



Established. 1952
**JP&M
DOYLE**

Auctioneers | Valuers | Estate Agents | Property Consultants

FOR SALE

**FARMHOUSE ON
C. 21.25 ACRES/ 8.6 HA.,
DOWNINGS,**



**KILTEGAN, CO. WICKLOW,
W91 TR74.**

jpmdoyle.ie

(01) 490 3201

LOCATION:

Located on a quiet country road c. 3.5km from the N81 (main Dublin/Baltinglass Road), this property is situated in a most convenient location, close to the village of Kiltegan, Stratford-on-Slaney, Grangecon, and Rathdangan, less than c. 7 km from Baltinglass. The property offers easy commuting distance with Dublin City via the N81, N7, M9 & M50. Dublin Airport is just over an hour drive away. The area benefits from a host of amenities including horse riding, racing, hunting and numerous well known golf courses.

DESCRIPTION:

This beautiful Period Farmhouse & Yard, is set on c. 21.25 Acres of high quality, free draining land. The residence with charm and character having being well maintained through the years by its previous owner. The farmhouse offers a large downstairs bathroom and shower room, followed on into the main body of the home, where you are greeted by a warm, cozy, country sitting room which focuses around its resident AGA cooker. To the left wing of the living room, there is a dual aspect kitchen, continuing the home's resounding country feel. A downstairs bedroom/ living room is also located on the ground level, and hosts an open fire. While upstairs benefits from high ceilings and three well-proportioned bedrooms. There are ample entrances to both the residence & yard, allowing easy road access for the family & farm alike. The yard has been cleverly designed & laid out to include host of buildings from hay barns, cattle sheds, stables, a hen house & a magnificent sheep dipping station/ crush. The main property's lands are entered with ease from the yard and boast mature trees, with viewing into the rolling hills which encapsulate the surrounding area.

ACCOMMODATION:

Residence:

Hall: 4.49m x 1.35m.

Downstairs Bedroom: 3.80m x 3.20m.

Kitchen: 4.40m x 4.04m.

Back Hall: 5.16m x 0.90m.

Shower Room: 2.54m x 2.30m.

Living Room: 3.30m x 5.10m. With Aga Cooker.

Master Bedroom: 3.62m x 3.90m.

Bedroom 3: 3.50m x 3.01m.

Bedroom 4: 3.20m x 3.90m.



Yard:

Lean-To Shed:

5.58m x 5.44m.

Shed:

2.06 x 1.25m.

Lean-To 2:

4.60m x 6.27m.

4 Bay Hay Barn:

15.37 x 5.50m

Large 3 bay Lean-To Shed:

- **Bay 1** :5.6m x 4.3m
- **Bay 2**: 5.6m x 4.3m
- **Bay 3**: 5.4m x 4.3m

Stable:

4.46m x 4.25m.

Cow House:

7.90m x 4.00m.

Garage:

4.43m x 4.00m.

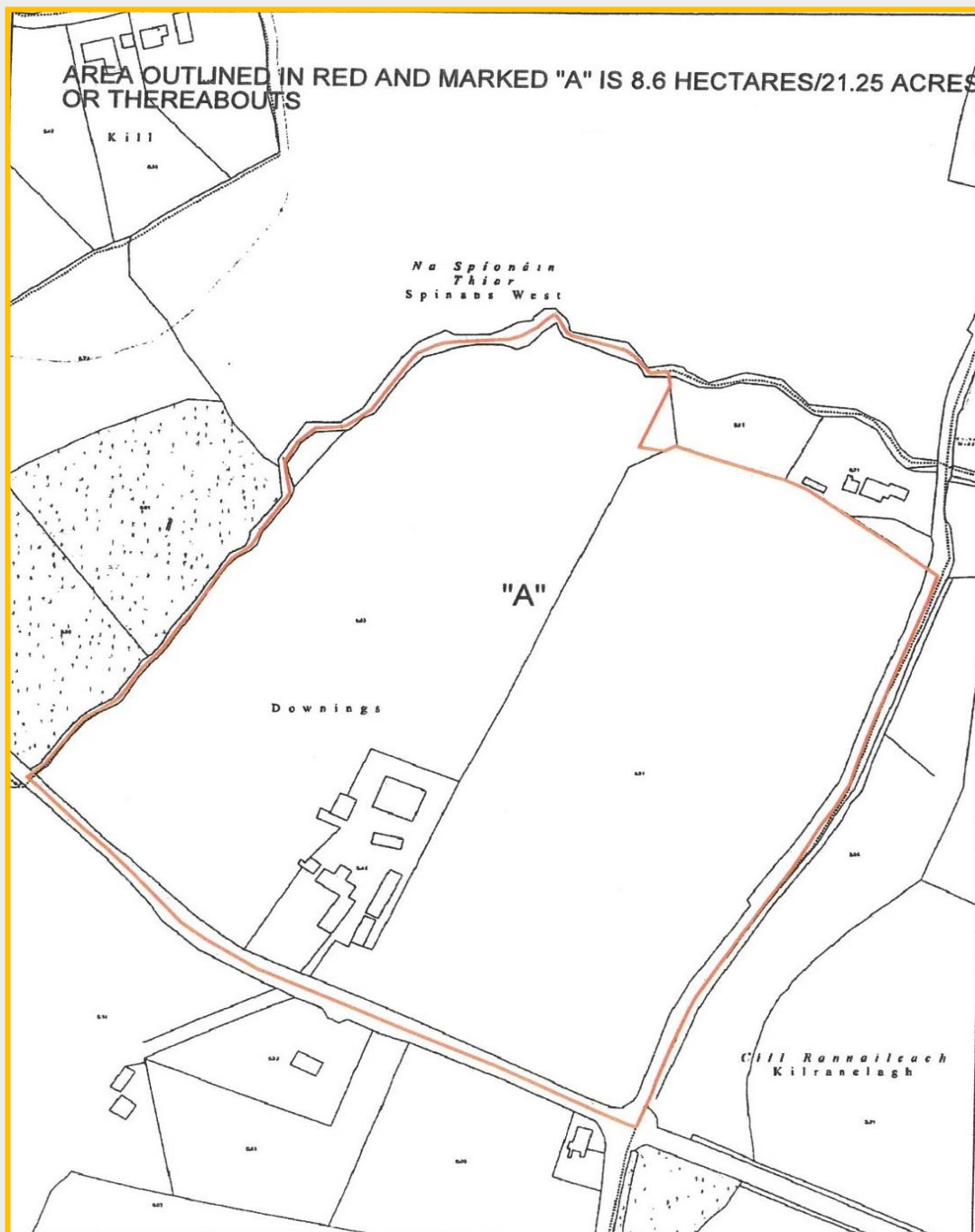
Shed 4:

4.38m x 3.15m +
4.90m x 3.50m.

Modern Cattle Shed:

19.00m x 14.70m.





VIEWING:

By Appointment Only

BER RATING:

G (111314225)

PRICE REGION:

€320,000



JP&M
DOYLE

Established. 1952

105 Terenure Road East, Dublin 6, D06 XD29.

t: (01) 490 3201

f: (01) 490 7292

e: enquiries@jpmdoyle.ie

PSRA Licence: 002264

J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.