



Ref: 7424

GRANITE COTTAGE, CROSSBRIDGE, TINAHELY, CO. WICKLOW

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QUINN PROPERTY

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Exceptional Four Bedroom Residence On C. 1.1 Acres Of Mature Grounds For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this exquisite four-bedroom detached residence to the market. Set amidst the scenic countryside of Crossbridge, just a short distance from charming village of Tinahely, this impressive home enjoys close proximity to a variety of recreational and leisure amenities and walking distance of Crossbridge National School. Tinahely offers an excellent range of shops, cafés, schools, and community facilities. Renowned as one of south Wicklow's most desirable locations, Tinahely offers a welcoming atmosphere, picturesque surroundings, and a wealth of outdoor pursuits, including walking, cycling, and nature trails. Excellent road connections provide easy access to Hacketstown (7km), Arklow (30km), and both Carnew and Aughrim within a 20-minute drive.

Approached through electric gates framed by feature stone piers, a sweeping tarmac driveway leads up to the residence. Set on beautifully maintained grounds and enjoying an elevated position, the property benefits from stunning views over the surrounding countryside. The outside is further enhanced by a detached double garage offering plenty of space for parking and additional storage.



Stepping inside, the property is presented in immaculate condition throughout and welcomes you with a bright and spacious entrance hall. The cosy living room features a beautiful fireplace with a solid fuel stove, while double doors open into the impressive open-plan kitchen and dining area. This bright and versatile space flows seamlessly into a beautiful conservatory, creating an ideal setting for both family living and entertaining. Four spacious bedrooms, including one with an ensuite, together with a family bathroom, complete this wonderful residence.

Accommodation extends to C. 157m² and comprises as follows:

Entrance Hall	4.6m x 7.8m	Tiled flooring, hotpress and closet.
Living Room	3.5m x 6.5m	Laminate oak flooring, bright, spacious room, solid fuel stove with feature stone surround and double doors to kitchen.
Kitchen / Dining Room	4.6m x 6.5m	Tiled flooring, fully fitted kitchen with units at waist and eye level. Electric double oven, electric hob, extractor fan, integrated dishwasher, fridge freezer, solid fuel stove, recessed lightening, double doors to Sun room.
Sun Room	4.2m x 2.5m	Tiled flooring, double doors to side garden (wheel chair friendly).
Utility	2.6m x 1.5m	Tiled flooring, fitted units, washing machine, dryer, back door.
Bedroom 1	4.4m x 3.5m	Laminate oak flooring, walk in wardrobe, ensuite.
Ensuite	1.7m x 1.7m	W.C., W.H.B., power shower.
Bedroom 2	3.9m x 3.5m	Laminate oak flooring , sliding wardrobes.
Bedroom 3	3.3m x 3.9m	Laminate oak flooring, sliding wardrobes.
Bedroom 4	5.7m x 2.7m	Laminate oak flooring.
Family Bathroom	4.6m x 2.0m	Fully tiled, heated towel rail, bath, W.C., W.H.B., electric shower and power shower.





OUTSIDE:

Set on C. 1.1 acres of beautifully maintained grounds, the property enjoys a scenic and peaceful setting, enhanced by a delightful orchard full of mature trees and abundance shrubbery. Occupying an elevated site, this property benefits from a picturesque location with panoramic countryside views. An impressive entrance is met with electric gates and feature stone piers, while a sweeping tarmacadam driveway leads up to the property. Also featured is a detached double garage offering plenty of space for parking and additional storage.



SERVICES AND FEATURES:

Septic Tank
Well Water With Treatment System
Oil Fired Central Heating With Condensed Boiler
(Complete heating system was recently upgraded with new condenser boiler)
Zoned Thermostats
Underfloor Heating
New Triple Glazed Windows
Partially Floored and fully insulated Attic With Stira Stairs
Alarm



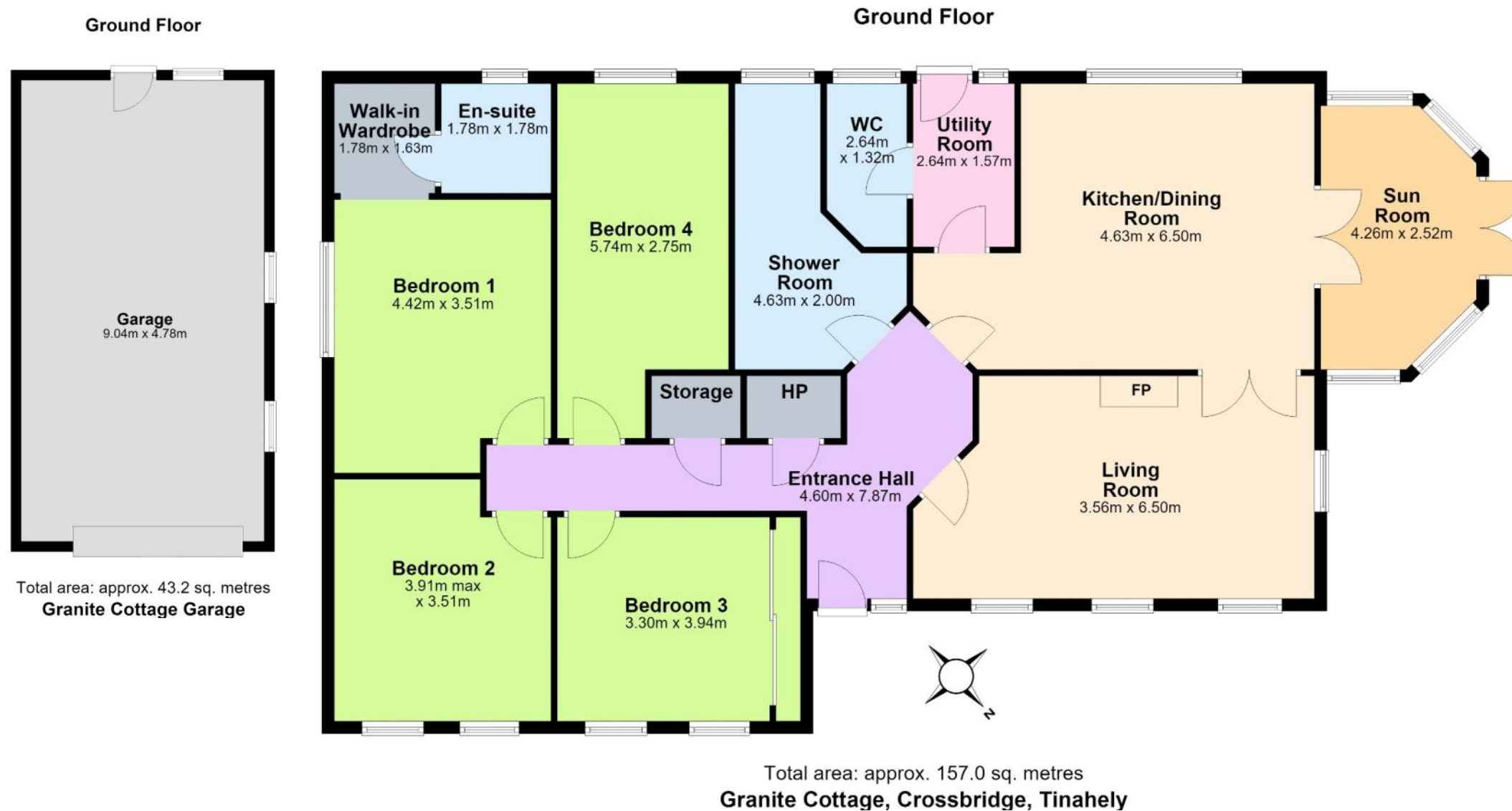
BER DETAILS:

BER: B
BER No. 110024767
Energy Performance Indicator: 146.84 kWh/m²/yr



Delightful Four Bedroom Detached Residence In A Picturesque Location - Early Viewing Is Highly Advised

A.M.V. €475,000



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