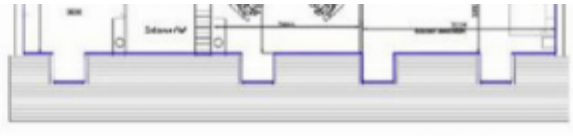


'Ash Grove', Baltyboys, Blessington, Wicklow

€ 875,000



First Floor Plan



Front Elevation



Side Elevation

5

4

270 m²



GENERAL NOTE:
ALL DIMENSIONS
GIVEN IN THIS SET
SHALL BE IN METRES
ALL MEASUREMENTS
SHALL BE TO FACE UNLESS
OTHERWISE SPECIFIED
DIMENSIONS ARE TO BE
AS SHOWN ON THE
DRAWINGS UNLESS
OTHERWISE SPECIFIED
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: [Date]



2016 Planning Drawings For Consideration

2016 Planning Drawings For Consideration





Description

Nugent Auctioneers, 045 865555, www.nugents.ie are delighted to present "Ash Grove" to the market an exceptional four/five-bedroom detached residence set on a private one-acre site in the highly sought-after area of Baltyboys. The grounds enjoy complete privacy and breathtaking panoramic views of the Blessington Lakes and the surrounding Wicklow Mountains in particular the spectacular sunsets, which cast an iconic orange glow over Black Hill and Sorrel Hill. Ash Grove represents a truly unrivalled opportunity to acquire an exceptional family home in one of West Wicklow's most picturesque settings. Combining breathtaking views, a superb location, outstanding flexibility of the internal accommodation, and significant potential for home business or further development, making it an ideal choice for those seeking a distinctive long-term family residence to make their own. Extending to approximately 271 sq.m (2,917 sq.ft.), the accommodation is bright, spacious, and thoughtfully designed. Upon entering a bright airy entrance hall welcomes you, leading to an open-plan kitchen, complemented by a separate utility room. Steps descend from the kitchen to a warm and inviting living area, creating the perfect space for family life and entertaining. The ground floor further comprises of three generously proportioned double bedrooms, each with its own ensuite bathroom, a sizeable family bath-room a light-filled additional living room. Off this room is a further space currently used as a bedroom, which could equally serve as a home office, playroom, or study. The first floor offers ample opportunity for a discerning buyer, featuring a large bedroom along with approximately 68 sq.m of undeveloped attic space, presenting a variety of possibilities for future accommodation or alternative uses, subject to

the necessary consents. Planning permission was previously granted in 2016 for upgrades including a de-tached garage, impressive vaulted entrance porch, front dormer windows, the creation of a master bedroom suite within the attic space, complete with a walk-in wardrobe and en-suite bathroom. Prospective purchasers may wish to explore the potential for further development of the property, subject to renewing the relevant permissions (please see previous architect drawings for reference) Another particularly notable feature of the property is the 75 sq.m of additional floor area, formerly used as crèche facility for up to 25 children and benefits from fire safety certification. This includes a standalone wooden chalet with toilet facilities, a prefabricated outbuilding with two additional toilets currently used as a home gym, and a 30 sq.m extension to the main residence which could potentially be reintegrated into the house. This versatile setup offers excellent potential for a home business, childcare facility, gym, studio, or a range of other uses. Baltyboys is renowned for its scenic beauty and tranquil surroundings, offering the perfect balance of countryside living and accessibility. The immediate area is serviced by the 65b Dublin Bus route with a daily service to Dublin City Centre. The nearby town of Blessington (6.3km) offer an excellent range of further transport links and amenities, including primary and secondary schools, shops, cafes, restaurants, pubs, sporting facilities and all other essential services and conveniences.

Property Details

Category	Detached House
Internal Area	270 m²
Number of bedrooms	5
Number of bathrooms	4
Price	€ 875,000

Features

BER: C

c. 271 sq. m | c. 2,917 sq. ft

Built in c. 2000

Site Size c. 1 Acre

Electric Entrance Gates

Pebbled Driveway

Flexible Accommodation Options

Scenic Location

Panoramic Lake Views

Wired Wooden Chalet

Large Steel Shed

Generous Lawn Area

500m from 65b Dublin Bus Stop

Extra Large Attic Space

2.4km From Blessington Lakes Golf Club

3.5km from N81

6km From Blessington

9km from Ballymore Eustace

16km from Naas

18km from M9 Motorway

26km from M50 Motorway

Mains Water

O.F.C.H

Electricity

Alarm

Septic Tank

75 sq. m | 807 sq. ft of creche facilities

Panoramic Mountain & Lake Views

3km From Tulfarris Hotel & Golf Resort

Location

From N81/Main Street Blessington continue on the N81 until the roundabout, take the 2nd exit onto Baltinglass Rd/N81 and continue straight on the N81 for 1.9km before turning left onto R758. Follow the road for 3.5km, take a right follow by a left, the property will be located straight ahead.

[Location Map](#)

[Satellite View](#)

Property QR Code



Nugent Auctioneers

MAIN STREET, BLESSINGTON, CO. WICKLOW

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS

Conditions to be noted: These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property are to be relied on as a statement or representation of fact. The vendor does not make or give, nor is Nugent Auctioneers or its staff authorised to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.