

P6851 'BALLINACOR LODGE', BALLINACOR, AUGHHRIM, CO. WICKLOW A67 TX39



BER C3

QUINN PROPERTY

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**EXCEPTIONAL FIVE BEDROOM COUNTRY RESIDENCE  
WITH MATURE GROUNDS & STABLES  
ON C. 11 ACRES  
For Sale By Private Treaty**







**QUINN** PROPERTY are delighted to present to the market this charming country home set on approximately 11 acres nestled amidst the breathtaking landscapes of Aughrim, Co. Wicklow. Set against the backdrop of rolling hills and lush forests, this exceptional family residence epitomizes the charm and tranquillity of country living. Enjoying an elevated position, 'Ballinacor Lodge' is surrounded by the natural beauty of Ireland's 'Garden County' and boasts unparalleled views of the surrounding landscape.

#### LOCATION:

The property is a short drive from a range of nearby towns and amenities. Rathdrum is a 7km drive and offers a selection of services to include shops, restaurants/cafes a range of schools. Aughrim is located 9km south of the property and offers a similar variety of services. Arklow, with a comprehensive selection of services is 20km from the property. The local area boasts an extensive range of sporting facilities to include well-renowned Macreddin and Woodenbridge Golf Clubs, various equestrian centres as well as a range of Rugby, GAA and Soccer clubs. The award winning BrookLodge Hotel is 3km from the property, a fantastic amenity to have on one's doorstep. Furthermore, the natural topography of the area lends itself to a range of leisure activities such as hiking, horse trekking and fishing. Daily bus/rail services are available from Rathdrum and Arklow while South Dublin can be accessed within a 45 minute drive.

#### DESCRIPTION:

Approaching the property, an impressive granite stone entrance with electric wrought iron gates invites you to this beautiful home. A hard core driveway along a stone walled avenue is flanked by raised lawns with a grand water fountain feature, a canopy of mature trees, flower beds with native foliage, natural stone walls defining a diverse array of garden areas.

Outside, the property unfolds into a haven for equestrian enthusiasts, with paddocks, tack room and well maintained stables, offering spacious accommodations for horses.

Stepping inside, you are immediately greeted by a sense of warmth that permeates every corner of the home. Expansive living areas feature high ceilings and abundant natural light, creating inviting spaces for both relaxation and entertaining.

In the heart of the home is a gourmet kitchen with state-of-the-art appliances, custom cabinetry and granite countertops, large dining area, sun room leading to a splendid Indian Sandstone outdoor patio area with overhead veranda, taking full advantage of the majestic and panoramic views, the perfect spot for memorable meals and gatherings, utility /boot room, W.C., living room, family room, drawing room, five bedrooms, two ensuite and family bathroom.

For the outdoor enthusiast, the estate also offers access to a myriad of recreational activities, including hiking, horseback riding, fishing, and boating on nearby lakes and rivers. Miles of scenic trails wind through the surrounding forests, offering opportunities for exploration and adventure amidst the pristine wilderness.

With its unparalleled beauty, luxurious amenities and serene location, this country residence presents a rare opportunity to experience the quintessential charm of the Irish countryside.





## Ground Floor:

Entrance Hall:	3.28m x 2.69m	Tiled floor, vaulted ceiling
Inner Hallway:	4.06m x 4.35m	Tiled floor, stairs, under stair storage
Utility / Boot Room:	3.28m x 2.88m	Tiled floor, fitted units, back door
W.C.	1.97m x 0.95m Incl. above	Tiled floor, WC, WHB
Kitchen/ Dining Room:	4.64m x 4.56m	Tiled floor, Aga cooker, waist & eye level units, Island with granite worktop, electric oven, microwave, exposed beams, French doors to patio
Sun Room:	4.64m x 5.06m	Tiled floor, wall to wall panoramic views, large patio area
Living Room:	3.84m x 7.78m	Timber floor, feature brick fire surround, stove & beamed ceiling
Family Room:	5.95m x 7.89m	Tiled floor, vaulted ceiling, bespoke fitted shelving, stove
Drawing Room:	4.84m x 8.17m	Timber floor, exposed beam ceiling, open fire

## First Floor:

Landing:	1.70m x 4.13m	Carpet, hot press
Bedroom 1	4.94m x 6.48m	Carpet, walk-in-wardrobe (2.11m x 1.92m), hot press
Ensuite:	1.70m x 1.92m Incl. above	Tiled floor, W.C., W.H.B., shower, heated towel rail
Bedroom 2:	4.64m x 4.62m	Carpet, fitted wardrobes
Ensuite:	2.87m x 2.95m	Tiled floor, bath., W.C., W.H.B., shower
Bedroom 3:	2.93m x 3.17m	Carpet
Bedroom 4:	3.84m x 5.13m	Fitted wardrobes
Bedroom 5:	3.79m x 1.91m	Carpet
Bathroom:	1.87m x 2.85m	Timber floor, bath, W.C., W.H.B., shower





#### OUTSIDE:

Stunning landscaped grounds envelop the house with unparalleled scenic views. A vast expanse of mature gardens and features include manicured lawns, rockeries and pathways inviting you to explore its hidden treasures. Showcased within the grounds are an abundance of specimen trees, orchard with a selection of fruit trees and poly tunnel.

The property unfolds into a haven for equestrian enthusiasts, with well maintained stables offering spacious accommodations for horses, paddocks and tack room.

Stone Building:	3.5m x 2.5m	Pump house
Stone Building:	3.3m x 5.3m	Fuel house
Garage:	5.0m x 5.5m	Two roller doors
Stable Block		
Tack Room		
Dog House & Run		

#### SERVICES & FEATURES:

Private well  
Septic tank  
Oil Fired Central Heating  
Recessed Lighting Throughout  
Sandstone Patio  
Property extends to c. 334m<sup>2</sup>  
Concrete Yard  
Electric Gates  
Alarmed  
CCTV

#### BER DETAILS:

BER: C3  
BER No: 105532519  
Energy Performance Indicator: 209.91 kWh/m<sup>2</sup>/yr

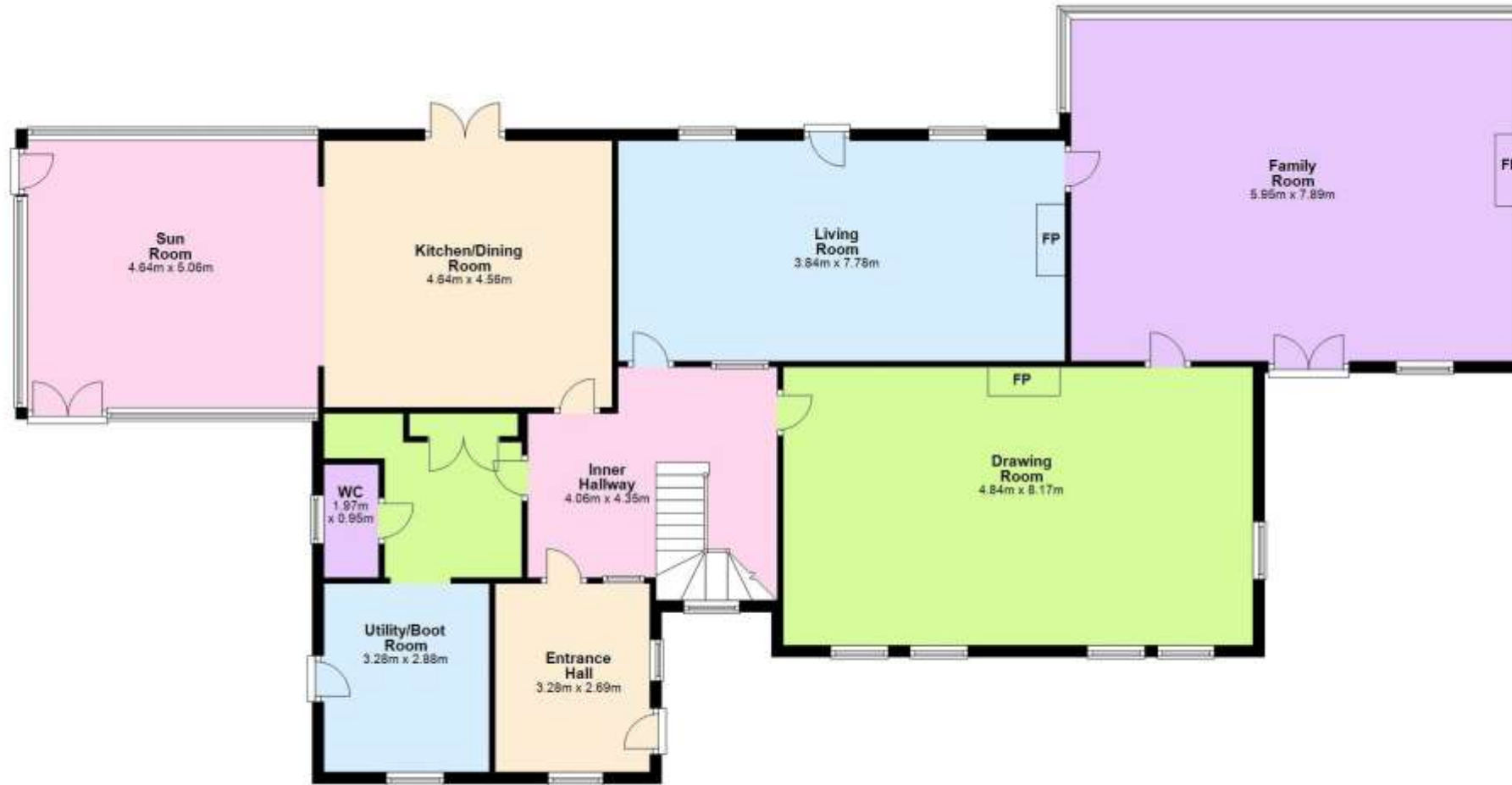
A.M.V. €690,000







## Ground Floor



## First Floor



Total area: approx. 334.1 sq. metres  
 Sizes are approximate and for illustrative purposes only.

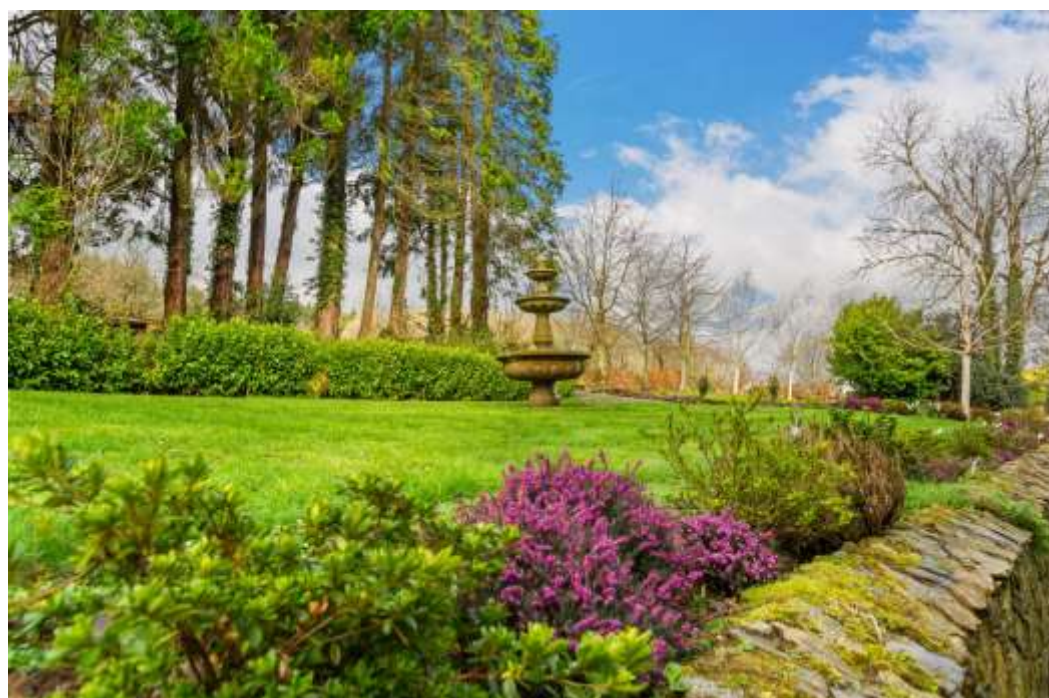


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