Ref: 9491



THE OLD SCHOOLHOUSE, FORTGRANITE, KILTEGAN, CO. WICKLOW

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Derelict Residence On A C. 2.5 Acre Mature Woodland Site
For Sale By Private Treaty

LOCATION & DESCRIPTION:

This property enjoys a highly convenient location, situated just off the R747, Kiltegan to Baltinglass road. Kiltegan is a picturesque village offering a shop, pre-school, primary school, pub and restaurant while Baltinglass, just 6km away is a thriving town with a vast range of amenities to include pre-school services, a choice of Primary Schools and a well-established Secondary School. The town is also home to a selection of shops, supermarkets, cafes, bars and eateries with health care services and sporting facilities also available. The property is also located 10km Hacketstown and 30km Blessington, both of which have a wide range of further amenities.

The former schoolhouse, which is part of the Fortgranite Estate, is a substantial stone-built property with still some original features to be seen. The residence stands on C. 2.5 acre mature woodland site with extensive road frontage and enjoying excellent views of the surround countryside.

The property currently stands in a derelict state and is in need of a complete renovation. Despite its current state of disrepair, the Schoolhouse still holds a certain charm and its potential for restoration and revival is evident. This is a rare opportunity for renovation and redevelopment, ideal for investors or ambitious self-builders and is certainly a project which has immense potential to be a wonderful residence on a superb site.

The property has been vacant for a considerable length of time and it is our understanding that it is likely to qualify for the `Vacant Property Refurbishment Grant.'

DIRECTIONS:

From Kiltegan, continue on the R747 towards Baltinglass for approximately 3.5km. Take the left turn on the L7269 Fortgranite road and the entrance to the property will be on your right clearly marked with a **QUINN** PROPERTY signboard.

A.M.V. €180,000

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