

The Tramway House, Poulaphouca, Blessington, Wicklow

€ 680,000

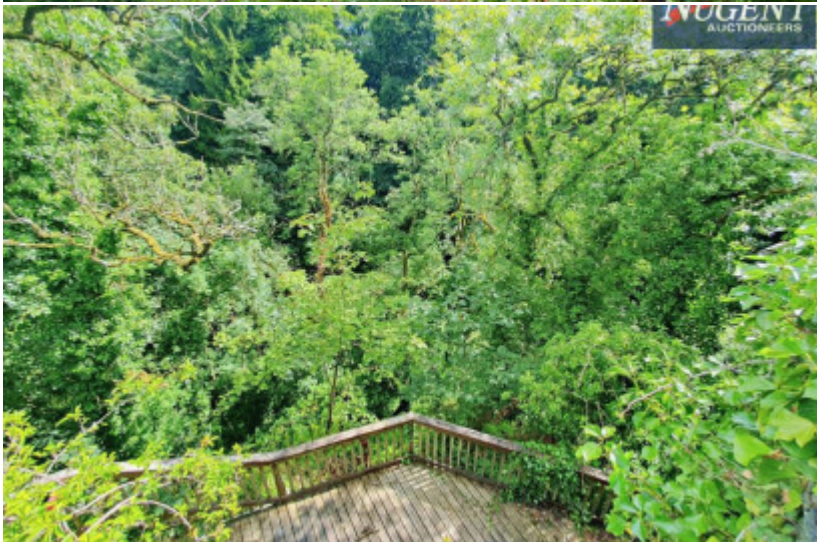


BER D1

4

2

230 m²





Description

Nugent Auctioneers, 045 865 555, www.nugents.ie proudly present the spectacular Tramway House to the market. This distinctive and impressive home dates back to 1896 with an abundance of rich history surrounding it. Originating as the now disbanded Blessington/Dublin Steam Tramway line's ticketing office, as well as a tea rooms and living quarters, marking the end of the line at Poulaphouca. The Tramway was a much less comfortable way to travel than today's Luas Red Line which now terminates at Saggart (22km). In more recent times The Tramway House has been renovated and upgraded tastefully throughout while still maintaining many original features including wood panelling and pitch pine doors. The home is oozing with character throughout with many charming features such as its stone and brick faced exterior, feature brickwalls and fireplaces throughout and notably the handcrafted kitchen units created from old whiskey barrels. This captivating home boasts a generous 230 sq. m / 2,475 sq. ft of accommodation including, a Double Reception Room, Kitchen/Dining Room, Bathroom, Hallways and Four Bedrooms of which three are located on the lower ground floor offering panoramic garden views. The fourth bedroom is accessed from the grand spiral stair case leading from the reception room. The Master Suite comes with its own walk-in closet area and ensuite shower room. The home is perched at the foot of the Blessington Lakes with the most enchanting backdrop of the Poulaphouca Bridge. The gardens are dramatically set in cliffs with large decking areas availing of the views overlooking the iconic River Liffey as it flows from its source in the Wicklow Mountains. The steep confines of the 1.2-acre site features winding paths and an array of mixed trees, plants and shrubbery leading down to the riverbank at the site boundary, as well as a unique gazebo area located in the heart of the garden ideal for relaxation and recreation in the most serene of settings. The site lends itself to an ambience of seclusion and tranquillity. Ideally situated along the N81 Tullow to Dublin Road. The Tramway House is conveniently located offering the best of both worlds, with the progressive towns of Ballymore Eustace (3.5km), Blessington (6km) and Naas (14km) all within easy reach and offering all conceivable amenities such as schools, supermarkets, pubs, restaurants, churches and cafes. This area is renowned for its sites of natural beauty, with an abundance of local leisure opportunities including Poulaphouca Pitch & Putt (400m), Tulfarris House & Golf Resort (3km), The Avon (7km), Russborough House and Park (3.5km), Blessington Greenway Trail (3km), Punchestown Racecourse (11km) and many others. Please see the virtual tour link here: <https://www.independent.ie/life/home-garden/homes/full-steam-ahead-in-poulaphouca-tramway-house-goes-for-sale/a201981360.html>
<https://my.matterport.com/show/?m=1QnFuz7GDi9>

Property Details

Category	Detached House
Internal Area	230 m ²
Number of bedrooms	4
Number of bathrooms	2
BER Rating	 BER D1
Price	€ 680,000

Features

BER: D1

c. 230 sq. m | c. 2,475 sq. ft

Built in c. 1896

Utility Room

Storage Room

Site size c. 1.2 acres

Pedestrian Entrance

Gated vehicle entrance

Spacious decking areas

Solar Panels

South Facing Aspect

Two Balconies with Double Doors

M50 Motorway (27km)

N7 / M7 Roads (17km)

Group Water Supply

O.F.C.H.

Electricity

Alarm

Septic Tank

Tourism

Eastern Health Board - 4.5 km

Ballymore Eustace Parish - 2.7 km

Marlfields House - 3.8 km

Castle Rock - 3.2 km

Saint Kevin's Cave - 3.5 km

Hollywood Sign - 3.5 km

Burgage Church - 4.9 km

Burgage Castle - 4.9 km

Cupid - 2.8 km

Milltown Tomb - 2.6 km

Artisans Workshops - 2.6 km

National Bird of Prey Centre - 2.6 km

Rathbally House - 2.9 km

Leisure

Russborough Walled Garden - 2.9 km

Native Woodland Trust: Blessington Reserve - 2.2 km

Ballymore Eustace ED - 2.5 km

Natural

Golden Falls Reservoir - 1.3 km

Upper Lake - 2.6 km

Education

Vallymount National School - 4.4 km

Hollywood National School - 3.2 km

Healthcare

Barretstown Gang Camp - 3.8 km

Location

From Main Street Blessington head southwest on the N81 towards Naas Rd, continue for 750m, at the roundabout take the 2nd exit to stay on the N81. Continue straight for 6km the property will be located on the left-hand side prior to the Poulaphouca Bridge and Poulaphouca House Hotel

[Location Map](#) for type unknown [Satellite View](#) for type unknown

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.