



## Stunning 3 Bed Home For Sale In Ballynastockan, Valleymount, Blessington, Co. Wicklow Ireland



### Agent Info

Naam:	Niall Madden
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Specialties:	
Property Type:	Apartments
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Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 912,000.22

### Locatie

Aanbevolen Auto Onderdelen:	Ireland
Adres:	Ballynastockan, Valleymount
Postcode:	W91P9V6
Geplaatst:	21-08-2025

Omschrijving:

Stunning 3 Bed Home For Sale In Ballynastockan, Valleymount, Blessington, Co. Wicklow Ireland

Esales Property ID: es5554743

Ballynastockan, Valleymount, Blessington, Co. Wicklow, W91P9V6

BER: A3

BER No:118097740

Energy Performance:70.95 kWh/m2/yr

An Exquisite Lakeside Retreat: A Modern Home with Unparalleled Views

Nestled on an elevated site of approximately 0.3 acres, this stunning bungalow presents a rare opportunity to own a piece of paradise just outside the charming village of Ballyknockan. Boasting breathtaking, uninterrupted panoramic views of the Blessington Lakes, this home is a testament to modern design and comfort, all while honoring the timeless beauty of its natural surroundings. Constructed primarily in



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2021, the residence seamlessly blends contemporary luxury with rustic charm, a fusion highlighted by the use of local Ballyknockan granite in its construction. This meticulous attention to detail is evident throughout the property, from the solid foundation to the high-quality finishes, making it a truly exceptional find.

The location offers the perfect blend of secluded tranquility and convenient access to local amenities. Situated within walking distance of Ballyknockan Village and a short drive from Lacken, the property provides an authentic rural lifestyle without sacrificing convenience. The nearest town, Blessington, is just a ten-minute drive away and serves as a vibrant hub with a host of shops, shopping centers, primary and secondary schools, pubs, restaurants, and banks. For outdoor enthusiasts, the Blessington Lakes are a playground for water sports, while the surrounding area offers numerous country walks, golf courses, and racecourses. For those needing to commute, the N81 provides a direct route to the M50, making Dublin City Centre incredibly accessible in just thirty minutes.

### Thoughtful Design and Modern Living Spaces

This home's accommodation is deceptively spacious and beautifully presented, designed for both comfort and functionality. Upon entering, the L-shaped entrance hallway with its tiled floor and feature vaulted ceiling creates a grand first impression. A skylight and recessed lighting fill the space with natural light, leading you to the main living areas through sliding doors with glazed insets. The lounge area, with its own vaulted ceiling and a stunning picture window, is the perfect place to relax while soaking in the panoramic lake views.

The kitchen/dining area is the heart of the home, a magnificent space with a vaulted ceiling and a striking feature wall of exposed brick. This area is a culinary dream, equipped with high-specification wall and base units, a large worktop with a tiled splashback, and integrated appliances, including a Hoover induction hob with an extractor, a Cook & Lewis oven and microwave, an integrated Beko dishwasher, and a fridge-freezer. Dual-aspect windows and laminate flooring complete this inviting space. The property also includes a practical utility room, which is tiled and plumbed for a washing machine and dryer, and even includes a unique dog shower and WC, with a door providing convenient access to the rear garden.

### Luxurious Bedrooms and Versatile Accommodation

The bungalow features three beautifully appointed bedrooms, all of which are en-suite, providing privacy and comfort for residents and guests alike. Bedroom 1 is a spacious retreat with stunning views of the lake, laminate flooring, and a walk-in wardrobe with bespoke storage. Its en-suite bathroom is a modern sanctuary with a white WC, a wash hand basin with storage, a tiled monsoon shower, and a heated towel rack. Bedrooms 2 and 3 both feature laminate flooring, TV points, and French doors that open to the rear of the property. Their en-suites are equally well-equipped with modern fixtures, tiled floors, and monsoon showers.

Upstairs, the home offers even more versatility with a landing, two attic rooms, and another en-suite. The upstairs landing is illuminated by a skylight and recessed lighting. The attic rooms are ideal for use as storage, or a home office, or a hobby space. The second attic room includes laminate flooring, a skylight,



and a walk-in wardrobe, while its accompanying en-suite provides a final touch of luxury with a modern WC, a tiled monsoon shower, and a heated towel rack. This additional space adds significant value and flexibility to the home's layout.

## Exceptional Outdoor Spaces and Modern Features

The exterior of the property is just as impressive as the interior. Accessed via double gates, a gravel driveway provides ample space for multiple cars. The standout feature of the outside area is a terrace with jaw-dropping views of the Blessington Lakes, where you can enjoy beautiful summer evening sunsets. This terrace is equipped with a purpose-built outside bar featuring Guinness and Heineken tap equipment, making it an ideal spot for entertaining. The grounds are beautifully landscaped with a rockery featuring original granite, outside lighting, and a private garden to the rear, offering a secluded and peaceful escape.

This home is built with a strong emphasis on energy efficiency and modern convenience, boasting an impressive BER A3 rating. The property is equipped with an air-to-water heating system and triple-glazed windows, ensuring low running costs and a comfortable living environment year-round. Other modern features include a composite front door, wiring for an EV charger, and an alarm system. With well water and a septic tank, this property combines modern self-sufficiency with a connection to nature. This remarkable home offers a truly unique living experience—a seamless blend of luxurious comfort, stunning natural beauty, and modern efficiency.

## About the Area

The Blessington area, located in County Wicklow, is a region of stunning natural beauty and recreational opportunities. It is most famous for the Blessington Lakes, a man-made reservoir created to supply water to Dublin. The lakes have since become a hub for water sports and a scenic backdrop for the surrounding countryside. The area offers an abundance of outdoor activities, including the Blessington Greenway, a popular walking and cycling trail that runs along the lakeshore, and access to the wider Wicklow Mountains National Park, known for its hiking trails and dramatic scenery.

Beyond the natural landscape, the area is rich in history and culture. Nearby Russborough House is one of Ireland's most beautiful Palladian mansions, featuring an impressive art collection and sprawling parklands that are open to the public. For those seeking local charm, the villages of Ballyknockan and Lacken offer a taste of authentic rural life. The larger town of Blessington provides a comprehensive range of amenities, from shops and schools to pubs and restaurants, ensuring that residents have everything they need within a short drive. The location is an ideal blend of peaceful, country living and accessibility to urban conveniences.

For international travelers, the most convenient point of entry is Dublin Airport (DUB). It is Ireland's busiest and largest airport, handling both domestic and international flights from a wide range of global destinations. The drive from Dublin Airport to Blessington is a manageable one, typically taking around 35-45 minutes depending on traffic. This proximity makes the area an attractive option for those who want to live in a serene, natural environment while still having easy access to a major international travel hub.



While Dublin Airport is the primary and most accessible airport, other airports in Ireland are also options, though they are much farther away. Cork Airport (ORK) and Shannon Airport (SNN) are the next two largest airports in the country, but they are located on the opposite sides of Ireland, making the journey to Blessington significantly longer. For this reason, renting a car directly from Dublin Airport is the most practical and efficient way to travel to and from the area, providing the freedom to explore the beautiful surrounding region at your leisure.

## MAiN FEATURES:

- \* 138m<sup>2</sup> of living space plus 38m<sup>2</sup> in the attic rooms
- \* 1215m<sup>2</sup> plot
- \* 3 Bedrooms
- \* 4 Bathrooms
- \* Stunning Lake Views
- \* Private Parking
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Ireland
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### **Algemeen**

Slaapkamers:	3
Badkamers:	4
Afgewerkte vierkante meter:	176 m <sup>2</sup>
Lot Afmeting:	1214 m <sup>2</sup>

### **Utility details**

Heating:	Ja
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX7.451.939



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