



BER D2

Killadreenan House, Newtownmountkennedy, Co. Wicklow. A63 FK70

A substantial and elegant country residence and separate mews
on approx. 7.25 ha (17.9 acres)



FINNEGAN
Menton



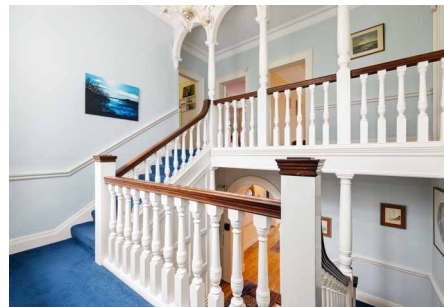
FEATURES:

- Wonderful country home (approx. 521 sq. m.) and separate two bedroom Mews (approx. 90 sq. m.)
- Approx. 7.25 ha (17.9 acres) of mature grounds, and paddocks
- Elegantly proportioned accommodation, high ceilings, extensive fenestration, and many period features
- Wine cellar, and many ancillary and storage rooms
- Converted coach house with two bed mews, loose boxes and outhouses, ornamental lake, tennis court
- Gazebo and viewing deck
- 25 minutes from South Co. Dublin via the adjacent N11
- Within walking distance of Newtownmountkenny, well serviced by public transport

Finnegan Menton are delighted to present Killadreenan House to the market. Constructed c.1890, and steeped in history, this substantial and elegant country residence comprises a main residence of approx. 521 sq. m. (5,608 sq. ft.), a converted coach house with two bed mews, loose boxes and outhouses, and is nestled on approx. 7.25 ha (17.9 acres) boasting incredible views of the surrounding countryside, and offering a number of unexpected features.

Approached through the lower paddocks via a sweeping driveway which leads to a gravelled parking area, the main house occupies an elevated position enjoying wonderful panoramic views. A clever addition is the gazebo and viewing deck looking Southwards towards the property's ornamental lake and historic King George Bridge which sits within the property's curtilage, and under which flows the Chapel River which traverses, and in parts, delineates the lower boundary. Surrounded by wonderfully mature grounds, and paddocks, the lands are suitable for a number of potential uses, including agricultural and equine interests, and have proved ideal for hosting large scale events and celebratory occasions.

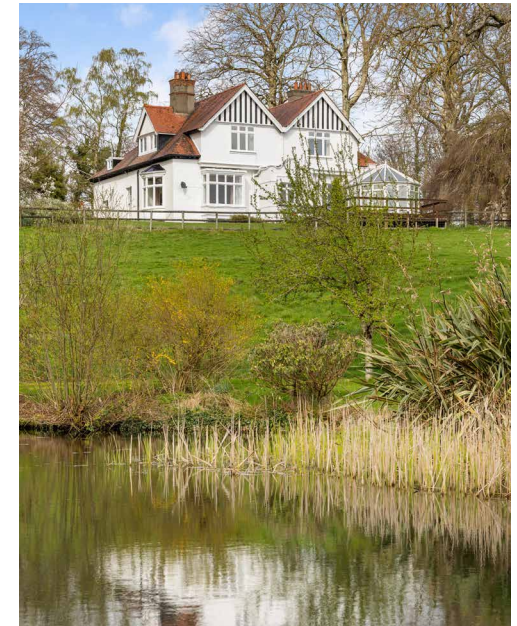
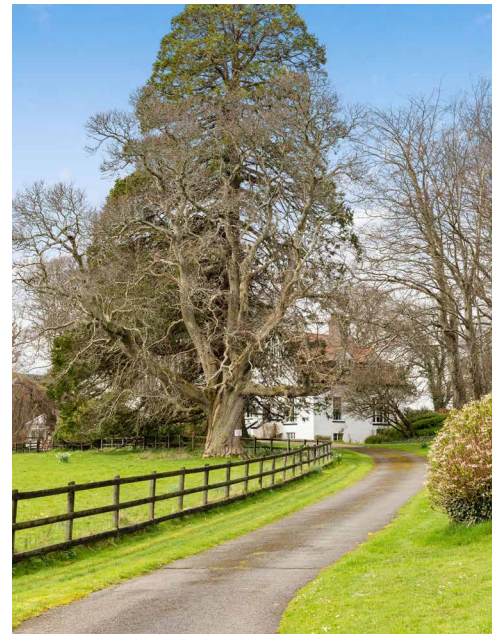
Immediately upon entering the main house, one can sense the many years of family life enjoyed by the long-term owners. Equally evident is the sense of history in the building, once home to Moya Llewelyn-Davis, spy for Michael Collins, whose previously auctioned letters gave insights into Michael Collins's personality and his relationship with Kitty Kiernan, and whose own family was mentioned by Joyce in *Finnegans Wake*. Laid out in two storeys above Garden Level, the elegantly proportioned rooms boast high ceilings and expansive fenestration ensuring that the house is flooded with natural light, and that the scenic views are maximised at every opportunity. The many intact period features including fireplaces, feature staircase and balustrade, and wine cellar, and drying/laundry room, and accentuate the period charm of the house, which has been adapted over the years to compliment modern family living.



Discretely positioned, and ideally distanced to the East of the main house, sits a large barn, tennis courts, a period stable block with coach house, and a charming two-storey two-bedroom mews, ideal for accommodating guests, staff, or as a source of rental income.

Killadreenan House, and all it encompasses, enjoys the best of both worlds, boasting an idyllic, tranquil, and enviable rural setting, while still being located only 25 minutes from South Co. Dublin via the adjacent N11, and is within a short distance of the village of Newtownmountkenedy, with its growing selection of shops including Dunnes Stores, and which offers an array of amenities such as The Mount Kennedy Inn, Fishers, Bunters Café, Wicklow Wolf Brewery & The Parkview Hotel, and important services such as a pharmacy and doctors surgery.

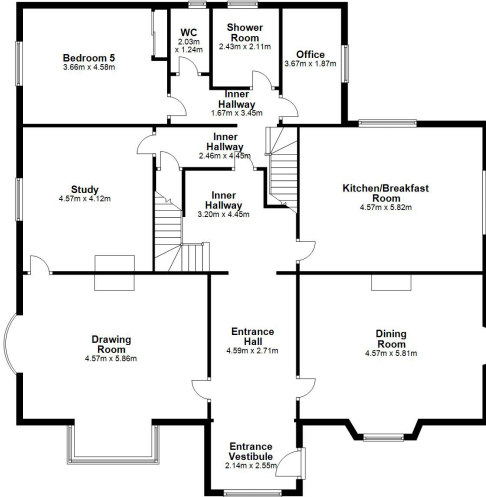
Public transport is well catered for with the Bus Eireann 133 route to Dublin City and the Dublin Bus 184 route to Greystones and Bray, and with Greystones Dart station under 10km from the village.



Garden Level



Ground Floor



First Floor



Mews Ground & First Floor



ACCOMMODATION:

Room measurements taken at widest point.

Garden Level

Garden Level Entrance

c.4.96m x c.2.44m

Inner Hallway

c.4.56m x c.2.39m

Family Room

c.4.56m x c.6.13m

Drying Room

c.4.58m x c.6.13m

Games Room

c.4.66m x c.5.81m

Garden Level Kitchen

c.4.57m x c.5.81m

Utility Room

c.3.63m x c.2.73m

Wine Cellar

c.2.44m x c.1.76m

Storage

c.2.44m x c.1.59m

Storage

c.2.44m x c.1.73m

Boot Room

c.3.57m x c.7.15m

Hall Floor

Entrance Hall

c.2.14m x c.2.55m

Reception Hall

c.4.59m x c.2.71m

Inner Hall

c.3.20m x c.4.45m

Drawing Room

c.4.57m x c.5.86m

Dining Room

c.4.57m x c.5.81m

Kitchen & Breakfast Room

c.4.57m x c.5.82m

Study

c.4.57m x c.4.12m

Bedroom 5

c.3.66m x c.4.58m

Office

c.3.67m x c.1.87m

WC

c.2.03m x c.1.24m

Shower Room

c.2.43m x c.2.11m

First Floor

Bedroom 1

c.5.57m x c.7.46m

Bedroom 2

c.5.53m x c.7.43m

Bedroom 3

c.4.57m x c.6.31m

Bedroom 4

c.3.50m x c.3.50m

Landing

c.4.57m x c.4.20m

Bathroom

c.2.63m x c.4.78m

Bathroom

c.2.0m x c.3.17m

WC

c.1.51m x c.0.80m

Storage

Mews Ground Floor

Kitchen / Dining Room

c.6.03m x c.5.16m

Living Room

c.6.06m x c.4.86m

Utility Room

c.3.85m x c.1.50m

Mews First Floor

Bedroom 1

c.3.29m x c.4.21m

Bedroom 2

c.2.28m x c.2.60m

Bathroom

c.1.40m x c.2.49m



Title: Freehold **BER:** D2. BER No. 117315028 **Viewing:** By appointment only with sole agents Finnegan Menton. Contact Eugene Brennan or Iain Finnegan on 01 614 7900



17 Merrion Row, Dublin 2, Ireland | T + 353 (0) 1 614 7900 | WWW.FINNEGANMENTON.IE | Licence Number 001954



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