



FORGEFIELD HOUSE
Kilkea, County Kildare | Ireland

BER B3

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INTERNATIONAL REALTY



FORGEFIELD HOUSE

Forgefield House, Kilkea, is an elegant Victorian style house set on almost 2 acres of land, designed with some wonderful modern features. It is positioned in the quaint village of Kilkea, County Kildare, almost opposite the main gate to Kilkea Castle, alleged to be the oldest continuously occupied castle in Ireland since its construction in around 1160.

The site for this project was a paddock which at one time belonged to the Kilkea smithy thus inspiring the name Forgefield House. The other buildings in the centre of Kilkea village are constructed from limestone and were built in the Victorian period.

The main properties of this period within sight of Forgefield House are the Old School House, the Rectory, the Castle Gate Lodge, and the Forge. For this reason it was decided that Forgefield House would also adopt a stone aspect in the traditional Victorian style. Despite being built in 2006, the house retains a wonderfully charismatic feel yet manages to mix the old with the new by introducing many modern features. The superb views stretch towards Killeslin Hills with vast acres of lush greenness in between.

Outbuildings include a studio, a two storey garage, 1,110 square feet or 103 square metres, and a plant room. The studio measures 380 square feet or 35 square metres and is an ideal space for an artist/musicians/classes or even as a children's playhouse. The house comprises 7,211 square feet or 670 square metres of accommodation.



A pretty driveway leads to an open forecourt with ample parking and to the front door, which is comprised of two fluted granite pilasters with curved corbels supporting a substantial granite canopy. The front door was an old reclaimed door with a semi circular fantail light window above which leads into the reception room/dining room and stair hall. The reception room has a joint fireplace connecting with the living room. The magnificent sweeping curved timber staircase with an open gallery leads to the four bedrooms on the first floor while the reception hall connects to the living room, library and kitchen/sunroom.

All of the reception rooms have fine ceiling plasterwork, French reclaimed oak floorboards and a shared fireplace between the living room and reception room. The sunroom and kitchen span the width of the house and offer an airy and bright living space. As well as the large island in the centre of the room, an Aga range has been built into an alcove in a custom dresser design with open shelving. Handmade tiles provide a unique backing to the Aga alcove. The large bay windows provide impressive views over the garden and many fields beyond. The sunroom is sufficiently large to include two or three sofas and a coffee table. Two planters are placed under two of the windows with sufficient space for a wide

range of indoor plants. When fully opened in the summer, the sunroom can practically become part of the patio terrace outside. Underfloor heating and double glazing keep the sunroom warm even in winter.

Set either side of the main entrance are the living room and library. Further rooms on the ground floor include an office, utility room, back kitchen and a WC.

A chandelier makes a stunning centrepiece for the house and the gallery is amply lit by light from the airy bedrooms and the terrace leading off the master bedroom. The master bedroom offers a large ensuite with a stand alone bath, shower, WC and a laundry chute. Large bay windows in the master bedroom capture the peaceful views. Bedrooms 2 and 3 overlook the forecourt with a weeping willow tree and a pond. Bedroom 4 overlooks the terrace and studio. All bedrooms have spacious en-suites with ample storage space.

Local amenities include primary and secondary schools, Churches, a supermarket and a café. A variety of nearby facilities include golf courses, leisure centres, equestrian centres, shopping, hill/wood walking.

**FORGEFIELD HOUSE
KILKEA
COUNTY KILDARE**

BER B3 *{Building Energy Rating Certification}*
BER: B3. BER No. 109137414
Energy Performance Indicator: 128.42 kwh/m²/yr

Offered for sale on circa 1.77 acres or 0.71 hectares

All showings by appointment only

House | 5,705 square feet or 530 square metres

Studio | 380 square feet or 35 square metres

Garage | 1,100 square feet or 103 square metres

Towns | Castledermot 3.1 miles/6 km, Athy 4.9 miles/
8 km, Carlow 9.3 miles/15 km, Dublin 43 miles/70 km

Airports | Dublin International 53 miles/86 km

Ports | Dublin 56 miles/90 km, Rosslare
66.3 miles/107 km

Trunk Road(s) | M9 Dublin-Waterford motorway
intersection Junction 3 – 5.6 miles/9 km

(Measurements and distances approximate)

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