



SUPERIOR RESIDENCE & EQUESTRIAN FACILITIES
ON C. 5 ACRES / 2.02 HA.,
LUGGLASS UPPER, HOLLYWOOD, CO. WICKLOW, W91 T934.



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c. 277 sq.m



(01) 490 3201



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

This property is ideally positioned in the foothills of the Wicklow Mountains, with panoramic views of the surrounding areas to include the Blessington Lakes. Amenities in the area are outstanding with a wide variety of sporting and entertainment facilities in close proximity. There are a choice of hunting packs available, including the Kildare Hunt, the Carlows and the West Wicklows, while racing is well catered to with The Curragh, Naas, Punchestown & Leopardstown race courses, all within driving distance.

Education in the area is accommodated through a host of primary schools found locally, with secondary education available in Blessington, Naas & Kilcullen via Newbridge College, Terenure College, Templeogue College and Our Lady's School, all of which area within an easy commute. There are plenty of restaurants and bars in the vicinity including the Ballymore Inn, Hollywood Inn, Mick Murphy's pub, Paddy Murphy's pub, Hollywood Café and Tuttys bar, to name a few.

Ballymore Eustace: c. 8 km, **Blessington:** c. 10 km, **Punchestown Racecourse:** c. 15 km,
Naas: c. 19 km, **Dublin International Airport:** c. 55 km & **Dublin:** c. 41 km.

DESCRIPTION:

This is a unique, tailor made, equestrian property with lake views, and was cleverly designed to maximise every inch of the c. 5 Acre site. The residence has recently been upgraded to the highest standard, and comes to market in walk-in condition. The ground floor accommodates a beautiful bright hall, with a large cloak room, a cozy office and a sitting room. The kitchen benefits from bespoke units, an AGA cooker, and a further sitting room, with a sunroom overlooking the stunning views of the Wicklow Mountains. As desired in any proper country residence, there is a utility room that includes a laundry room and a W.C. The three bedrooms are located on the far side of the ground floor, with a stunning family bathroom. The master is adjoined by a full dressing room & en-suite. Upstairs there is a spacious hall, with another family bathroom joined by two large attic rooms, currently used as bedrooms, one of which is en-suite. There has been huge investment in the outside grounds of the property, including the addition of a hot tub on the patio. There is a new stable block of eight stables, a tack room, a flood lit all weather lunge pen, and a stunning flood lit all weather outdoor arena as well as multiple paddocks.



ACCOMMODATION:

Sitting Room	4.94m x 4.17m.
Kitchen/ Breakfast Room	6.95m x 5.01m.
Sitting Area	3.87m x 3.68m.
Rear Hall	1.78m x 1.42m.
Utility	2.47m x 2.07m.
W.C.	1.81m x 1.49m.
Conservatory	4.10m x 3.20m.

With tiled floor and inset stove.

With bespoke kitchen units and AGA cooker.

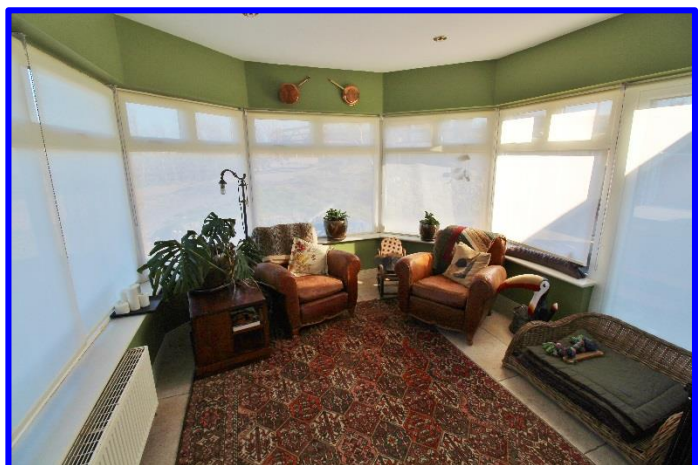
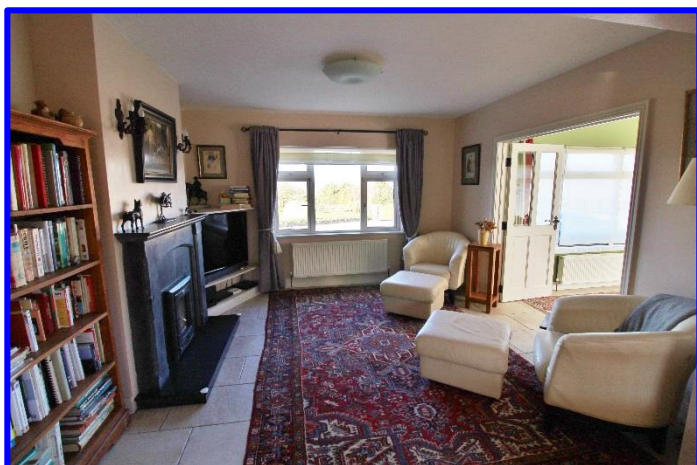
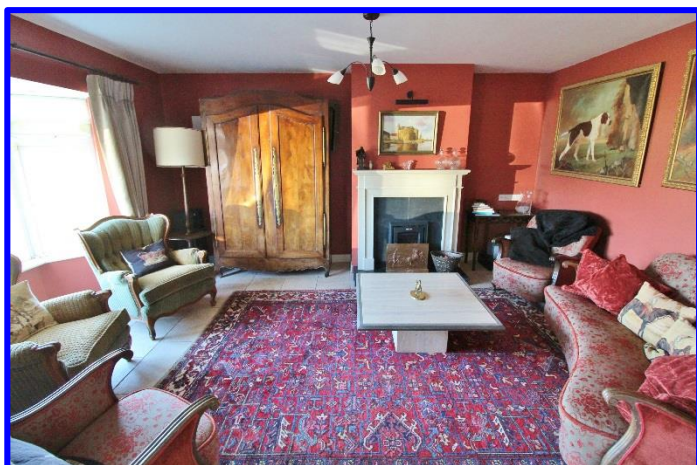
With tiled floor and inset stove.

With tiled floor.

With tiled floor.

With tiled floor, w.c. and w.h.b.

With tiled floor.



Office/ Bedroom 1	3.52m x 3.03m.	With tiled floor.
Family Bathroom 1	3.72m x 2.08m.	With tiled floor, bespoke wall paneling, w.c., w.h.b. and bath.
Bedroom 2	3.52m x 3.68m	With tiled floor.
Master Bedroom	4.00m x 3.68m.	With tiled floor, dressing room and en-suite.
Dressing Room	4.00m x 3.72m.	With tiled floor and fitted wardrobes.
En-Suite	3.68m x 2.77m.	With w.c., w.h.b. and shower.
Bedroom 3	3.96m x 3.72m.	



UPSTAIRS

Bedroom 4 5.90m x 5.20m.

En-Suite

Family Bathroom 2 3.17m x 2.42m.

Bedroom 5 5.70m x 5.20m.

With tiled floor, fitted wardrobes and en-suite.

With shower, w.c. and w.h.b.

With tiled floor.



OUTSIDE:

Mature landscaped gardens

Tarmacadam driveway

Stone entrance with electric gates

Patio with hot tub

Monitored Alarm & Video Cameras

Buildings:

- 8 Loose Boxes
- Tack Room
- Feed Area
- Flood Lit All Weather Lunge Pen
- Flood Lit All Weather Outdoor Arena
- Paddocks
- Large Flood Lit Parking Area







VIEWING:

BY APPOINTMENT ONLY

BER:

C1 (103212106)

PRICE REGION:

€680,000



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Established. 1952

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