

For Sale

Asking Price: €600,000

**Sherry
FitzGerald**
O'Leary Kinsella



Coolattin,
Shillelagh,
Co. Wicklow
Y14 E223

BER B3

sherryfitz.ie



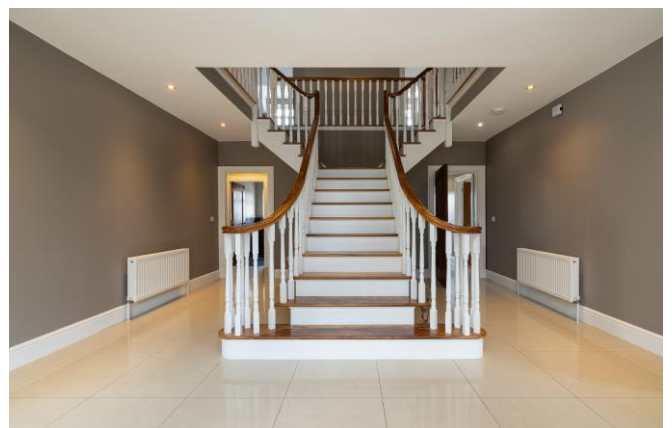
Set amidst the rolling countryside of Coolattin, Shillelagh, Co. Wicklow, this magnificent six-bedroom detached residence presents a rare opportunity to acquire a substantial and beautifully appointed family home in an idyllic rural setting. Extending to an impressive 285.5 sq. m. (3,073 sq. ft.), the property combines generous proportions, timeless architectural detailing and an abundance of natural light. Offering six spacious bedrooms and three bathrooms, it is ideally suited to modern family living while retaining an elegant country-house character.

From the moment you approach, the property makes an outstanding first impression. The handsome façade incorporates attractive natural stone detailing, traditional-style windows, slate roofing and a striking central entrance, featuring a beautifully handmade double-opening front door with intricate handmade stained glass incorporated into its design, creating an impressive yet welcoming home. Internally, an impressive, bifurcated stairgate rises from the entrance hall, sweeping elegantly to either side. The generous accommodation provides excellent flexibility for family life, entertaining and working from home. Well-proportioned reception areas complement the six bedrooms, while the three bathrooms provide exceptional convenience for a property of this scale. The master bedroom is further enhanced by a dedicated wardrobe/hot-press, which is fully shelved out, providing excellent storage and practical functionality. To the rear of the property, the garage has been converted to provide generous domestic storage, incorporating a home office.

One of the property's most compelling features is its beautiful setting. Enjoying an elevated outlook across the surrounding countryside, the home takes full advantage of far-reaching panoramic views over the rolling Wicklow landscape. The property has been finished to a high standard, with quality materials and carefully considered architectural features throughout. The combination of natural stone, slate, generous glazing and traditional detailing gives the residence a distinctive character that is both elegant and timeless.

Set in an exceptional location, beside the renowned Coolattin Golf Club, this distinguished home enjoys a rare connection to one of Wicklows most historic and celebrated estates. Coolattin is renowned for its beautiful countryside and peaceful rural setting, while Carnew and Shillelagh both close by provide a range of local amenities and services. The surrounding area offers an abundance of opportunities for walking, cycling, equestrian pursuits and enjoying the great outdoors. For those seeking a substantial, private country home without sacrificing accessibility to local amenities, this exceptional residence is sure to appeal.

Viewing is highly recommended to experience the exceptional space, quality and setting this superb Coolattin residence has to offer.



Accommodation

Entrance Hallway 5.0m x 6.3m (16'5" x 20'8"): at widest point, tiled flooring.

Sitting Room/Bedroom 6 5.12m x 4.82m (16'10" x 15'10"): at widest point, carpet flooring.

Kitchen/Dining/Living 8.8m x 4.6m (28'10" x 15'1"): tiled flooring, built-in kitchen units, feature stove fireplace.

Sunroom 3.4m x 5.2m (11'2" x 17'1"): tiled flooring, exposed timber beams, double doors to rear garden.

Utility Room 3.9m x 1.7m (12'10" x 5'7"): tiled flooring, built-in storage units, plumbed for washing machine and dryer.

Guest WC 3.9m x 2.4m (12'10" x 7'10"): at widest point tiled flooring and partially tiled walls, w.c. and hand basin.

Bedroom 1 4.6m x 3.9m (15'1" x 12'10"): carpet flooring.

FIRST FLOOR

Landing 5.4m x 3.5m (17'9" x 11'6"): at widest point, carpet flooring.

Bedroom 2 4.75m x 5.12m (15'7" x 16'10"): wood flooring.

Bedroom 3 5.0m x 4.8m (16'5" x 15'9"): at widest point, wood flooring.

Bedroom 4 4.62m x 3.95m (15'2" x 13'): wood flooring

Bathroom 3.7m x 2.6m (12'2" x 8'6"): tiled flooring and partially tiled walls, wash hand basin, wc, free standing bath and shower.

Bedroom 5 4.6m x 6.1m (15'1" x 20'): carpet flooring.

Ensuite 2.6m x 2.8m (8'6" x 9'2"): tiled flooring and partially tiled walls, wash hand basin, wc, free standing bath and shower.

Walk in Wardrobe 2.6m x 1.7m (8'6" x 5'7"): built-in shelving.

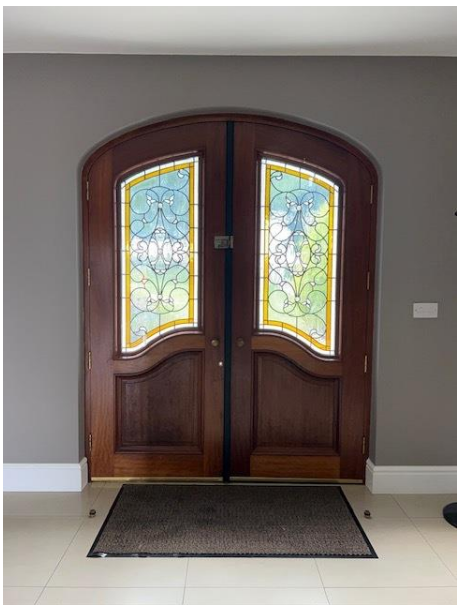




Special Features & Services

- Detached six-bedroom family residence.
- Impressive 285.5 sq. m. (3,073 sq. ft.) of accommodation.
- Idyllic elevated rural setting in Coolattin, Shillelagh, Co. Wicklow.
- Far-reaching panoramic views across the rolling Wicklow countryside.
- Beautiful natural stone façade detailing.
- Mature trees and established planting.
- Peaceful private countryside location
- Close to the local amenities and services of Carnew & Shillelagh.







Directions
Y12E223



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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FIRST FLOOR



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OFFICE OPENING HOURS

Our office opening hours are:
9am – 1pm & 2pm – 5.30pm
Monday to Friday.
Viewings conducted 6 days
(including Saturdays).

VIEWING

Viewing by appointment.

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