

REF: 8373



'TIMBER LODGE', KILBRANNISH, BUNCLODY, CO. CARLOW Y21 H3E7

QUINN PROPERTY

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SUPERIOR FIVE BEDROOM COUNTRY RESIDENCE SET ON C. 4.57 ACRES OF MATURE GROUNDS
For Sale By Private Treaty





Jack Quinn, specialist in Country Homes for **QUINN PROPERTY**, is excited to present 'Timber Lodge' to the Local, Irish and International market.

'Timber Lodge' is a truly unique and exceptional residence set on approximately 4.57 acres. Surrounded by stunning, panoramic views that stretch across the landscape and offering a serene and picturesque setting, this property is unique and truly unforgettable.

LOCATION:

'Timber Lodge' is nestled a short drive from a range of nearby towns and amenities. Bunclody is a 7km drive. Discover the charm of Bunclody with its scenic river walks, lush golf course, and welcoming local cafés, restaurants and pubs. Enjoy modern amenities including boutique shopping, cozy accommodations, wellness centres, pre, primary and secondary schools and numerous sporting clubs. Daily commuter services are available and Enniscorthy is 25km drive, Gorey 37km and South Dublin an hour and a half commute (via M9).

DESCRIPTION:

The residence is two storied, of timber construction and extends to a C. 635m². It is accessed through a secure gated entrance leading to a well maintained gravelled driveway. The rear of the property offers a sheltered patio overlooking the surrounding countryside with a canopy overhead. An elevated balcony offers sweeping views and creates a perfect spot to relax and take in the surrounding natural beauty.

Set on an impressive c. 4.57 acres, this property provides exceptional space, privacy and endless potential for outdoor living or development. Timber Lodge is surrounded by lush green pastures and a dedicated Gallop, offering ample space for equestrian activities. With well-maintained terrain and stunning natural surroundings, it's an ideal setting for riders to train or simply enjoy the freedom of the open land.

Prepare to be impressed by the expansive rooms, bathed in natural light streaming through floor-to-ceiling glass windows. Exposed wooden beams stretch across high ceilings adding warmth and character to the open space.

This isn't just a place to call home - it's a space to thrive. Every square foot reflects a commitment to excellence, with premium finishes, expansive layouts and innovative design to take full advantage of breathtaking views that transform everyday living into an extraordinary experience.





Ground Floor Accommodation :

Entrance Hall:	4.23m x 9.61m	Tiled flooring, spacious entrance hall, double door entrance, small room off the hall, doors to Great hall
Great Hall:	12.28m x 7.40m	Large dual aspect reception room with feature ceiling with exposed wooden beams, access doors to front and rear, serving hatch, wood burning stove and access to sheltered patio to rear
Kitchen/Dining Room:	7.89m x 5.71m	Tiled flooring, large open plan kitchen/breakfast room with range of fitted units, Aga Range cooker, large kitchen island, flagstone tiling, feature ceiling with exposed wooden beams and door to patio and garden
Dining Room:	7.89m x 4.84m	Tiled flooring, spacious reception room, feature ceiling with exposed wood beams and doors to rear
Sitting Room:	7.89m x 5.72m	Carpet flooring, large reception room, feature fireplace with wood burning stove, feature ceiling with exposed beams, door to rear and door to hall
Cloakroom:	2.83m x 4.06m	Tiled flooring
W.C.:	1.57m x 1.03m	Tiled flooring, W.C., W.H.B.
Utility Room:	4.03m x 6.87m	Tiled flooring, plumbed for washing machine, fitted storage units, double sink
Entrance Hall:	9.62m x 4.47m	Tiled flooring, recessed lighting, double height area
W.C.:	3.75m x 1.97m	Tiled flooring, W.C., W.H.B.
Bedroom 2:	3.75m x 5.34m	Door to rear garden , dual aspect
Bedroom 3:	4.43m x 4.01m	Carpet flooring
Bathroom:	5.24m x 4.01m	Large bathroom, walk-in-shower, free standing bath, W.C., W.H.B.
Bedroom 4:	4.49m x 4.14m	Carpet flooring
Bedroom 5:	4.49m x 3.30m	Carpet flooring, dual aspect

First Floor Accommodation:

Landing:	2.04m x 9.09m	Large landing with seated area, wood panelling to walls & ceiling, velux windows
Galleried Landing:	9.80m x 4.59m	Carpet flooring, feature window
Attic Room:	8.15m x 4.60m	Wooden flooring, velux window
En-Suite	2.14m x 1.78m	Tiled flooring, W.C., W.H.B.



Bathroom: 5.61m x 3.09m Tiled flooring, W.C. W.H.B., bath with integrated shower, ample fitted wardrobes

Bedroom 1: 7.76m x 5.68m Carpet flooring, vaulted ceiling, access to rear balcony

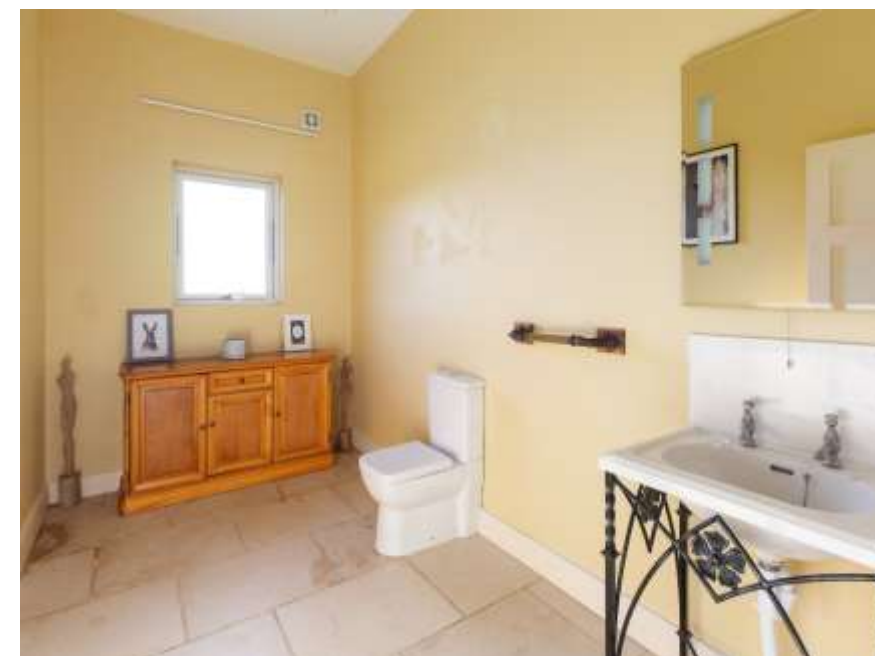
Dressing Room: 7.76m x 4.87m Fitted storage

W.C.: 2.04m x 1.39m Carpet flooring, W.C., W.H.B.

Ensuite Bathroom: 5.60m x 2.53m Freestanding bath



SERVICES & FEATURES:
 Air To Water Heating System
 Gas Heating System
 Private Well
 Septic Tank
 Alarm
 CCTV
 Electric Security Gates with Intercom
 Solar Panels
 Year of Construction: 2015
 Property Extends to 635m²



BER DETAILS:
 BER: B2
 BER No: 115192213
 Energy Performance Indicator: 109.09 kWh/m²/yr

A.M.V. €895,000



Ground Floor



Total area: approx. 635.7 sq. metres

First Floor



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