

RESIDENCE, FORMER SHOP, DRAPERY & STONE YARD

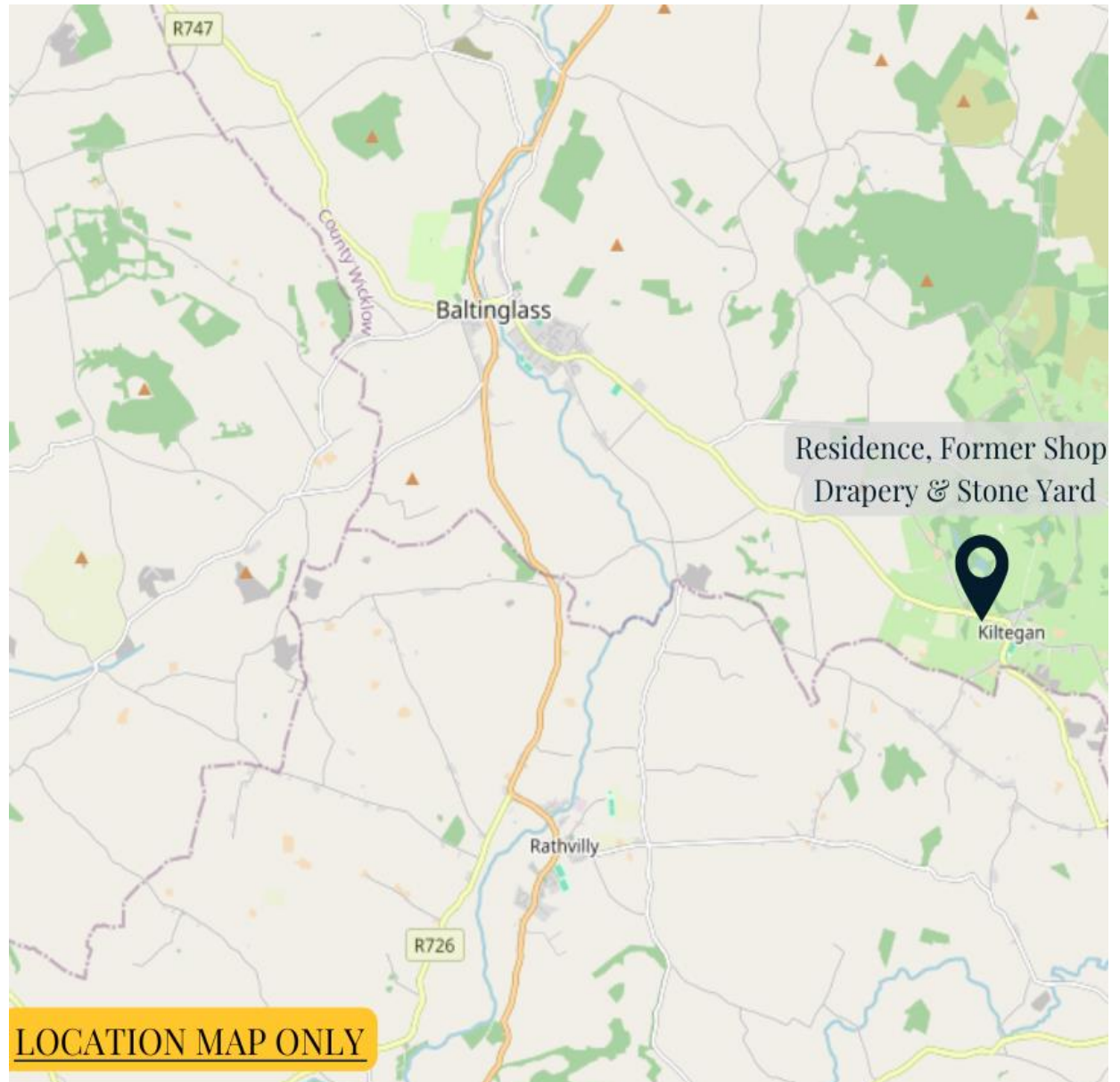
On c. 14.3 Acres With Development Potential

Kiltegan Village | Co. Wicklow

Available In One or Three Lots

LOCATION

Steeped in character, heritage and untapped potential, this remarkable village holding in Kiltegan offers a once in-a-generation opportunity to create something truly extraordinary. Positioned in the heart of one of West Wicklow's most scenic and authentic villages, the property blends a substantial period residence, historic commercial buildings, extensive stone outbuildings and c. 14.3 acres of land into a compelling lifestyle and investment opportunity. Whether residence, envisioned as an elegant country boutique hospitality venture, artisan food destination, multi-generational family estate or future development project, the possibilities here are exceptional. The area is defined by its strong rural setting, with a mix of residential homes and quality agricultural lands framed by mature hedgerows and natural boundaries. It enjoys a quiet, unspoilt environment, typical of this part of West Wicklow. The village itself is particularly well kept and presents as a tidy and appealing setting, with a strong sense of community centred around local parish facilities and sporting organisations. Kiltegan is well supported by nearby towns including Baltinglass and Dunlavin, both of which provide a range of shops, schools and everyday amenities. The train, available at Carlow, Newbridge, Kildare Town and Sallins offers links around the country and access to the M9 motorway and N81 less than 10 minutes from the village. Dublin Bus route 65 stops are located at Ballymore Eustace and Blessington



The surrounding area offers a range of notable landmarks and natural amenities which enhance the overall appeal. Humewood Castle is a standout local feature, a substantial period residence set on extensive landscaped grounds, adding to the heritage character of the area. Nearby Baltinglass Abbey dates back to the 12th century and remains one of the most impressive historic structures in West Wicklow. The village also sits on the edge of the Glen of Imaal, a broad upland valley known for its open landscapes, walking routes and access to the wider Wicklow Mountains.

Further afield, the Wicklow Gap and surrounding mountain passes provide scenic drives and hiking opportunities, while Russborough House offers parklands, woodland walks and cultural attractions. This combination of heritage sites and natural amenities gives the area a strong lifestyle appeal, particularly for those seeking outdoor pursuits and a connection to the countryside.

Despite its peaceful setting, Kiltegan remains accessible, with road connections linking to the N81 and onward to Dublin. The location offers a balance between countryside living and access to larger centres such as Naas and Blessington, making it an ideal option for those seeking space, scenery and a more relaxed pace of life.



DESCRIPTION

The property comprises of a substantial Residence, Shop, Former Drapery, Former Bakery and Granite stone outhouses on a large land bank of c. 14.3 Acres / 5.7 Hectares in the centre of Kiltegan Village. The overall buildings extends to c. 835 Square Metres / 8,996 Square Feet and offer tremendous potential for development. About 4.5 Acres/ 1.8 Hectares of the property is shown as within the development boundary of Kiltegan village on the Wicklow County Council development plan 2022 to 2025.

The main residence is well laid out with generous room proportions throughout. The kitchen is supported by a separate back kitchen, while there are two well-proportioned reception rooms to the front of the property, providing flexible living and dining accommodation. The ground floor is further complemented by a long hallway, an additional inner hall and a W.C.





Upstairs, the property offers five substantial bedrooms along with a family bathroom and central landing, completing the first-floor accommodation.

Adjoining the residence is a substantial commercial element which significantly enhances the overall offering. This includes a large former drapery shop & former Bakery Shop. To the rear of the shop there is a large store, while overhead there is additional space above the shops, offering further potential.

The yard is well developed with an extensive range of traditional and modern outbuildings suitable for a variety of uses. A lean-to stone store is divided into multiple sections, complemented by a modern high-bay lean-to structure.

A traditional stone barn provides two sizeable stores, while the former milking parlour complex includes additional storage, a milking area and overhead loft space. Further outbuildings include a large feed store, bakery with adjoining pantry, dairy, tool shed, stables and additional general storage. Externally, the yard is fully functional and includes a dung stead, silage pit and cattle crush, making it well suited to ongoing agricultural use.

ACCOMMODATION

MAIN HOUSE | c. 185 Sq. Mt./ 1,990 Sq. Ft.

Laid out in Hall, Kitchen, Scullery, Guest WC, Bathroom, Dining Room, Sitting Room, & five Bedrooms.

DRAPERY | c. 50 Sq. Mt./ 535 Sq. Ft.

SHOP / STORES & OVERHEAD | c. 151 Sq. Mt./ 1,630 Sq. Ft.

FARM BUILDINGS/ DAIRY/ BAKERY | c. 450 Sq. Mt./ 4,845 Sq. Ft.

Laid out in three stores, modern shed, two stone barns, milking parlour, loft, store, feed house, bakery, tool shed and stores.









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THE LANDS

The lands are divided into three good sized divisions with extensive road frontage onto the R747. The lands are currently in grass and used for grazing. About 4.5 Acres/ 1.8 Hectares of the property is shown as within the development boundary of Kiltegan village on the Wicklow County Council development plan 2022 to 2025, and may offer potential for residential development, subject to the necessary planning permission.









FOR SALE BY PRIVATE TREATY

**GUIDE PRICE:
ENTIRE PROPERTY**

€1,200,000

Lots on Application.

LOT 1 -

Residence & Shop on 0.7 Acre.

€365,000

LOT 2 - Land c. 1.7 Acres.

€95,000

LOT 3: - Land c. 11.9 Acres.

€740,000

BER:

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