



# GREYFORT

RESIDENCE ON C. 3.5 OR 19.2 ACRES

SEA ROAD | KILCOOLE | CO. WICKLOW

FOR SALE BY PRIVATE TREATY

# LOCATION

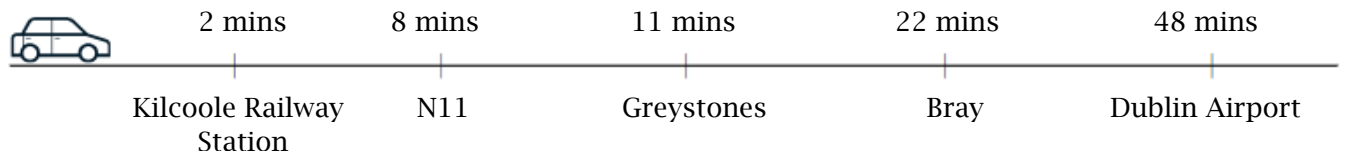
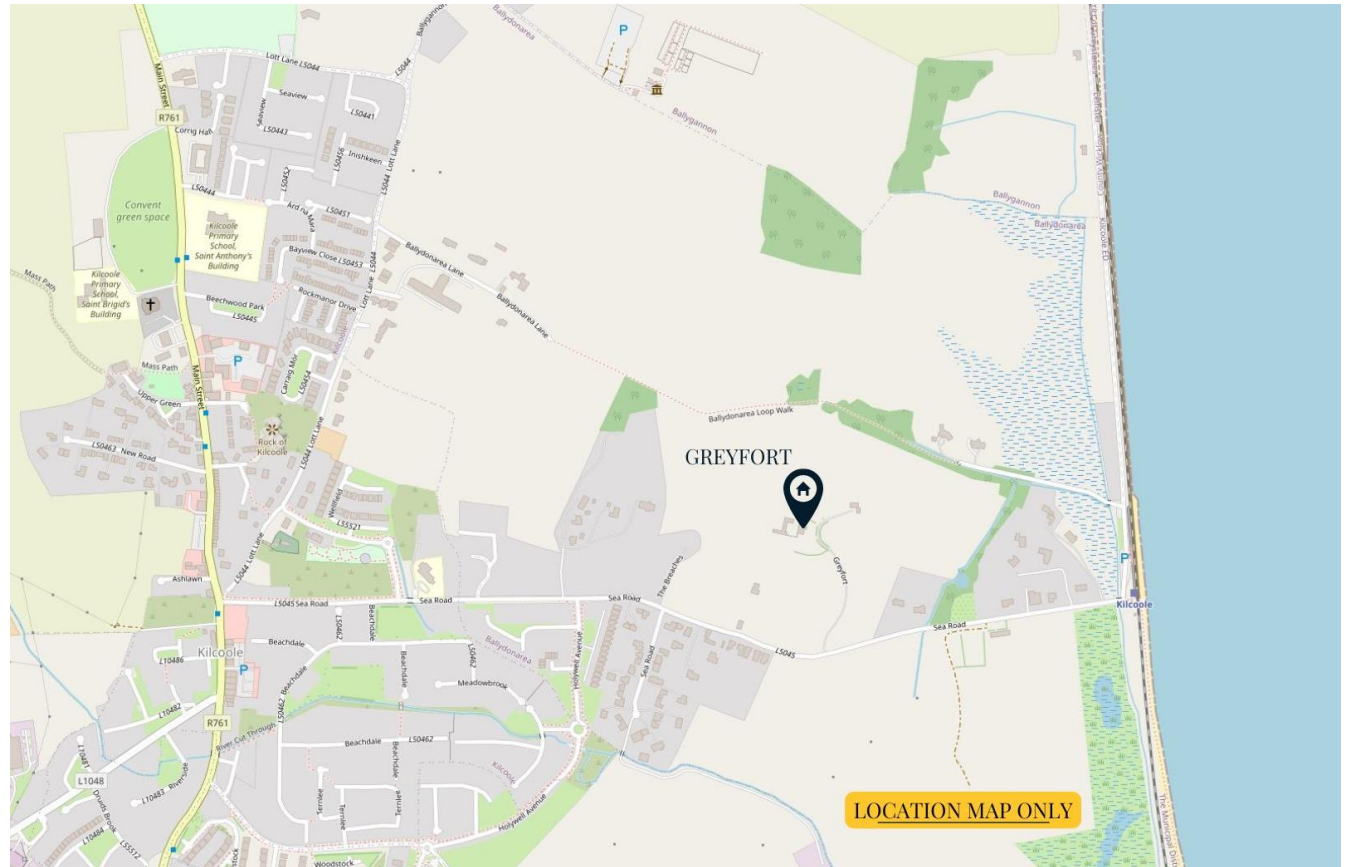
Set in a glorious, tranquil setting just off Sea Road only minutes' walk from Kilcoole town, situated in a perfect location within walking distance of Kilcoole Beach and town centre.

Sea Road one of the most desirable locations in Kilcoole as it is one of the most picturesque & scenic locations in the area.

Kilcoole is a coastal village with many facilities such as a new secondary school, local shopping centre, two primary schools, pubs, church and the world-class Druid's Glen Marriott Hotel & Golf course.

Just 2 miles from the N11 with its new link to the M50 and 18 miles from Dublin City, Kilcoole is a perfect location for the commuter.

Kilcoole is served by bus and mainline train routes to the City Centre and also to Greystones where the DART is situated.









# DESCRIPTION

Greyfort in an imposing Two storey stone fronted A3 Rated residence built in 2014 to a high standard, set in landscaped gardens in a glorious, tranquil setting off Sea Road.

This is truly a magnificent modern and charming house situated in a perfect location within walking distance of Kilcoole Beach and village centre.

The house extends to 350 Square Metres and boasts high ceiling, solid oak doors, oak flooring throughout, air to water under floor heating, triple glazed windows. The house is built on the grounds of stone walled gardens with enclosed stable yard and buildings with Coach House, Feed House, 13 Stables & stores and surrounded by Two paddocks.















# ACCOMMODATION

## GROUND FLOOR

Hall/ Reception Area:	5.10 x 4.01	Vaulted Ceiling, ornate carver oak staircase, panelled walls, oak flooring.
Cloakroom:	3.27 x 2.13	Panelled walls, oak flooring.
Guest WC:	2.51 x 1.74	WC, WHB, tiled flooring, panelled walls.
Drawing Room:	6.84 x 5.80	Feature marble fireplace, oak flooring, corniced ceilings.
Kitchen/ Breakfast Room:	9.30 x 7.13 (Max)	L shaped handmade "Christoff" oak kitchen units with integrated dishwasher, fridge and built-in oven and hob. Box windows with built-in seating. Feature brick fireplace with stove.
Back Hall:	9.17 x 1.35	With cloakroom off.
Study:	3.25 x 2.77	Oak flooring.
Bedroom 1 (Suite)	5.36 x 4.84	
Dressing room:	2.32 x 2.33	Fully fitted shelving and wardrobes.
Bathroom:	3.88 x 2.44	Shower, WC, bath WHB.
Bedroom 2:	4.47 x 2.81	Oak flooring.
Bathroom 1:	2.89 x 2.37	Shower, WC, WHB fully tiled.
Bedroom 3:	5.54 x 3.50	Oak flooring.





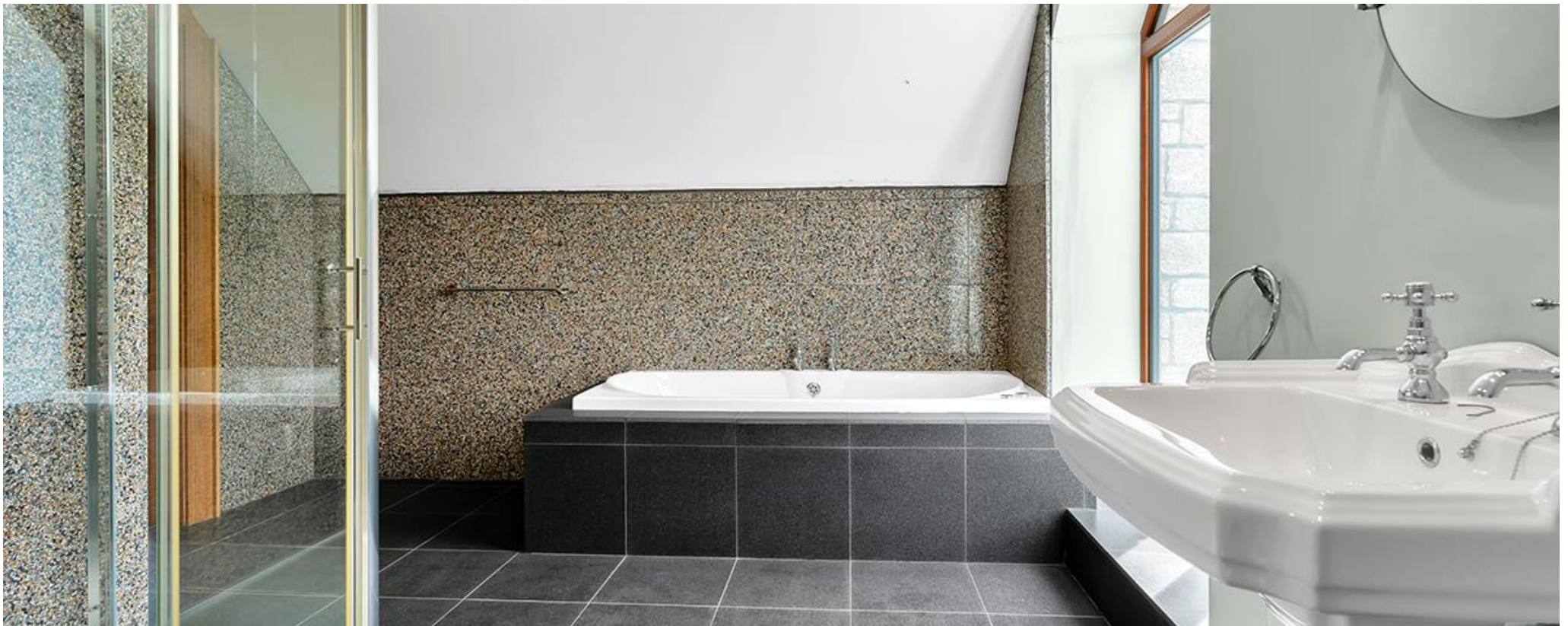




# ACCOMMODATION

## FIRST FLOOR:

Landing:	5.94 x 5.14	Oak Flooring, Hot Press & Plant Room off.
Bedroom 4:	5.68 x 4.97	
Dressing Room:	6.58 x 4.22	
Bedroom 5:	5.51 x 4.94	Built-in Wardrobes, Oak Flooring.
En Suite:	4.25 x 3.41	Bath, Shower, WC, WHB fully tiled.













# OUTSIDE

Walled Gardens with enclosed courtyard with Coach House | Feed House | 13 Stables & Stores | Two Paddocks

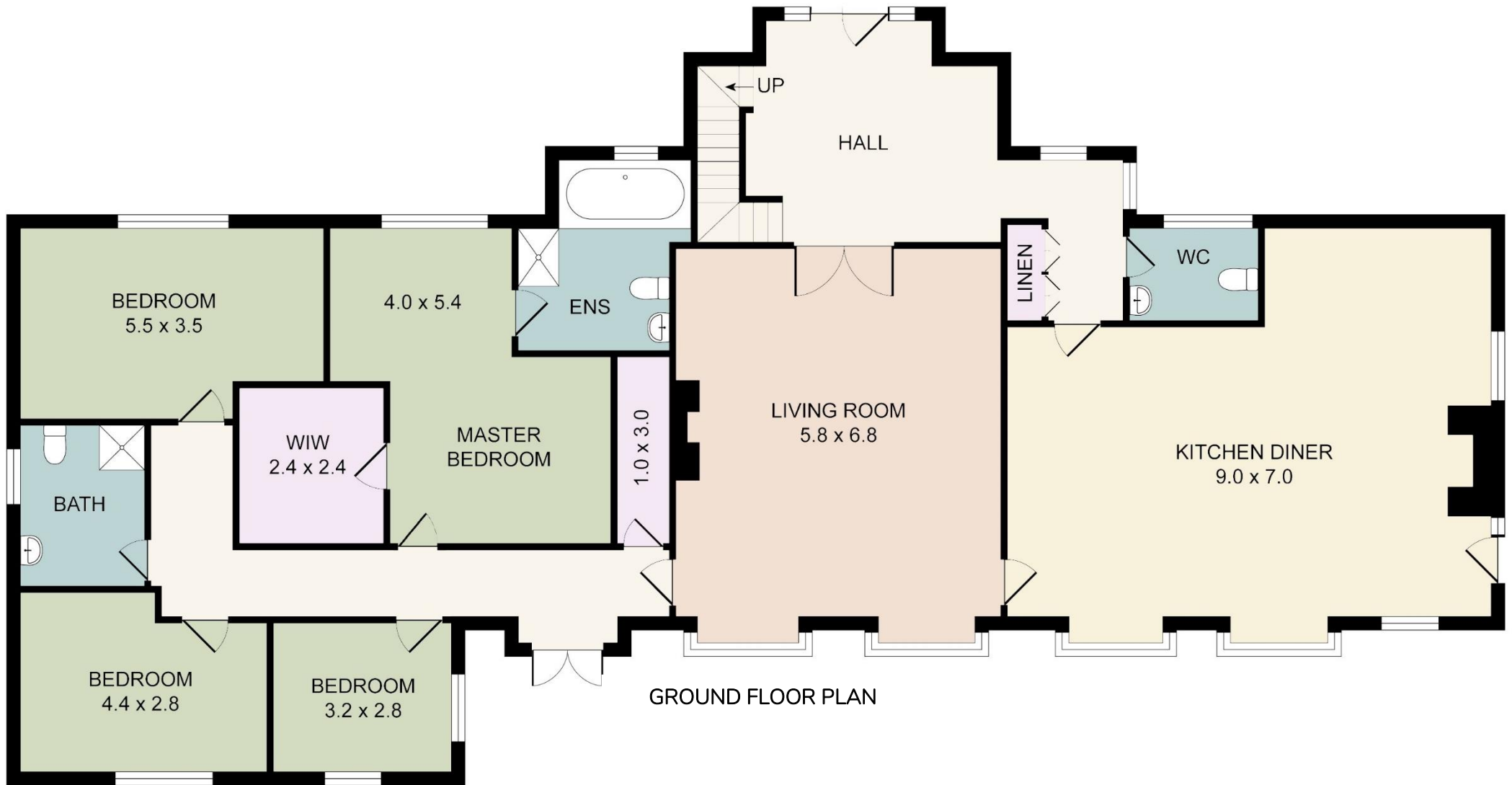








# FLOORPLANS

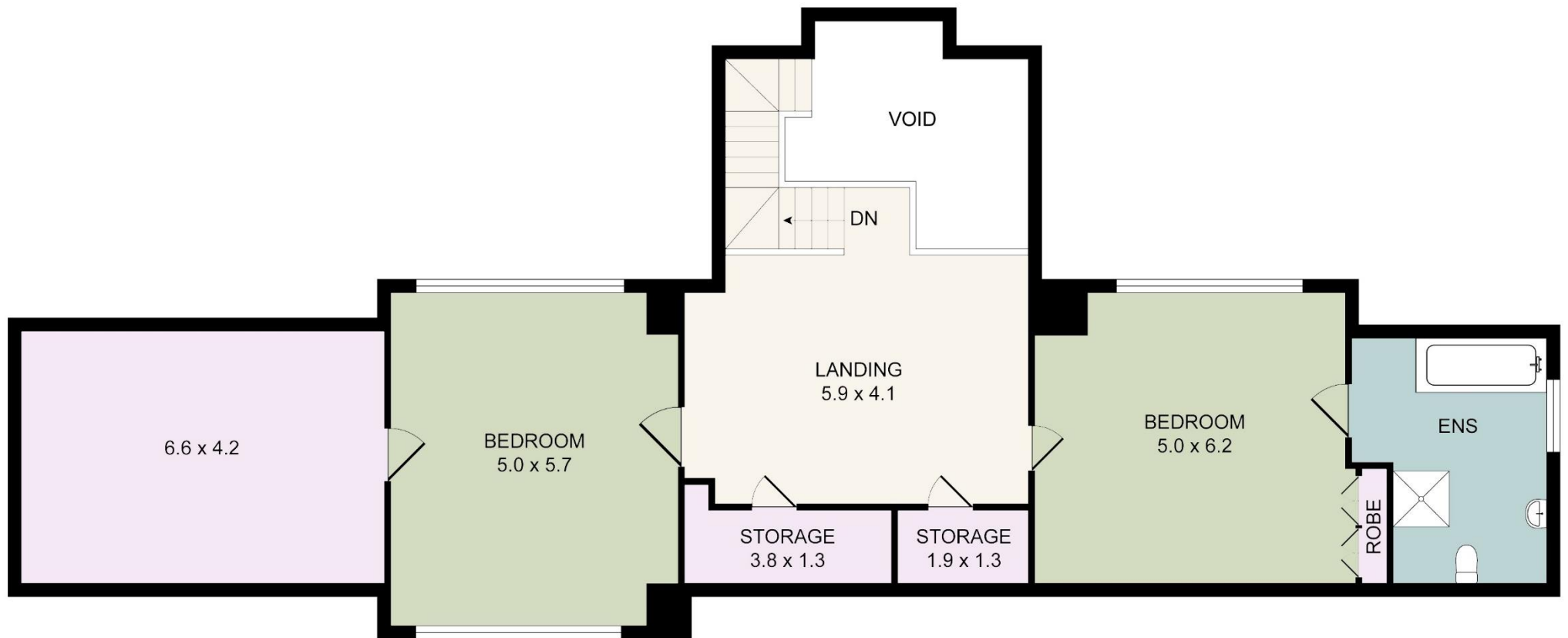


GROUND FLOOR PLAN

\*For Illustration Purposed Only  
Not to scale.



# FLOORPLANS



FIRST FLOOR PLAN

\*For Illustration Purposed Only  
Not to scale.



## VIEWING:

By Appointment Only

## PRICE REGION:

LOT 1: House on c 3.5 Acres

**€1.49 Million**

## LOTS 2 & 3:

**Price on Application.**

BER: A3 (105810881)

## SELLING AGENT:

J.P. & M. Doyle

105 Terenure Road East,  
Dublin 6,  
D06 X029.

## CONTACT US

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