



**WILSONS**  
**AUCTIONS**

# Clara Country House

Knockrath Little, Laragh, Co Wicklow

**Clara Country House**  
**Knockrath Little, Laragh, Co Wicklow, A67 Y298**  
**On c. 3.02 ha – c.7.46 acres**

For Sale by Private Treaty

A gracious country residence in an exquisite private setting in the renowned Vale of Clara under one hour from Dublin.

Laragh 5km, Rathdrum 5.5km, Glendalough 8km, N11 – 14km, Roundwood 14km, Ashford 14km,  
Brittas Bay Beach 20km, Arklow 25km, Dublin City 50km, Dublin Airport 75 km

**Main House**

**Ground Floor**

- Entrance Hall • Bathroom • Drawing Room • Kitchen • Back Hall • Study/Larder • Airing Cupboard •

**First Floor**

- 5 x Bedrooms all ensuite • Airing Cupboard •
- **Older part of the 2-story house which is connected or may be self-contained** •
  - Sitting Room • Kitchen • Bedroom • Bathroom •

**Grounds & Outbuildings**

- Landscaped Gardens • Sunny Terrace • Gazebo/Tea Room • Mature Specimen Trees • 7 Loose Boxes • Tack & Feed room •  
Extensive Loft • Kennels • Hen Run • Garage • Lunge Ring • All weather Arena • X – Country Course
- 4 Large Grass Paddocks • Fenced & Piped Water •



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## Description

Clara Country House is approached by a long sweeping avenue, though wonderful parkland leading past the stable yard to the front of the pretty cut stone house.

The oldest part of the house dates from c.1836 and was a hunting lodge for Lord Meath the 10th Earl John Chambre Brabazon and part of his vast 24,000-acre Kilruddery & Ballinacor estate.

The house sits nestled in the middle of its lands surround by specular scenery from every corner. The original part of the 2-story house has the appearance of a classic stone Wicklow Lodge. In 2000 the house was signifyingly extended and up graded, in keeping with the original house, into the large comfortable family home it is today. Throughout the house are superb bright spacious rooms ideal for family living or entertaining on a grand scale.

One enters the property through the hall into a large bright drawing room with glass doors to the sheltered terrace.

Off this is a large country kitchen again with doors to the paved terrace. To the rear are useful rooms study, larder etc which could be used for any manor of purposes. Upstairs in the newer part of the house are five good sized bedrooms all with en-suites. The original cottage which is accessed from the drawing but also has its own front door has a sitting room and kitchen downstairs and a bedroom and bathroom upstairs. The house could be used as a wonderful family home as it is now or would have enormous potential for various business uses.

An excellent large terrace superb for entertaining is accessed from the house and surrounded by an array of mature shrubs, planting, lawns and hedging. A fantastic seated gazebo sits on raised grounds to sit in and relax and watch the ever-changing vistas, or the extensive wild life that pop in to visit.

A two-story lofted stable yard contains 7 stables and tack/store/feed rooms which has potential to be converted for different uses. Off this is a useful

lunge ring or turn out paddock. The lands are divided into four large well sheltered fenced paddocks all with free drain good limestone soil and piped water. A babbling stream runs along a boundary. Dotted through out the lands are a fantastic array of cross country fences and a large all-weather arena. A short walk down the valley is the infamous Avonmore river with excellent fishing or perfect for a quick dip on a hot summers day.

The Jewel in the crown has to be the 1000's of acres of Coillte forestry to the rear of the property stretching to the next valley of, Glenmalure (longest of its kind in Ireland and Britain) where one can roam for hours on numerous trails either on foot or horseback and enjoy the native wildlife in this magical woodland.

The property in the garden of Ireland has absolute peace and privacy and all this together with the spectacular surrounding countryside and under an hour from the city, makes Clara Country House a very appealing place to live.

## Location

Clara Country House is in one of the most beautiful un spoilt parts of the country near the picturesque village of Laragh in the verdant Clara valley. A short drive brings you to the splendid natural beauty of the historic Glendalough with its lakes, wildlife and walking trails maintained by Wicklow Mountains National Park.

There are numerous sporting activities including excellent Fishing and shooting clubs on the door step. For children the outdoor 100-acre Clara fun park is within walking distance. Laragh services daylily life and has schools many restaurants country pubs, tea rooms and shops. Rathdrum 3 minutes' drive has primary & secondary schools and a good variety of supermarkets, shops and amenities that will cater for all. The popular Brittas Bay with its white sandy beaches is 20km away. Dublin city and airport can be reached within the hour.

**Clara Country House**  
**Total Approximate Area**  
**c.250.2 sq.m (2,693.3 sq.ft)**

**Ground Floor**



**First Floor**



Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to this important notice.































## Services

OFCH x 2 boilers, Well Water filtered to PH7, Septic Tank, Outdoor lights, CCTV

## BER Details

BER No: 104620414

Energy Performance indicator 210.13 kWh/m<sup>2</sup>/yr

**BER C3**

## Viewing

Strictly by appointment

## Directions

From the N11 Exit at Kilmacanogue -signed Roundwood/Glendalough – R755. Continue through Roundwood to the village of Laragh. In the village take a left at Lynhams of Laragh -R755 continue 5km the entrance to the property is on the right. 2nd entrance on the right after Clara Lara Fun Park.

## Contact

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