



Oaklands Lodge

Two Bedroom Timber Lodge on c. 0.55 Ha. / 1.35 Acre,
Baltyboys, Blessington, Co. Wicklow, W91 VA07.



2



1



78 sq.m

 (045) 865 568

 www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

Located on a tree lined road just off the lake Drive road on the Blessington Lakes, c. 2.5 km from the N81 at Baltyboys. The property is on the doorstep of the beautiful Tulfarris Hotel and golf Club and closeby to all the local facilities that the lakes have to offer including sailing, canoeing and boating. There is horse riding in the vicinity and many good golf courses in the area including Tulfarris and Blessington Lakes Golf Club. Blessington offers shops schools churches and eateries making it an ideal location to live within an easy commute to Dublin and Surrounds. **Blessington:** c. 5 km. **Citywest:** c. 16 km. **Dublin:** c. 35 km.

DESCRIPTION:

Approached through beautiful old granite stone piers, you meander up a winding drive with mature trees and large paddock on your right. The timber lodge which is set on c. 1.35 acres is only just evident through the trees, giving a lovely air of mystery. On arrival the lodge itself is whitewashed on the outside but is traditional on the inside with dark wood walls, an open fireplace, country style kitchen, two double bedrooms and Bathroom. Extending to c. 78 sq mts it is in need of some upgrading but there is no doubt this home offers huge scope for extending and upgrading or even to re apply for a more modern build on the land. The land around the house is rugged but that only adds to its charm. There is another wooden studio on the site which currently serves the owners as an office but could have a variety of uses. This is very much a one off type of property set in the most beautiful location and early viewing is advised.

ACCOMMODATION:

Entrance Porch:	1.50m x 3.12m.	
Living/ Dining Room:	7.47m x 3.96m.	With feature brick fireplace & vaulted ceiling.
Bedroom 1:	4.00m x 3.17m.	
Kitchen / Breakfast Room:	5.82m x 3.35m.	With fitted units, hotpress & tiled splashback.



Back Hall:	1.62m x 0.98m.	With door to back garden
Bathroom:	2.26m x 1.59m.	With bath w.c. & w.h.b. & tiled floor & part tiled walls.
Bedroom 2:	3.31m x 2.54m.	



OUTSIDE:

- Large Office / Studio: With Electricity & high-speed broadband
- Detached double garage: 4.00m x 5.00m.
- Wood Store Shed.
- Large sweeping drive
- Gardens to the side of the property
- Beautiful mature trees
- Old granite walls and piers
- Large Paddock to the Front.



SERVICES:

- **Water:** Group Scheme
- **Sewage:** Septic tank
- **Heating:** Electric Storage heating.



VIEWING:

BY APPOINTMENT ONLY

BER:

G (114292766)

PRICE REGION:

€325,000



JP&M
DOYLE

Established. 1952

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PSRA Licence: 002264

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