

# Hamptons

INTERNATIONAL



**Ardeen, Glencap, Kilmacanogue, Co Wicklow, A98AV90**

6  7  3 

GUIDE PRICE





**£1,310,000**

**(€1,500,000)**

## Property details



### Attributes

-  Equestrian facilities
-  Swimming pool
-  Near golf course
-  Garden

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## Description

6 bedroom house for sale Ardeen is an extraordinary six-bedroom, seven-bathroom detached residence, commanding an elevated position on c.53 acre private site with stunning landscaped grounds. Approached through secure electric gates, a sweeping driveway welcomes you towards this remarkable 5349 sq. ft, a home that marries timeless elegance with contemporary luxury. Redesigned and upgraded by its current owners, Ardeen is presented in immaculate condition throughout. Every detail has been crafted to the highest standards, and the sense of scale is immediately apparent. A double-height entrance hall, with solid oak flooring and a striking mezzanine, makes a dramatic first impression, a tone carried through every room. The proportions are exceptional. From the hall, a vast sitting room unfolds, its floor-to-ceiling windows flooding the space with natural light. A feature stone fireplace with open hearth adds warmth and character, while double doors open into a formal dining room, ideal for hosting formal dinners or family gatherings. At the heart of the home lies the kitchen, a culinary haven designed for both everyday living and entertaining. This bespoke Intermobel Italian designed kitchen, finished with Italian marble countertops, extensive cabinetry, and a generous island with breakfast bar, is flooded with light from twin sets of French doors and wraparound glazing. A casual dining area and secondary seating space overlooking the south-facing garden, offering the perfect spot to enjoy sunsets over the Wicklow hills. Adjoining the kitchen is a large utility room for functionality of a family home. To the left of the entrance hallway you'll find a guest WC, a spacious double bedroom with ensuite, and a magnificent ground-floor primary suite equipped with walk-in wardrobe and luxurious en suite. Upstairs, the mezzanine landing doubles as a family lounge, currently arranged with a pool table and informal seating, a versatile, light-filled space. Four further double bedrooms are found on this level three of which are en suites. One of which is a particularly impressive double bedroom with dressing area, a beautifully appointed bathroom, and French doors opening onto a private terrace, where panoramic views stretch across the gardens to the iconic Sugarloaf Mountain. The gardens are as captivating as the interiors. Extensively landscaped, they feature a sweeping cobblelock driveway, mature planting with beech, maple, and silver birch, and a bespoke outdoor entertaining space. Here, an oak pergola shelters the Indian sandstone paved patio area, a South African Jetmaster Braai BBQ, South-facing and bathed in sunlight, the grounds provide the perfect backdrop for relaxation, play, and alfresco dining. Enhancing the property's appeal is a fully self-contained one-bedroom annex, featuring an open-plan kitchen, living, and dining area, perfect for visiting family, independent living, or generating additional rental income. Despite its sense of seclusion, Ardeen is superbly located. Just off the R755 and only 500m from the N11, it offers swift access to Dublin while surrounding you with some of Wicklow's finest amenities, from Powerscourt Estate and Avoca to Bray and Greystones beaches, golf courses, and equestrian facilities. With views of the Sugarloaf, unrivalled proportions, and a seamless blend of indoor luxury and outdoor beauty, Ardeen is more than a home, it is a private sanctuary in one of Wicklow's most sought-after settings. Key Features:

- Detached residence extending to approximately 497m<sup>2</sup>.
- Six bedrooms & seven bathrooms.
- Elevated position on approx. 0.53 acre of landscaped private grounds.
- Approached via secure electric gates and a sweeping cobblelock driveway.
- Double-height entrance hall with solid oak flooring and mezzanine landing.
- Vast sitting room with floor-to-ceiling windows and feature stone fireplace.
- Luxurious principal suite with walk in wardrobe, en suite and double doors overlooking the garden.
- Four additional double bedrooms, Three with en suites.
- Landscaped south-facing gardens with mature beech, maple, and silver birch trees.
- Outdoor entertaining area with South African Jetmaster Braai BBQ, oak pergola & Indian sandstone patio.
- Separate self-contained one-bedroom annex with open-plan living/kitchen/dining.
- Prime location just 500m from the N11, offering swift access to Dublin.
- Close to Powerscourt Estate, Avoca, a number of beaches, golf courses, and equestrian facilities.
- You get the best of both worlds with location. You are just 45 minutes from Dublin City center while also being just 25 minutes from Glendalough! The best of both worlds City and scenery!





































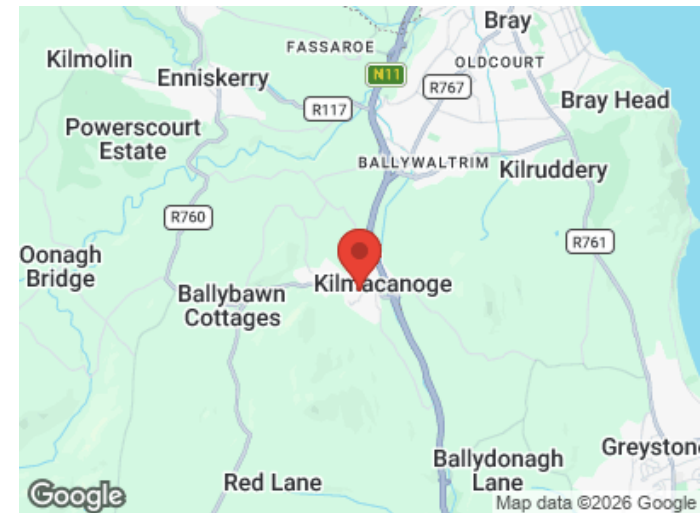
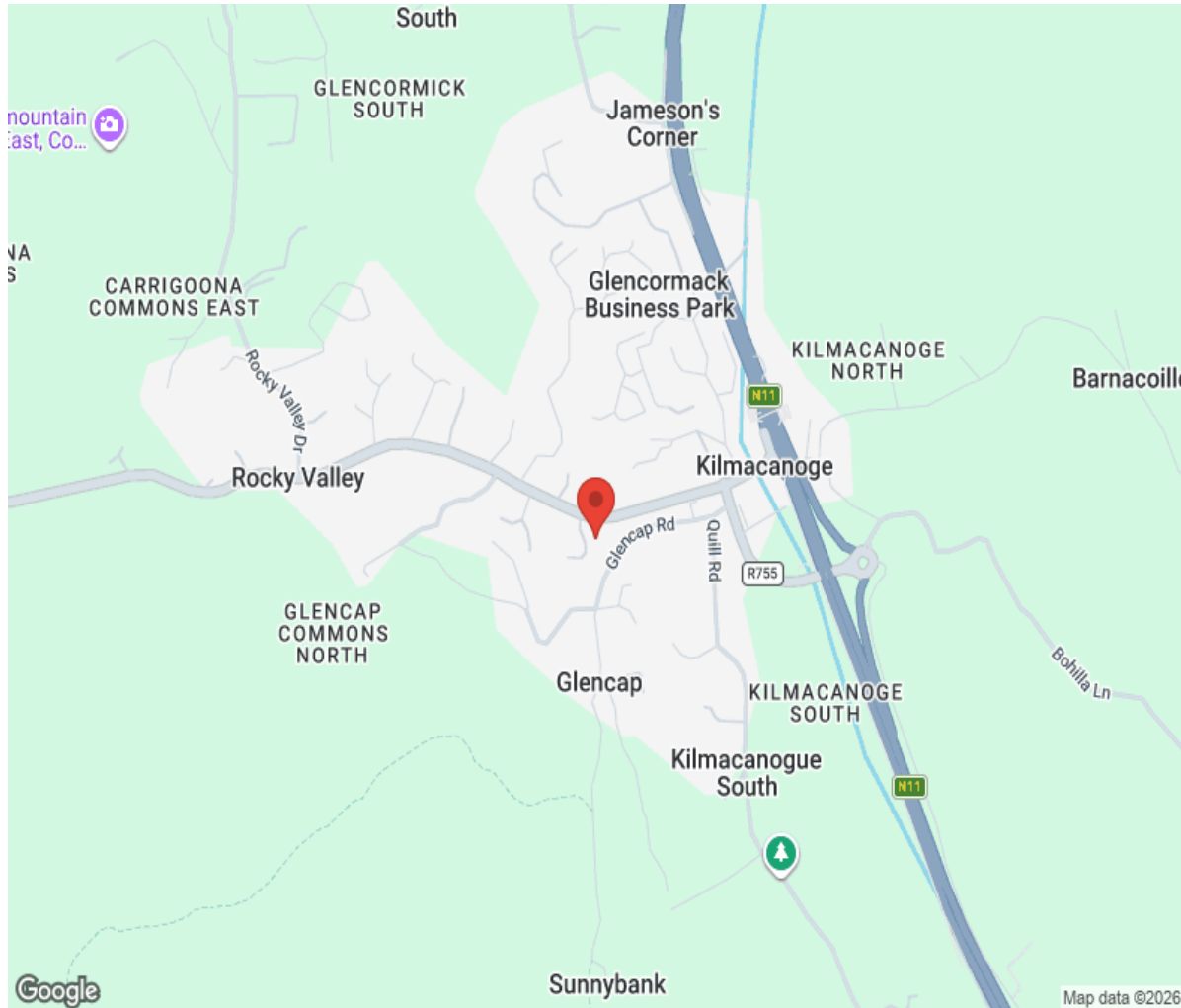




# Floor plan



# Location



**Hamptons**

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