



# The Old Forge

On c. 0.23 Ha., 0.5 Acre  
Oldcourt, Manor Kilbride, Co. Wicklow.



88 sq.m

 (045) 865 568

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

## For Sale by Private Treaty

### LOCATION:

The property is located on the corner of the road at the turn for Oldcourt, Manor Kilbride. It is located between the villages of Blessington and Manor Kilbride in this most convenient location. Leisure pursuits are on your doorstep such as hill walks, water sports on the Blessington Lakes not to mention golfing at Tulfarrus and horse riding. Commuting to Dublin is easily accessible via the N81.

Blessington: c. 5kms. N81: c. 4.5 kms. Dublin c. 18 Kms.

### DESCRIPTION:

This is the opportunity to purchase a piece of Wicklow History. The Old forge is now a run down granite cottage but was once a busy blacksmiths home with adjoining forge dating back to the early 1900's. Still in the family of the original owner, the property has beautiful cut granite walls and a fairy tale appeal. . Extending to c. 88 sq. mts of buildings and standing on c. 0.6 acres/. 0.23 Ha, the land is laid out on both sides of the road. This is the perfect opportunity to acquire a piece of times gone by and make it your own.

### ACCOMMODATION:

<b>Kitchen/Living Room</b>	4.29m x 4.26m	With solid fuel range.
<b>Bedroom</b>	4.21m x 2.62m.	
<b>Shower Room</b>	2.25m x 2.04m.	With shower, w.c., & w.h.b.
<b>Lean to:</b>	5.82m x 2.41m.	
<b>The Forge</b>	6.51m x 5.67m.	





### **A COMMUNITY MEETING PLACE**

`In the 1950's and 60's and I'm sure long before this time, the forge in Oldcourt was the central meeting place for workmen for miles around. There was a great deal of activity around the forge, which was a great source of interest and entertainment to the local children. Paddy Kelly and his sons Mattie and Willie were there most days. They were very easy going and had a great sense of humour. They loved sharing a joke with their customers. Many of the callers wouldn't be customers at all, but just people calling in on their way to or from Blessington. People would stop for a chat, or probably a rest from the drudgery of the long walk`



**SERVICES:**

Water: Mains Water.

Sewage: Septic tank.

ESB: Currently not connected.

Heating: Previously oil fired central heating.



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**G (113159925)**

**PRICE REGION:**

**€120,000.**



JP&M  
**DOYLE**

Established. 1952

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