

Ref: 9144

PORTRUSHEN LOWER, KILTEGAN, CO. WICKLOW W91 X271



BER F

QUINN PROPERTY

www.quinnproperty.ie

Charming Two Bedroom Traditional Farmhouse with Outbuildings On C. 0.8 Acres of Mature Gardens For Sale By Private Treaty



LOCATION & DESCRIPTION:

Occupying an idyllic countryside setting along the Hacketstown–Kiltegan Road (R747), this exceptional property enjoys the perfect balance of rural tranquillity and everyday convenience. Ideally positioned just 2km from the picturesque village of Kiltegan, it is also within easy reach of Hacketstown (4km), Baltinglass (12km) and Tinahely (16km), while Dublin City is accessible in under an hour, making it an ideal retreat for commuters and those seeking a peaceful country lifestyle.

A comprehensive range of amenities, including primary and secondary schools, shops, cafés, sporting facilities and essential services, are all available in the nearby towns and villages, ensuring every convenience is close at hand. One of the property's most captivating features is its breathtaking panoramic outlook. The residence commands magnificent views across the surrounding rolling countryside towards the majestic Wicklow Mountains, with the iconic peak of Lugnaquilla providing a spectacular backdrop. The ever-changing landscape and unspoilt natural beauty create a truly special setting that can be enjoyed throughout the seasons.



Steeped in character and heritage, this charming traditional stone-built farmhouse dates back to the early 1900s and has been thoughtfully and extensively refurbished in recent years. Set over two storeys, the residence successfully combines timeless appeal with the comfort and convenience of modern living. Throughout the renovation, the current owner has taken great care to preserve the property's authentic character, while sympathetically introducing high-quality contemporary finishes. The result is a warm and inviting family home that celebrates its rural heritage, with beautifully proportioned living spaces, a welcoming atmosphere, and an abundance of traditional charm.

Accommodation comprises as follows:

Kitchen/Living Room:	3.92m x 6.18m	Tiled flooring, fitted kitchen units, electric cooker, electric hob, extractor fan, dishwasher, Belfast sink, exposed beams, solid fuel boiler stove with feature surround.
Shower Room:	1.56m x 2.30m	Tiled flooring, W.C., W.H.B., shower, heated towel rail
Utility Room:	2.24m x 2.30m	Tiled flooring, fridge freezer, plumbed for washing machine, back door
Living Room:	3.81m x 4.01m	Tiled flooring, exposed stone, solid fuel stove
Landing:	0.89m x 2.48m	Laminate flooring
Bedroom 2:	3.92m x 2.41m	Laminate flooring, countryside views
Bedroom 1:	3.92m x 2.67m	Laminate flooring, walk in wardrobe, countryside views
En-Suite:	1.81m x 1.48m	Tiled flooring, W.C., W.H.B., shower, heated towel rail





OUTSIDE:

Externally, the property is equally impressive. There is a concrete yard to the front of the residence with an excellent range of traditional outbuildings that enhance both its practicality and versatility. These include a detached garage, a charming stone-built storage shed, a round-roof agricultural shed and a three bay free standing shed, providing excellent facilities for a variety of uses.

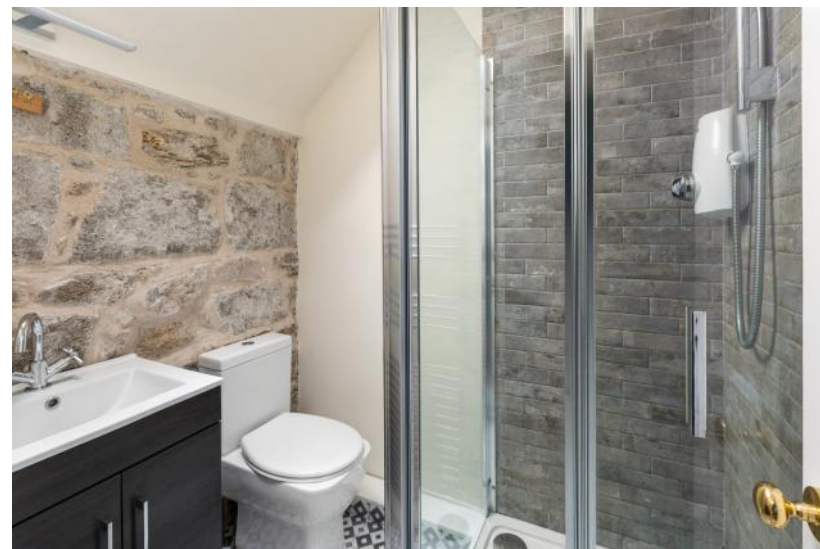
A particularly noteworthy feature is the detached annex, which offers tremendous flexibility and potential. Whether utilised as guest accommodation, a home office, studio, workshop or hobby space, it presents an exciting opportunity for further development or conversion, subject to the necessary planning permission. The beautifully maintained grounds are a true highlight of the property. Expansive lawns, mature trees and established shrubs borders create a private and picturesque setting that will delight gardening enthusiasts. Equally, the generous outdoor space provides the perfect environment for family life, outdoor entertaining and relaxation, with ample room for children to play, summer gatherings, or simply enjoying the peace and beauty of the surrounding countryside.

SERVICES AND FEATURES:

Private Water
 Septic Tank
 Solid Fuel Heating
 Oil Fired Central Heating
 Property Extends To: C. 81 m²
 Built: 1900's

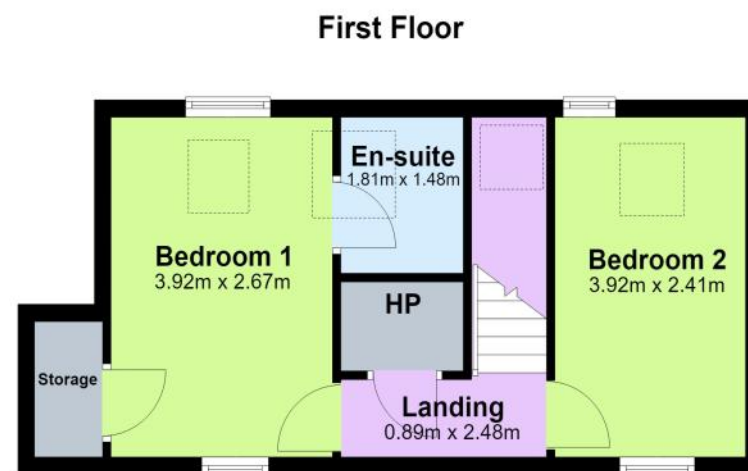
BER DETAILS:

BER: F
 BER No. 104334859
 Energy Performance Indicator: 373.55 kWh/m²/yr



A Beautifully Restored Country Home in an Idyllic Rural Setting

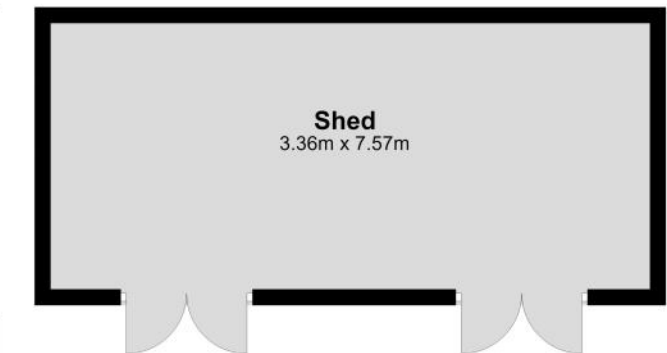
A.M.V. €300,000



Total area: approx. 81.0 sq. metres



Ground Floor



Total area: approx. 45.3 sq. metres



The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.