

# For Sale by Auction

Thursday 1<sup>st</sup> of May 2025, at 3pm, Esmonde Street,  
Gorey & Online

Guide Price: €125,000



Grooms Cottage,  
Coolattin,  
Shillelagh,  
Co. Wicklow,  
Y14PY94



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





For Sale by hybrid Online & Public Auction, Thursday 1<sup>st</sup> of May 2025 at 3pm, contact our office to register to bid by Tuesday 29<sup>th</sup> of April.

Grooms Cottage is set on the border of Wicklow's scenic belt ("the Wicklow Way") as well as being situated within walking distance of all the amenities of Shillelagh Village, shops, pubs, schools, churches, etc..

The accommodation briefly comprises of kitchen, dining room, bedroom, sitting room/bedroom 2 and bathroom.

Outside, the property is approached by a gravel driveway which leads to the front of the house with ample space for parking. There is a large lawn to the rear of the dwelling offering privacy and space.

This residence has huge potential in a wonderful setting on the outskirts of Shillelagh and is ripe for extending (subject to planning)

Historically, this cottage was inhabited by 'Grooms' of the Fitzwilliam family of Coolattin Estate (1837-1901), hence the name "Grooms Cottage" where many of them would have lived down through the years.

Viewing is a must to appreciate everything this beautiful home has to offer.



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## ACCOMMODATION

**Kitchen** 2.13m x 3.24m (7' x 10'8"): fitted kitchen units, electric oven and hob.

**Dining Room** 4.50m x 3.87m (14'9" x 12'8"): laminate wood flooring, feature fireplace.

**Sitting Room/Bedroom 2** 4.18m x 5.15m (13'9" x 16'11"): laminate wood flooring, feature open fireplace.

**Bathroom** 3.10m x 2.72m (10'2" x 8'11"): tiled flooring and shower, bath, wash hand basin and WC.

**Bedroom 1** 3.44m x 3.06m (11'3" x 10'): laminate wood flooring.





### Special Features & Services

- Quaint cottage c. 789 sq ft approx.
- Huge potential with impressive site.
- Superb location on the outskirts of Shillelagh Village.
- Walking distance to all the amenities of Shillelagh.
- Grooms Cottage was home to the grooms for the Fitzwilliam family of Coolattin Estate.







**Directions**  
Y14 PY94



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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### CONTACT

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### OFFICE OPENING HOURS

Our office opening hours are:  
9am – 1pm & 2pm – 5.30pm  
Monday to Friday.  
Viewings conducted 6 days  
(including Saturdays).

### LEGAL

Lombard Cullen & Fitzpatrick  
Solicitors  
McDermot Street, Gorey  
T: 0539421324  
E: [info@lcaf.ie](mailto:info@lcaf.ie)

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

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