

'THE COTTAGE'
ON C. 1 ACRE | 0.41 HA
RATHNABO | BLESSINGTON
CO. WICKLOW | W91 R768

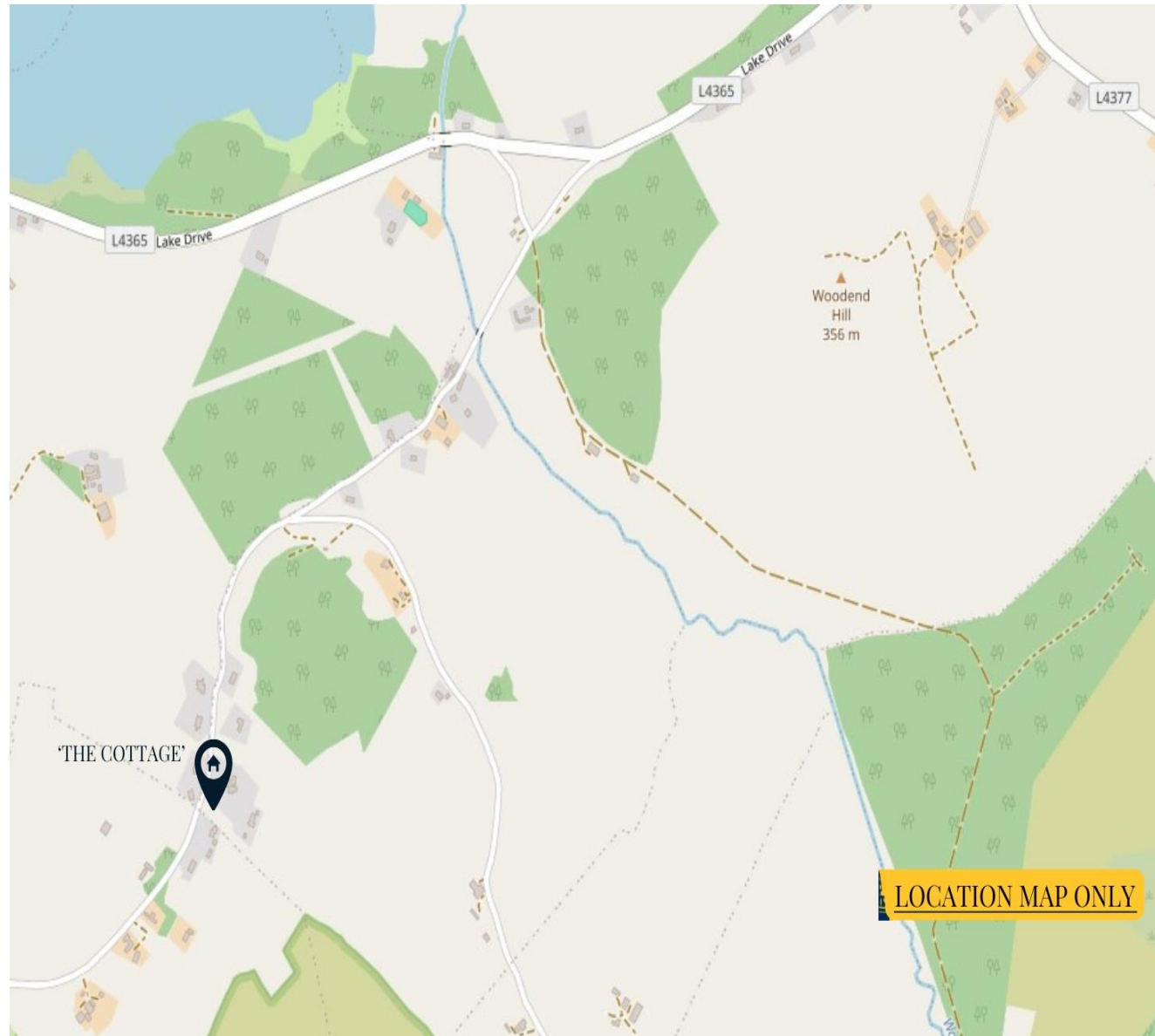
LOCATION

Situated close to Blessington Village on an elevated site just off the Lake Drive Road in this most scenic location overlooking the Blessington Lakes and within easy commuting distance of Dublin and surrounds. In the local area you can enjoy a host of leisure facilities, with the Sailing and kayak clubs close by, horse racing in Punchestown, and Hill walking and hiking in the Wicklow mountains on your doorstep. There is horse riding close by and many good golf courses in the area including Tulfarris and Blessington Lakes Golf Club. Blessington is just 5 minutes away, and Naas 20 minutes, with their array of shops, restaurants, schools and leisure amenities.

Lacken Village: c. 2.5 Mile.

Blessington: c. 2.1 Mile.

Dublin City Centre: c. 20 Mile.



DESCRIPTION

Historically named `The Cottage` this home is anything but!!.

Approached through a meandering concrete drive and set well back from the road, the cottage is an imposing detached dormer bungalow which has been completely renovated and remodelled by its owner in the last 4 years. Nestled within a lush c. 1 acre of / 0.40 Ha site of exceptional maturity and character, the property reveals little of its generous proportions from the roadside. As you follow the driveway through established landscaping, a home of rare quality slowly emerges filled with light, space, and handcrafted detail.

Extending to c. 258.45 sq.m. / 2780 sq.ft., this is a spacious six-bedroom residence, crafted to exacting standards. Inside, every element tells a story of care, vision, and permanence. Wooden floors run through the majority of the ground floor, with the softest of carpets in the study and the living room making them a cosy retreat for the evenings. Complemented by whitewashed walls, this home is very modern in décor with splashes of character in the likes of the feature fireplaces, big bay windows, high ceilings, and bespoke hand painted kitchen with centre island bringing a tactile richness and visual warmth to the interiors. The kitchen dining room is a very appealing space to entertain and is definitely the hub of the home. Its valuted ceiling, large windows and sliding doors make the most of the natural light and the vista of the surrounding countryside. The lake can be seen through the trees in front.

The sitting room is a standout space, intimate yet expansive, centred around a feature fireplace with open fire and a large bay window as the backdrop. On the opposite side of the hall is a family room / study with its own fireplace, perfect to retire in an evening or use as a home office. The remaining four double bedrooms are all doubles with fitted wardrobes and the master suite, cleverly positioned at the end of the house is any homewowners dream. It is oasis of calm with dressing area, large en-suite with beautiful tiling and modern fittings.

Upstairs there are a further two double bedrooms with large Velux windows and both having shower rooms off.

Outside, the grounds are carefully curated with grassed front lawn which is stepped to compliment the landscape. Mature hedging envelopes the house and provides structure and softness. There is a large detached garage to the side of the house complete with esb and water.

ACCOMMODATION

ENTRANCE HALL	
LIVING ROOM	6.30m x 4.60m
KITCHEN / DINING ROOM	4.20m x 9.30m
UTILITY	
FAMILY ROOM / STUDY	4.40m x 3.30m
BATHROOM	
BEDROOM 1	3.20m x 3.30m
BEDROOM 2	3.20m x 3.30m
BEDROOM 3	3.60m x 3.30m
MASTER BEDROOM	5.40m x 5.70m
EN-SUITE	
UPSTAIRS	
LANDING	3.10m x 3.70m
BEDROOM 5	3.60m x 3.70m
EN-SUITE	
BEDROOM 6	4.60m x 3.70m







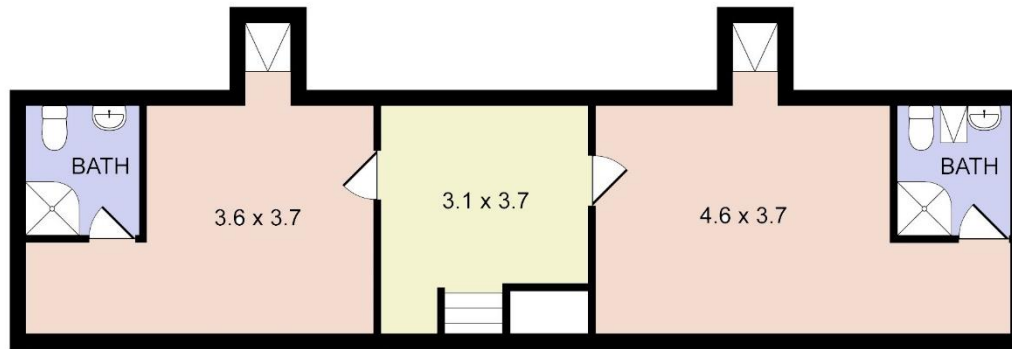




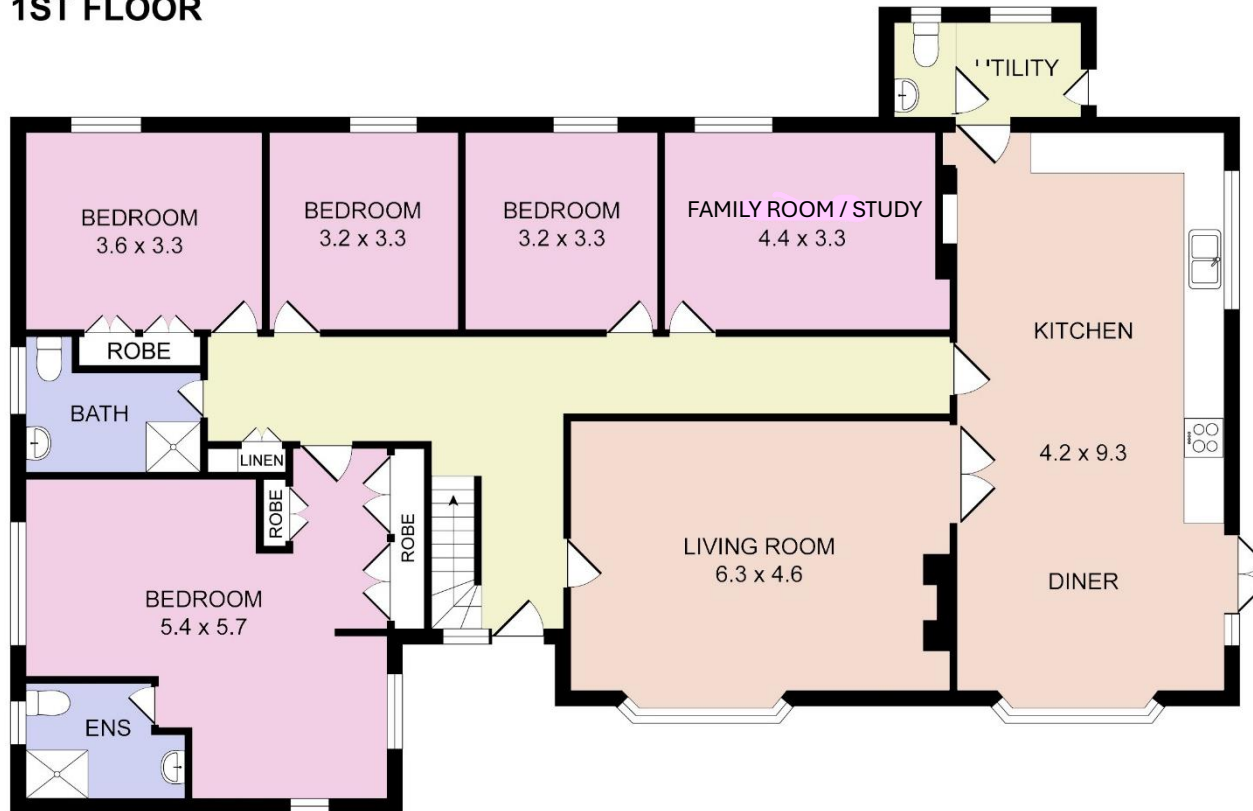








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