

Ref: P5228

# 'THE BARN', CRAFFIELD, AUGHHRIM, CO. WICKLOW Y14K603



**BER** **C3**

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# DELIGHTFUL STONE BUILT COUNTRY HOME IN SCENIC LOCATION WITH A RANGE OF OUTBUILDINGS ON A C. 1.381 ACRE ELEVATED SITE FOR SALE BY PRIVATE TREATY

## LOCATION:

This charming residence is located along the Aughrim to Aughavanna road, 3.5km from Aughrim, a large village with a range of services to include primary school, churches, shops and pubs. It is situated in south Co. Wicklow (the 'Garden County'), an area that offers an array of outdoor activities and pursuits with the Wicklow Way forest walks and trails, fishing at the National Angling Centre, trips to Glendalough and much more. The property is 6.5km from The Brooklodge Hotel & McCreddin Village with hotel, spa, golf course, restaurants and private chapel, 16km from both Arklow and Tinahely, 17km south of Rathdrum, 8km from Avoca and 65km south of Dublin.

## DESCRIPTION:

The original house is over 100 years old and showcases a mix of old and new styles with the stone built section featuring old red brick window surrounds, granite sills and cast iron guttering, complimented on the other side by a more modern section. It sits on an elevated site and is approached via a gravelled driveway with mature lawns, rockeries and a patio area. The residence was completely renovated by the current owners about 10 years ago and is finished to a high standard. This home is fully equipped for modern day living, whilst retaining a rustic/country charm and décor throughout. Accommodation is bright and airy, extends to 201.82 m<sup>2</sup> and comprises:

Sitting Room:	4.3m x 7.83m	Solid Pitch Pine flooring, stove, exposed stone features
Kitchen/Diner:	6.52m x 6.33m	Solid Red Deal flooring, solid wood kitchen with waist & eye level units, electric Range Master, brick feature fireplace with stove, island, granite worktops, stairs to first floor
W.C.:	3.26m x 3.11m	Wooden floor, free standing cast iron bath, w.c., w.h.b.
Utility Room:	3.26m x 3.13m	Tiled floor, storage presses
Hot Press:	1.45m x 2.59m	
Landing:	3.05m x 3.22m	
Bedroom 1:	6.24m x 3.62m	Solid Maple flooring, double doors, ideal for potential Juliet Balcony
Bedroom 2:	4.5m x 3.27m	Solid Maple flooring
Bedroom 3:	4.3m x 3.01m	Solid Maple flooring, Velux window
Bedroom 4:	4.28m x 4.75m	Solid Maple flooring
Bathroom:	2.57m x 3.07m	Fully tiled, shower, w.c., w.h.b., Velux window







## OUTBUILDINGS:

There are a range of outbuildings that could be suited for storage units and these include:

2 x Round Roof 3 Span Sheds With Concrete Floors  
2 x 3 Span Lean-Tos With Concrete Floors  
A 4 Span Slatted Shed



## SERVICES AND FEATURES:

Dual Central Heating, Stove & Oil Fired  
Private Well  
Septic Tank  
Fibre Broadband  
Solid Wooden Floors  
Double Glazed Windows  
Well maintained Gardens  
Poly Tunnel  
Range Of Outbuildings  
Property Extends To: 201.82m<sup>2</sup>  
Built: 1990



## BER DETAILS:

BER: C3

BER No. 114466519

Energy Performance Indicator: 213.99 kWh/m<sup>2</sup>/yr



Unbeatable Location For Family Life. Viewing Is Strictly By Appointment Only

**A.M.V. P.O.A.**



# QUINN PROPERTY

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## DIRECTIONS:

From Aughrim take the Aughavanna road (R753) for c. 4km, property is on the right hand side with a **QUINN PROPERTY** signboard. Eircode: Y14 K603.

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