



## LODGE LANE

Lacken, Blessington, Co. Wicklow  
W91 N9RO

Beautiful Dormer Residence  
on circa 0.6 acre/0.24 hectares



An exceptionally attractive detached bungalow residence occupying generous gardens of approximately 0.6 acre situated in this highly regarded residential area, boasting nicely proportioned well-presented spacious family accommodation extending to circa 191.4 Sq.m / 2060 Sq.ft.



This unique and remarkable, exceptionally well designed dormer residence, stands on 0.6 acre/0.24 hectares elevated site.

The property of approximately 191.4 Sq.m / 2060 Sq.ft. has been modernised over the years and offers an air of calm which prevails throughout the spacious living accommodation that is enhanced by the addition of large picture windows and French doors which lead to a raised decking area that enjoys beautiful lake views.

This hidden gem offers all the conveniences one would expect from a modern home including a fully fitted solid oak kitchen, large well-proportioned master suite with walk-in fitted wardrobe, en suite bathroom and wooden flooring.

Outside, the rear of the property overlooks a large green field and to the side, while the vista of the magnificent hills just behind form a charming constant landscape scene.

Not one, two or three; but four sets of French doors open onto the large deck that envelopes the house so just outside the living room is a peaceful suntrap, perfect for al fresco dining.



The front garden is terrace-stepped with large mature trees for shelter.

This is a magnificent property offering fantastic views, coupled with a quality residence with spacious living accommodation.

This location could not be better, convenient to the N81, schools are just a stone's throw away and just 30 minutes from some of Ireland's most sought after shopping centres.

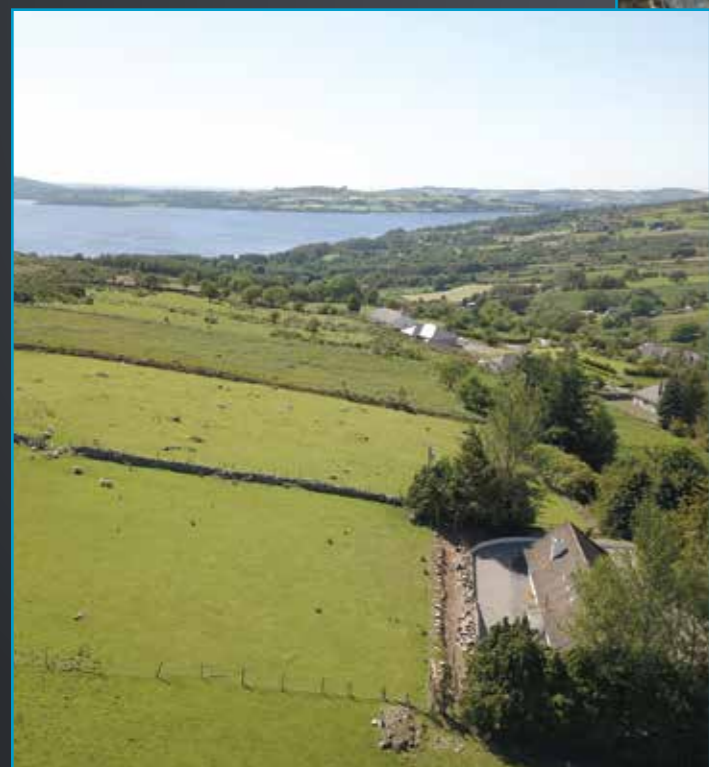
This well-presented home is situated in the picturesque area of Lacken, a short drive from Blessington Village, on a quiet lane just off the Lake Drive Road.

The setting offers the utmost in privacy and tranquility not to mention commanding stunning views of the Blessington Lakes.

This remarkable property benefits from far reaching views of surrounding hills, woodlands and lakes.

It's the perfect place for anybody who enjoys walking, hillwalking, cycling, fishing and water pursuits.

The best of everything, in one spot.





#### Kitchen

6.49m x 2.97m. A bright space with solid oak kitchen and integrated appliances including dishwasher, two fridge-freezers, and an eye-level double oven. There is a tiled floor and splash-back. Double doors to rear garden and decking area.

#### Bedroom 1

4.23m x 2.97m A bright room, overlooking the front garden, with wooden floor.

#### Bedroom 2

5.08m x 2.72m With wooden floor & recessed lighting, walk-in wardrobe & En suite with Jack & Jill handwash basins.

#### Walk in Wardrobe

1.93m x 2.5m Fully shelved & hanging rails.

#### En suite

2.31m x 2.07m Fully tiled with large shower cubicle, double sinks & w.c.

#### Bedroom 3

3.39m x 2.69m Looking onto the Wicklow hills, with wooden flooring.



### Living Room

7.02m x 4.56m. Wooden flooring in a large and well-proportioned light flooded room with Adams style marble fireplace, simple, stylish coving as well as two sets of double doors to raised decking area.



**Entrance Hall**

4.02m x 2.39m. Wide, spacious and bright, with wooden floor and recessed lighting.

**Large Landing**

6.39m x 3.67m Wooden flooring & velux windows.



**Bedroom 4**

5.69m x 3.65m With fitted wardrobes & wooden flooring.

**Bathroom**

(Upstairs) 2.37m x 1.97m Tiled with bath, w.c & w.h.b and a velux window.

**Bedroom 5**

4.38m x 3.66m With fitted wardrobes and wooden flooring.



### SECURITY

The entire property is protected by seven CCTV security cameras



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### SERVICES

**Water**  
**Heating**

Private well  
Oil fired central heating and solid fuel back boiler

**Sewage**

Septic tank  
Oil fired central heating and solid fuel back boiler







**to Blessington: circa 6 km.  
to Dublin: circa 27 km**

**VIEWING BY APPOINTMENT ONLY**

**BER C1 (111916714)**



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