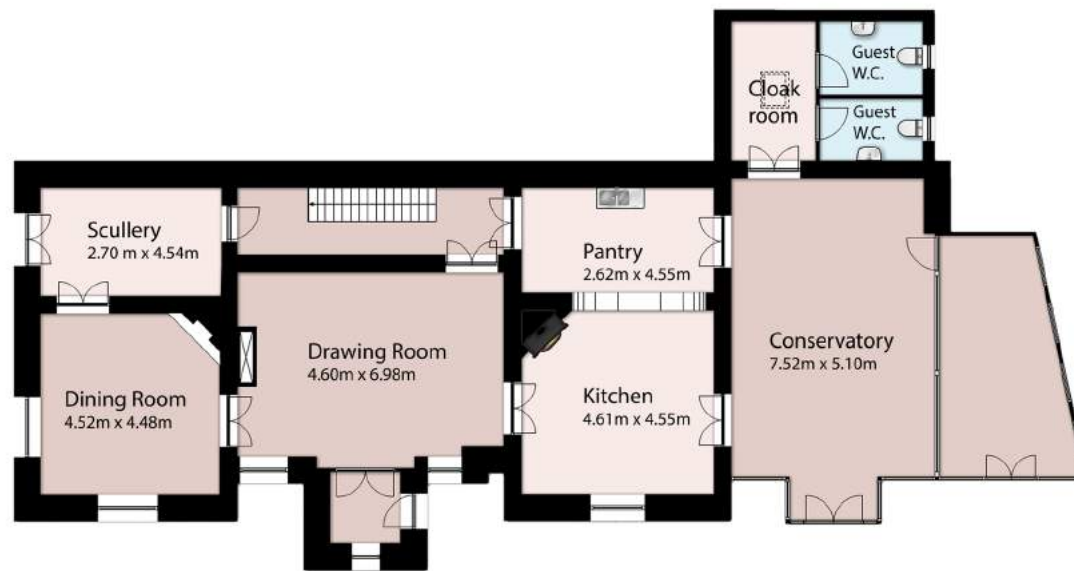
Dublin International airport 59 minutes approximate driving time [45 miles or 72.4 km], Rosslare Ferry Port 1 hour 47 minutes driving time [81.3 miles or 131 km] and Dun Laoghaire Ferry Port 51 minutes driving time [24.8 miles or 39.8 km]

Eircode A98 F786 [Property Specific Code]
GPS location 53.009404000 [latitude] and -6.295682000 [longitude]

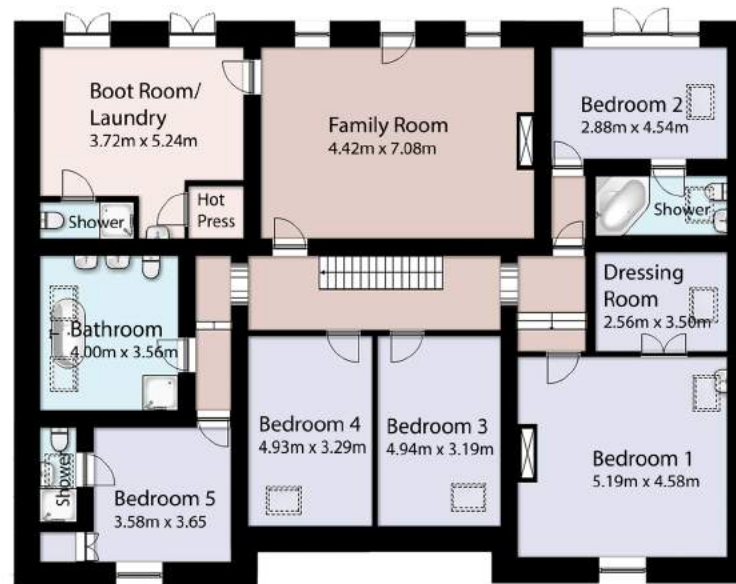
[Measurements, timings and distances approximate]

David Ashmore

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Ground Floor



First Floor