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**FOR SALE BY PRIVATE TREAT**

**“KNOCKIERAN COTTAGE”,  
PERIOD LODGE,  
ON C. 2 ACRES/0.80 HA.,  
KNOCKIERAN,**



**BLESSINGTON LAKES,  
CO. WICKLOW.**



### LOCATION:

The property is located on the banks of the Blessington Lakes just off the lake drive road to Lacken. It is a short walk from the Blessington Bridge and Blessington Village itself.

**Blessington Village:** c. 1km. **Lacken:** c. 6 km. **Dublin:** c. 30km.



### DESCRIPTION:

This charming period property is tucked away from the Lake Drive road and accessed through a long pebble drive to the front of the house where the charm and character is already evident. The property stands on c. 2 acres / 0.804 hectares of a very private site, bounded by stud fencing, mature trees and hedgerows. The Blessington Lakes can be seen through the trees. The cottage has been extensively renovated by its current owners yet old world charm is abundant with vaulted ceilings, wooden beams exposed stone and thick bulky walls which are evident around the windows and doors. On entering the property you are greeted by large granite flagstones. Although the old world features have been retained, the core of the house has been modernized with underfloor heating throughout, upgraded insulation, double glazed sash windows, country style cream kitchen and modern tiled bathrooms and en-suites giving the purchaser the best of both worlds. Wood paneling is also evident and gives a lovely feel to the property.

***This is the perfect opportunity for the discerning purchaser to make their own, an old world residence with a modern twist.***

### ACCOMMODATION:

#### Entrance Hall:

5.80m. x 1.42m. With large granite flagstones & wood paneled walls.  
Built in storage.

#### Back Hall:

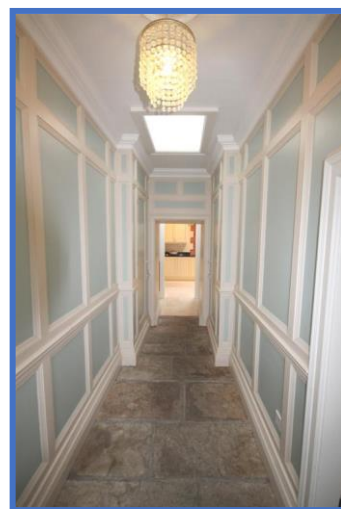
18.93m. x 1.08m. With marble tiles.

#### Kitchen/Breakfast Room:

10.04m. x 3.01m. With marble flooring, solid country kitchen with integrated units, granite worktops, Belfast sink, American style fridge freezer, vaulted ceilings with velux windows.

#### Utility:

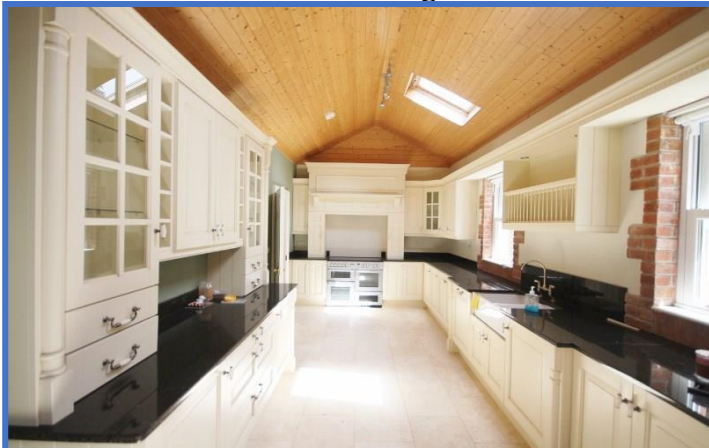
3.02m. x 3.17m. With cream fitted units, porcelain tiled floor, sink, plumbed for washing machine, and door to back garden.





**Living Room:**

4.65m. x 3.99m. With cast iron fireplace and tiled inset, vaulted ceilings and wooden floors door to bedroom/playroom.



**Drawing Room:**

5.46m. x 3.96m. With french doors to garden and picture rail.



**Bedroom 1:**

3.50m. x 3.93m. With built in wardrobes.

**En-suite:**

1.68m. x 1.65m. Fully fitted with corner shower cubicle, towel rail, w.c

**Bedroom 2:**

3.92m. x 3.96m. With built in wardrobes.

**Bedroom 3:**

3.20m. x 2.77m. With built in wardrobes & w.h.b.



**Bedroom 4:**

4.71m. x 2.73m.

**Bathroom:**

4.04m. x 2.99m. With corner Jacuzzi, bath, large shower cubicle with electric shower, w.c. & w.h.b., fully fitted with feature stone wall.

**Bedroom 5:**

3.31m. x 3.91m. With fitted wardrobes.

**Bedroom 6:**

4.57m. x 4.14m. With fitted wardrobes.

**En-suite:**

1.93m. x 1.54m. Fully tiled with shower, w.c. & w.h.b., heated towel rail.

### **OUTSIDE:**

Two granite stone outhouses with new roof and velux windows:

8.16m. x 4.44m. with E.S.B

31.06m. x 3.89m.

Large hardcore yard

Land extending to c. 2 Acres / 0.804 H.a.



### **SERVICES:**

- Underfloor heating
- Oil fired central heating
- **Water:** Mains
- **Sewage:** Septic Tank
- 

**VIEWING:** By Appointment Only

**PRICE REGION: €549,000      BER RATING: C3**

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