

P7190 'STONE HAVEN', CARRIGLINEEN, GLENMALURE, CO. WICKLOW A67 CR94



BER E2

QUINN PROPERTY

www.quinnproperty.ie

CHARMING COUNTRY RESIDENCE & STUDIO IN A STUNNING SCENIC SETTING

For Sale By Online Auction On Friday, 5th July At 12 Noon





QUINN PROPERTY welcome you to this truly enchanting haven, nestled in the breathtaking Glenmalure Valley, an area renowned for its stunning landscapes, rich history, and outdoor activities. This captivating property is a harmonious blend of timeless charm and modern elegance, offering a rare opportunity to own a piece of Ireland's storied landscape. Properties in this much sought after location rarely come to the market.

Surrounded by the majestic beauty of the Wicklow Mountains, this home is a rare gem and promises tranquillity, inspiration and a profound connection to nature with unparalleled views of the surrounding landscape, it is steeped in history dating back to the eighteenth century and has been lovingly restored by its current owners circa twenty years ago. The area is famous for hiking, fishing, numerous walking trails along the Wicklow Way, and a haven for wildlife and bird species.

The property is 12km from Glendalough, one of Ireland's most noted landmarks and a place of profound natural beauty and historical significance. It is 9km from Rathdrum with a wide range of amenities, 1.5km from Glenmalour Lodge Hotel, 16km from Lugnaquilla and 50km south of Dublin.

An attractive granite stone entrance invites you to this beautiful home where one is immediately captivated by the striking stone façade. A hard core driveway is flanked by rockeries that are filled with a variety of flowers, shrubs, and trees, creating a vibrant and ever-changing tapestry, hidden pathways inviting exploration, strategic seating areas for quiet contemplation and enjoyment of the garden's beauty. A gentle stream winds its way through the property with two small bridges adding charm and facilitating easy access across the garden. There are numerous spots to relax and unwind with a patio area for outdoor dining.

Stepping inside the house, the rustic charm continues with stunning natural stone features, high ceilings and accommodation that includes a kitchen/dining room, sitting room, two bedrooms, one ensuite, and a bathroom in the main residence.

The property also benefits from a studio space, where you will find a kitchen, living/dining room, bedroom and bathroom and a connecting art studio which could be incorporated/converted into the living space. This is accessed via a sheltered porch and presents an excellent opportunity to capitalize on the thriving local tourist industry for additional income, or simply a separate accommodation area for family members.

Whether you're seeking a serene retreat, a base for outdoor adventures, an artist's dream or a place to create unforgettable memories, this captivating property in Glenmalure awaits your discovery.



Main Res:

Kitchen/Dining:	7.0m x 3.5m	Tiled flooring, fitted kitchen units, feature stone walls, granite lintels, Rayburn cooker, gas cooker, scenic views, vaulted ceiling, feature front door
Sitting Room:	4.4m x 4.0m	Tiled flooring, feature fireplace with stove, stairs to first floor
Back Hallway:	1.8m x 1.5m	Tiled flooring
Hallway:	3.2m x 1.0m	Tiled flooring
Hot Press:	1.1m x 0.7m	Tiled flooring
Bathroom:	2.8m x 1.6m	Tiled flooring, WC, WHB, bidet, free standing bath, timber panelling, feature stone wall
Bedroom 1:	3.7m x 3.3m	Tiled flooring, fitted wardrobes, door to patio area
Bedroom 2/ Room:	6.3m x 2.9m	Timber flooring, feature stone wall
Ensuite/ Scandinavian bathroom incl. above	6.3m x 2.9m	Fully tiled, WC, WHB, shower

Studio Space:

Kitchen:	4.3m x 2.9m	Tiled flooring, fitted waist high and eye level kitchen units. Belfast sink, tiled splashback, vaulted ceiling
Hallway:	2.2m x 0.9m	Tiled flooring, recessed lighting
Bathroom:	2.1m x 1.4m	Tiled flooring, WC, WHB, shower, recessed lighting
Living/dining room:	6.3m x 4.3m	Tiled flooring, timber panelling, splendid views, free standing stove, recessed lighting, door to adjoining Art Studio, stairs to first floor
Bedroom 1:	3.0m x 2.5m	Tiled flooring, recessed lighting
Bedroom 2:	4.1m x 3.0m	Timber flooring, recessed lighting
Art Studio:	8.5m x 4.7m (AWP)	Concrete flooring, shelving, door to adjoining accommodation



OUTSIDE:

The property has substantial road frontage and stunning landscaped grounds that envelop the house complimented by the 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 is a stream with two bridges. The Garden Area is South West facing offering spectacular sunsets to enjoy. An added benefit to enjoy is the stable yard with three sheds, ideal for those with equestrian interests.

The lands are predominantly in grass, however, there is an area of land included in Lot 1 that has not been cultivated, cleared or touched by human hands since the glacier times and comprises of huge round granite rocks deposits. As there is substantial road frontage, there may be site potential, subject to the relevant planning permission being obtained.

SERVICES & FEATURES:

- High Speed Internet Connection
- Private well & Septic tank
- Oil Fired Central Heating
- Original Stone Walls
- Garden Sheds X 3
- Selection Of Nature Trails Across The Property
- Raised Beds
- Polytunnel
- Rockeries
- Orchard
- Patio

BER DETAILS:

BER: E2
BER No: 117401752
Energy Performance Indicator: 367.38 kWh/m²/yr

The property will be offered in the following lots:

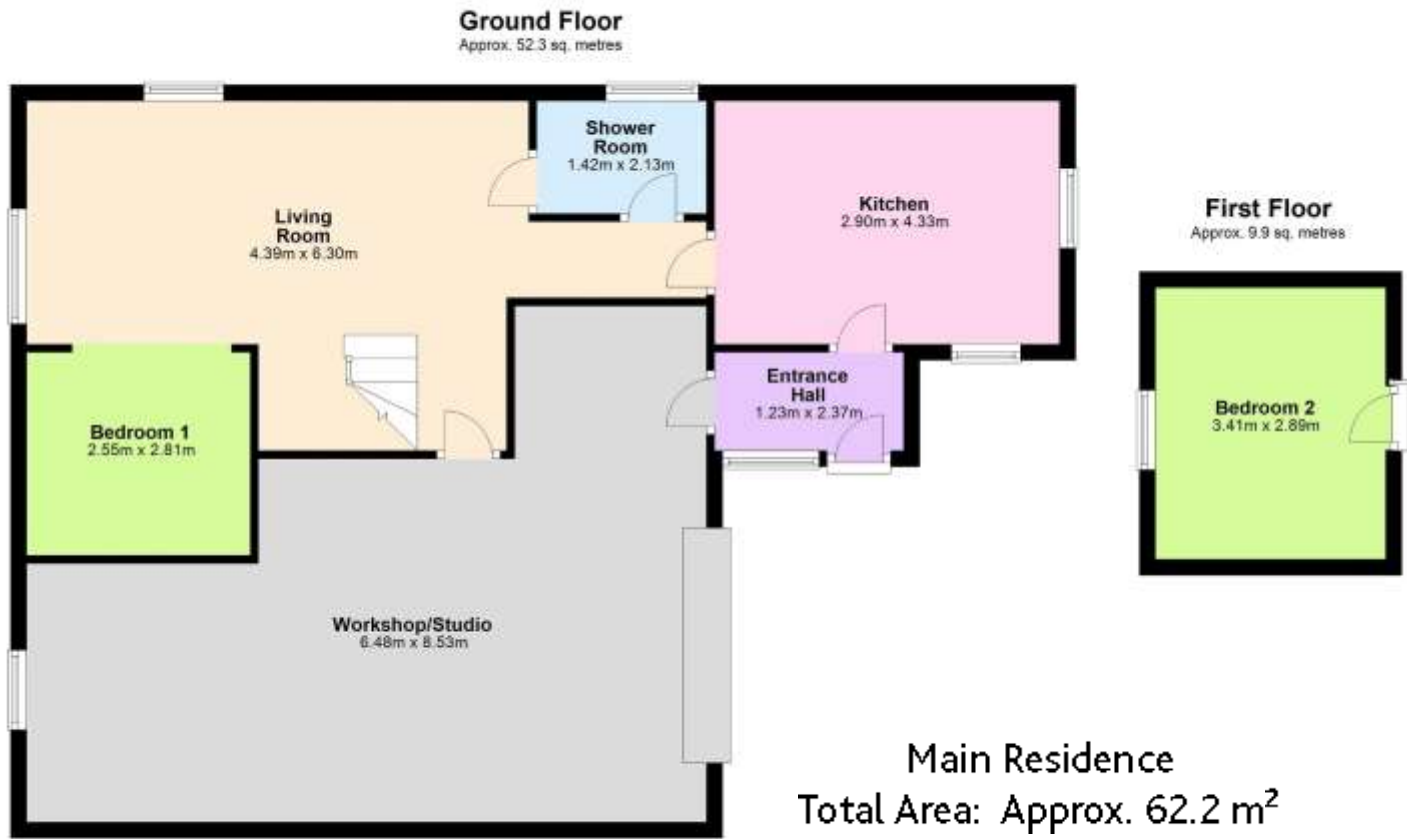
Lot 1: Residence And Studio On C. 2.25 Acres
Lot 2: C. 2.45 Acres With Site Potential (S.T.P.P.)
Lot 3: The Entire

Legal: Denis Hipwell, Patrick O'Toole, Solicitors, 5 Church Street, Wicklow Town,
Co. Wicklow. Tel: 0404 68000

P.O.A.







Main Residence
Total Area: Approx. 62.2 m²

Total area: approx. 62.2 sq. metres



Studio
Total Area: Approx. 87.4m²

Total area: approx. 87.4 sq. metres





STUDIO SPACE

The above particulars are issued by **QUINN PROPERTY** on the understanding that any negotiations whatsoever concerning the property are conducted through **QUINN PROPERTY**. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.