

Ref: 8388

GLEBE HOUSE, WOODENBRIDGE, CO. WICKLOW Y14 EC92



QUINN PROPERTY

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A Timeless Four Bedroom Country Estate Set On C. 42 Acres of Enchanting Woodland and Riverside Gardens For Sale By Online Auction





LOCATION:

QUINN Property are proud to present this most unique and charming four bedroom residence to the market. Set on c. 42 acres of unspoilt countryside, this elegant home offers tranquillity, privacy, and natural beauty. Well appointed within the Vale of Avoca, this exceptional property enjoys an enviable setting—scenic and serene, yet just ten minutes from all the conveniences of a thriving town. The surrounding areas provides superb opportunities for outdoor pursuits, including fishing, equestrian activities and hill walking, making this an ideal retreat for those seeking an active country lifestyle.

Located adjacent to the prestigious Woodenbridge Hotel & Golf Course, among Ireland's oldest hotels, the property offers an unrivalled lifestyle for golf enthusiasts. A ten-minute drive brings you to the charming village of Avoca, where amenities include a primary school, artisan craft shops, cafes, pharmacy, church, pub and the famous original Avoca Handweavers store, all within easy access. The village was also the film location of RTE's Ballykissangel.

Arklow town, which was recently voted one of the best towns for work/life balance, is a mere 7.5km from the property and offers a vast array of amenities including Montessori, primary schools, secondary schools, supermarkets, a shopping centre, cinema, pubs, restaurants, churches, bus and rail services and numerous sporting and leisure facilities. There are a choice of blue flag beaches and recreational pursuits close by. South Dublin and Wexford Town can both be accessed via the M11 comfortably within 45 minutes.

DESCRIPTION:

This four-bedroom residence is rich in old-world charm; the enchanting entrance hall sets the tone for the rest of this enchanting property. Off the entrance hall are the drawing room, dining room, and kitchen to one side, with a bedroom and living room to the other. A boot room, bathroom, and rear porch complete the ground floor. Every room is bright and refined, offering picturesque views of the meticulously landscaped gardens.

The first floor comprises three further well-appointed bedrooms, one of which is en suite, along with a family bathroom and a separate W.C. Furthermore, the property benefits from a basement comprising a pantry, large utility room, games room, and wine cellar.

This is a truly special country residence, offering exceptional tranquillity, and an enviable location in the heart of the Wicklow countryside, yet only moments from village life.



Entrance Hall:	2.41m x 1.83m	Carpet flooring, granite slabs, feature double door with stained glass windows
Bedroom 1:	3.92m x 3.63m	Carpet flooring, vaulted ceiling
Living Room:	7.51m x 6.39m	Timber flooring, feature fire place with open fire, vaulted ceiling, dual aspect
Rear Porch:	2.23m x 1.38m	Carpet flooring, door to internal courtyard
Bathroom:	3.37m x 2.22m	Carpet flooring, W.C., W.H.B., bath, electric shower
Drawing Room:	4.97m x 3.60m	Carpet flooring, feature fire place with open fire, dual aspect, French door to rear garden
Hallway:	5.63m x 2.34m	Carpet flooring, staircase to first floor
Dining Room:	5.07m x 3.64m	Carpet flooring, feature fire place with open fire, dual aspect, French door to rear garden
Kitchen:	4.85m x 2.38m	Linoleum flooring, fitted waist high and eye level kitchen units, dishwasher, electric cooker
Boot Room:	4.52m x 2.41m	Concrete flooring, door to internal courtyard, staircase to basement
First Floor Landing:	3.84m x 2.32m	Carpet flooring
W.C.:	2.00m x 1.10m	Carpet flooring, W.C.
Bathroom:	2.79m x 1.83m	Vinyl flooring, W.H.B., bath
Bedroom 2:	3.71m x 3.59m	Carpet flooring, vaulted ceiling, fitted wardrobe, dual aspect
Bedroom 3:	3.71m x 3.03m	Carpet flooring
Bedroom 4:	3.92m x 3.46m	Carpet flooring, dual aspect
En-Suite:	2.30m x 1.75m	Carpet flooring, W.C., W.H.B. shower
Basement Landing:	5.56m x 2.35m	W.H.B.
Wine Cellar:	2.35m x 1.98m	
Games Room:	5.14m x 3.87m	Tiled flooring, feature fire place
Store Room:	2.71m x 1.53m	Tiled flooring
Utility Room:	4.13m x 3.26m	Hotpress
Pantry:	2.40m x 2.35m	Shelving



SERVICES AND FEATURES:

Sash Windows and Shutters

High Ceilings

Electric, Solid Fuel & Central Heating (New Boiler)

Stable Block

Walled Garden

Built: 1828

Residence Extends To C. 233m²

BER DETAILS:

BER: F

BER No. 116537762

Energy Performance Indicator: 443.76 kWh/m²/yr

P.O.A.





OUTSIDE:

Set on a spectacular backdrop comprising c. 42 acres, this splendid countryside retreat is home to over 100 species of flowers, shrubs and trees collected from all around the world. The River Aughrim gently flows through the picturesque landscape, forming an enchanting woodland setting.

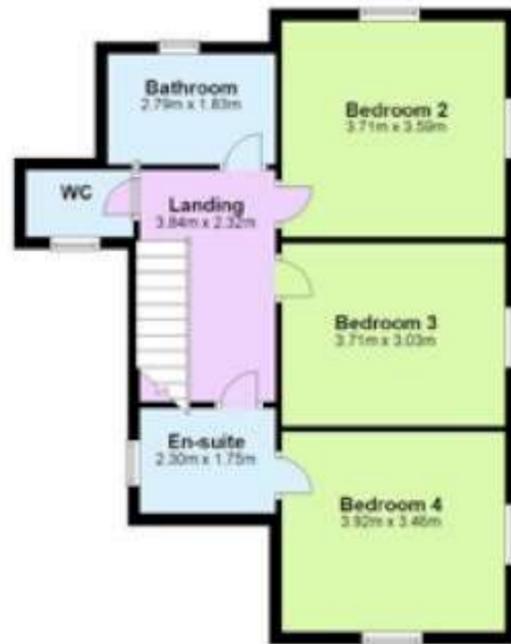
Winding pathways lead through rolling lawns and tranquil woodland, offering ever-changing vistas and a deep sense of privacy and seclusion. This remarkable setting provides a rare harmony of natural beauty and serenity, creating an idyllic haven for relaxation, reflection, and refined country living.



Ground Floor

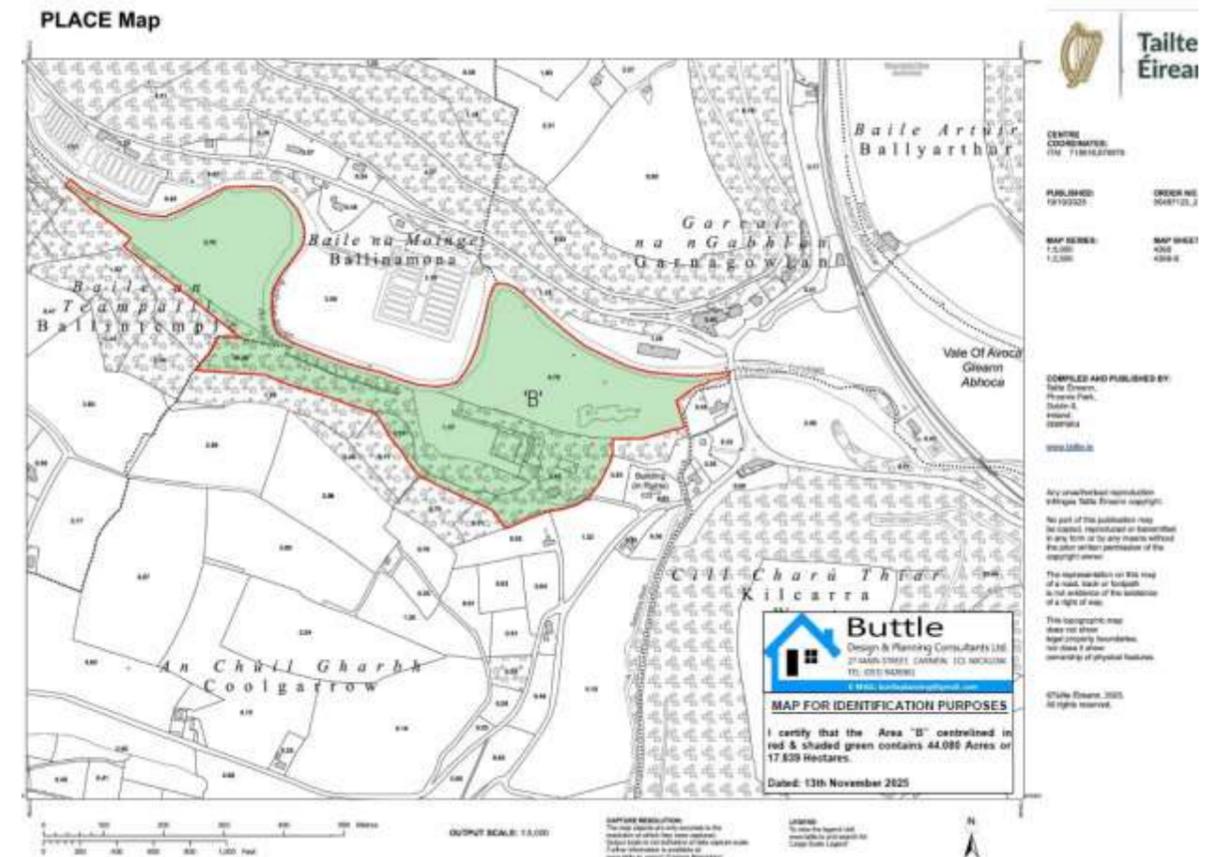


First Floor



Basement





Combining Period Charm, Beautiful Surroundings, And Outstanding Convenience, This Exceptional Property Offers A Rare Opportunity To Enjoy Refined Country Living At Its Finest.

Legal: Mark Bergin, D.R. Pigot & Company Solicitors, Zion Road, Zion Church Grounds, Dublin 6. Tel: 01 490 6100

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