



JP&M  
**DOYLE**

Established. 1952

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**FOR SALE**

**COTTAGE ON C.5.53 ACRES/2.24 HA.,  
OLDCOURT,**



**MANOR KILBRIDE,  
CO. WICKLOW.**

[jpmdoyle.ie](http://jpmdoyle.ie)

**(01) 490 3201**



## **LOCATION:**

Situated on an elevated site in Oldcourt, between the town of Blessington and Manor Kilbride Village, this house provides you with all the desirable trappings of country living, while also allowing you to easily commute to the country`s bustling Capital, just c.24 km away via the N81.

Manor Kilbride is a picturesque, country village, along the Dublin side of Blessington, with a primary school, shop and church, and keeps the City within reach, via major roads or by utilising the Luas station in Citywest, which is c. 13km away. Blessington proves to be the nearest town, at c. 3 km, and boasts a multitude of amenities such as: three supermarkets, two churches, primary and secondary schools, crèches and Montessoris, shops, restaurants, two gyms and pubs.

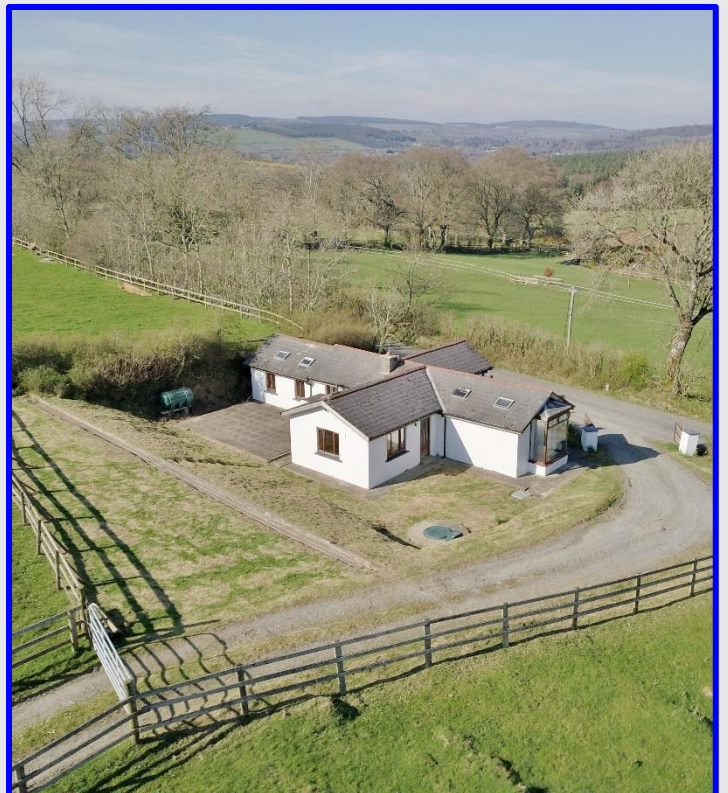
Nature lovers will adore this area as the stunning West Wicklow hills unfold on your doorstep, with local trails bringing you through the most stunning scenery that the `Garden of Ireland` has to offer. If you live an active lifestyle, you`ll be happy to know that amenities for sailing, kayaking, hiking, archery, clay pigeon shooting, and countless other activities, all of which can be reached within a five minute drive of the property.

**Blessington:** c. 5 km. **Dublin City Centre:** c. 28km

## **DESCRIPTION:**

Attractive, two bedroom cottage, extending to c. 85 sq.m / 915 sq.ft, set overlooking the rolling hills from Wicklow to Dublin. The cottage benefits from bright rooms with plenty of character. There is a patio area to the rear, which affords a beautiful view of the property`s lands c. 5.53 acres/2.24 HA., & offers uninterrupted sights of the striking countryside that surround the home. There is a private drive with ample parking & a lane way continuing to a concrete yard, which formally had a shed in place.

The land is divided into paddocks, with stud railing throughout, offering outstanding potential for the equestrian enthusiast.



## ACCOMMODATION:

**Hall:** 2.89m (9'6") x 2.54m (8'4")

**Bathroom:** 3.51m (11'6") x 1.93m (6'4")

**With Bath, W.C., W.H.B., and Fully Tiled**

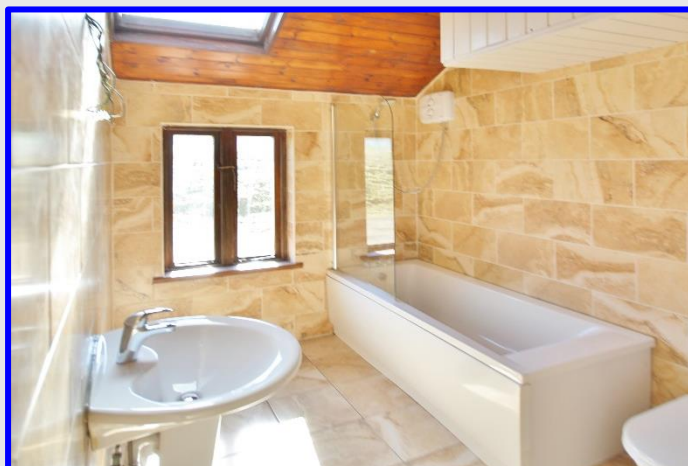
**Bedroom 1:** 2.41m (7'11") x 2.59m (8'6")

**Sitting Room:** 3.36m (11'0") x 2.93m (9'7")

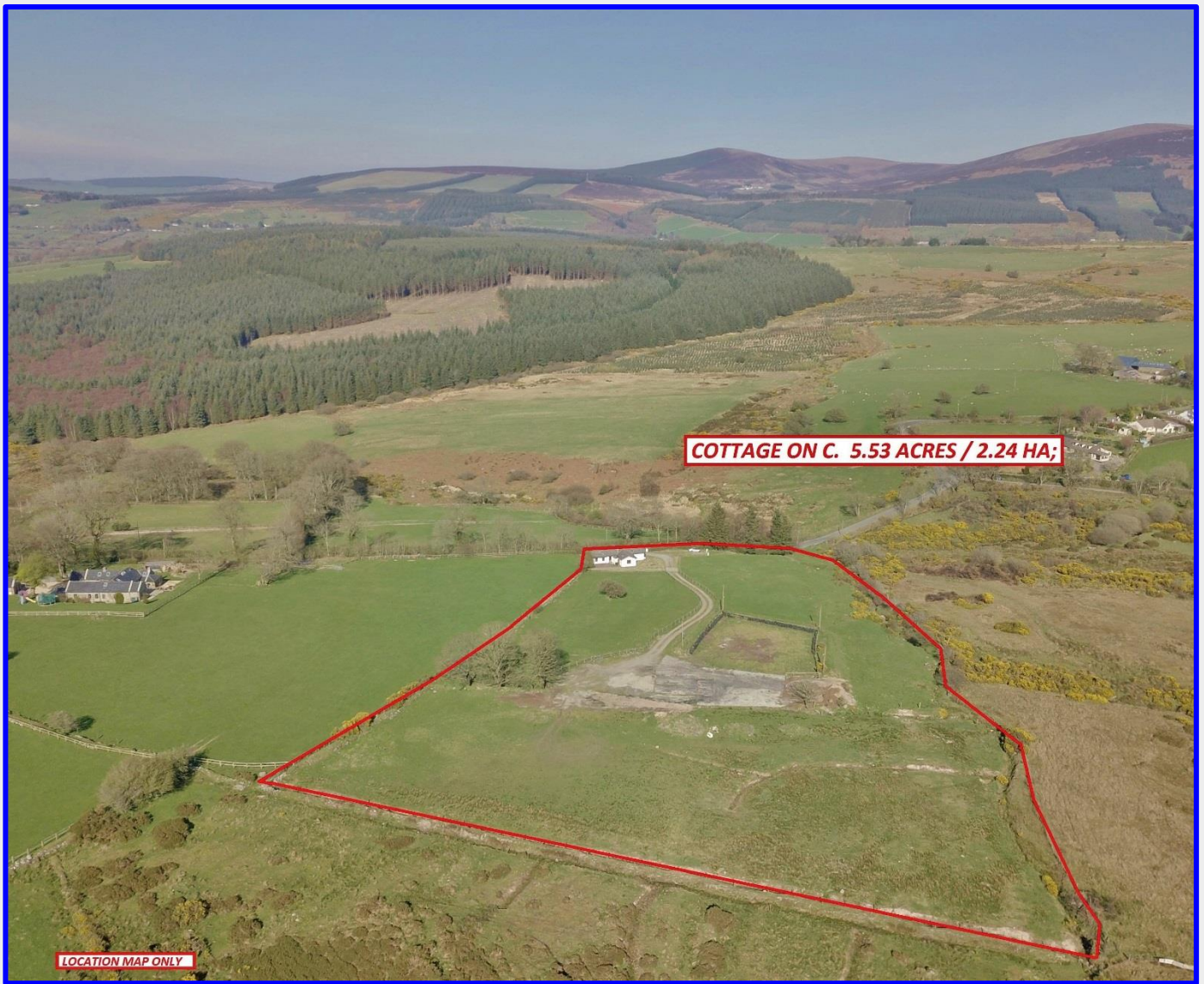
**Kitchen/Dining Room:** 7.69m (25'3") x 2.94m (9'8")

***L- Shaped*** 2.63m (8'8") x 2.02m (6'8")

**Bedroom 2:** 4.21m (13'10") x 3.18m (10'5")







**VIEWING:** By Appointment Only

**BER RATING:** D1

**PRICE REGION:** €310,000



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