

BER EXEMPT



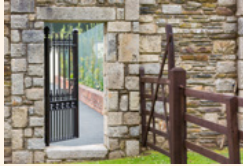
Quails Wood House, Coolattin, Shillelagh, Co. Wicklow

REA
DAWSON

Lisney



Quails Wood House, Coolattin, Shillelagh, Co. Wicklow on approx. 1.5 Acres (0.607 hectares)



Quails Wood House is an exceptionally presented period residence, forming part of the original and renowned Coolattin Estate, located opposite the 18 hole Coolattin Golf Course and the historic Coolattin House.

It enjoys a beautifully appointed private site with stunning views of the surrounding fields/ countryside and mature gardens.

Extensively renovated by the present owners in very recent years, the house is beautifully presented throughout, with spacious reception

rooms, beautiful kitchen with oil fired four door Aga cooker, tiled flooring and 4 spacious bedrooms on the first floor.

The large converted stable block to the rear is ideally suited for studio or further residential accommodation as desired.

The grounds of the property are a real feature with beautifully cut stone boundary and internal walls, manicured gardens set out in a number of private walled areas and incorporating a large heated outdoor swimming pool and tennis court together with small paddock.

Two attractive cast iron gates lead to a generous gravel parking area to rear of the residence.

Dublin is accessible within about 90 minutes and Dublin Airport a little less.

Shillelagh

Shillelagh village is a small market village in West Wicklow approximately 25 minute drive from the market towns of Carlow to the west and Gorey to the east. Local amenities include the renowned Wicklow Way, excellent golf at Coolattin Golf Course, the renowned Mount Wolseley Club and nearby Woodenbridge. The area has much to offer the sporting enthusiast with the local Shillelagh Hunt meeting nearby, excellent fishing on River Slaney and Barrow and a number of renowned racing courses within a half an hours drive. The nearby Rathwood Home & Garden Centre provides all facilities for the keen gardener.

Main Residence

- 2 Main Reception Rooms
- Large Fitted Kitchen / Dining Room
- Billiard Room
- Utility Room
- 2 Cellars

First Floor

- 4 Main Bedrooms (Master Bedroom Ensuite)
- Main Family Bathroom

Converted Court Yard House

- Ideally suited for studio or further residential accommodation

Approximate Distances

Shillelagh Village	1.3 kms
Tinahely Village	11 kms
Tullow Town	18 kms
Carnew	6 kms
Gorey Town	22 kms
Courtown Harbour	29 kms
Dublin City Centre	90 kms







Accommodation

Main Entrance doorway leading to

Hall & Landing 1.9 x 5.9 with attractive timber staircase, storage press underneath stairs

Main Reception Room 5.08 x 8.39 with bay window 2.8 x 1.6 with marble fireplace, cast iron & brass inset, park gate timber flooring, French Doors leading to Back Garden

Reception Room No. 2 4.2 x 3.5 with cast iron fireplace, tiled floor, double sliding doors leading onto Kitchen / Dining Area

Kitchen 6.6 x 2.99 & 3.4 x 2.4 with oil fired aga cooker, tiled floor, 6 ring cooker, sink unit, fitted wall & floor units

Utility off 2.3 x 1.6 with stainless steel sink unit,

Back Hallway 1.4 x 2 with storage press off 1.5 x 1.6

Billiard Room 4.8 x 6.6 with part lofted 11 x 6.7 with centre void

First Floor

Bedroom No. 1 3.8 x 4.2 with fitted carpets & blinds

Bedroom No. 2 4.1 x 3.5 with fitted carpets & blinds

Bedroom No. 3 3.8 x 4.2 with built in wardrobes, tiled floor

Bathroom 2.4 x 1.66 with bath, wc, whb

Main Bedroom 4.2 x 4.8 with bay window, built in wardrobe

En suite Bathroom 1.8 x 2.9 with bath, wc, whb, tiled floor

Cellar No. 1 3.7 x 3.8

Cellar No. 2 4.2 x 3.7 with dome ceiling, concrete floor and granite stones steps

Converted Outbuildings

Large Open Plan Room 19.8 x 9.2 with solid fuel stove, concrete floor, beam ceiling, large feature window overlooking garden and swimming pool

Shower Room 5.1 x 1.8 with shower, wc, whb, fully tiled.

Other Details

Solicitor

Sharyn Coghlan, Keane Solicitors,
2 Upper Pembroke Street, Dublin 2.

Eircode

Y14 RX25

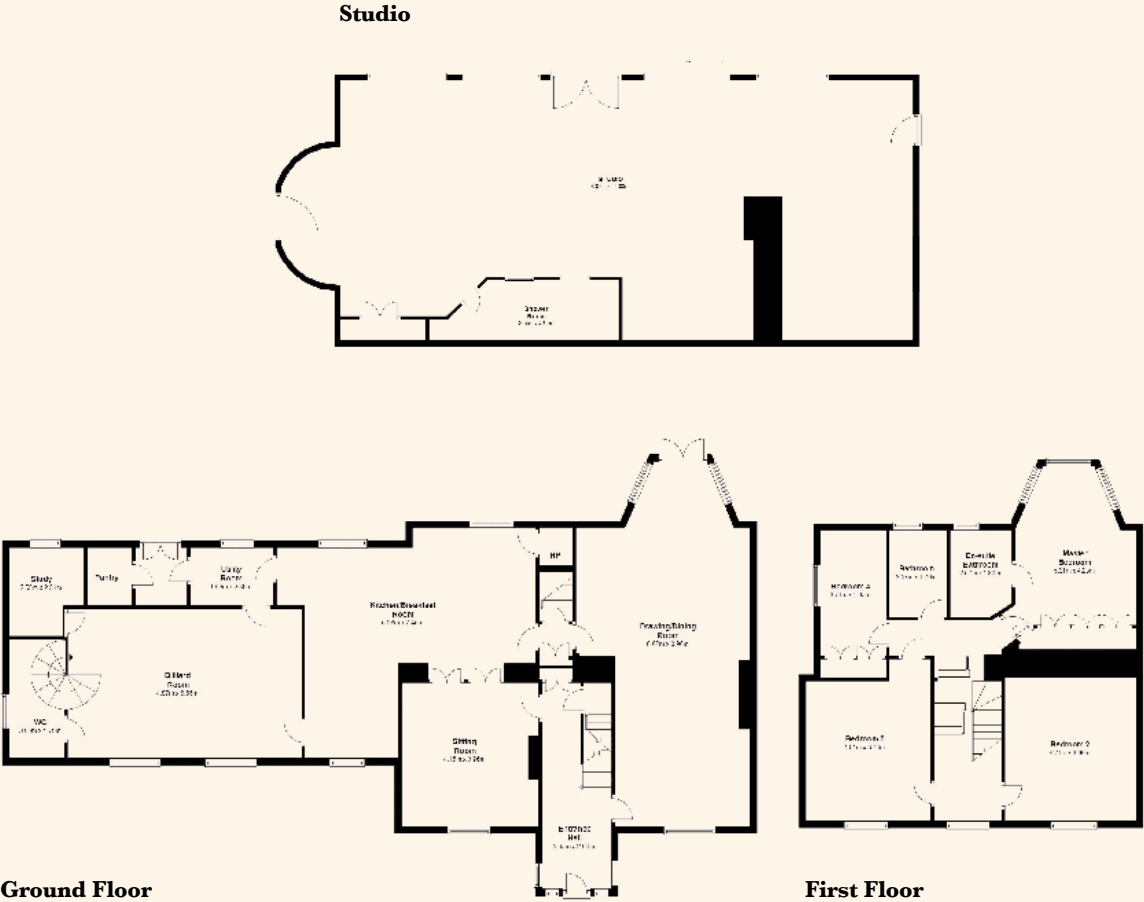








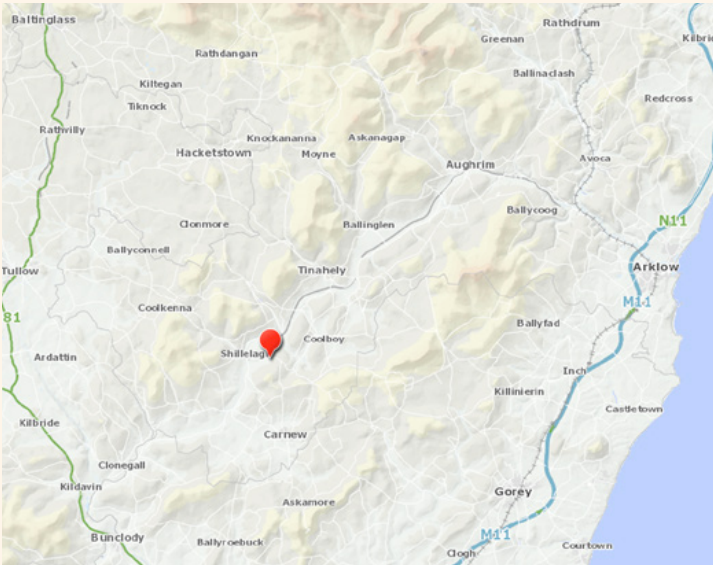
Floor Plans



Not to scale - for identification purpose only.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848 / REA Dawson PSRA No: 001015.

Location Map



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Quails Wood House, Shillelagh, Co. Wicklow



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