



FORGNEY LODGE

BALLYMAHON, CO LONGFORD



Forgney Lodge

BALLYMAHON , CO LONGFORD

**FORGNEY LODGE IS A
PEACEFUL GATE LODGE
RETREAT IN A SIMPLY
WONDERFUL FOREST
AMBIENCE**

On Approx. 0.8 Ha / 2 Acres

FOR SALE BY PRIVATE TREATY

Distances

Dublin 108 Km ♦ Mullingar 25 Km ♦ Athlone 25 Km
♦ Dublin Airport 113 Km
(Distances are approximate)

Accommodation

Entrance hall ♦ drawing room ♦ dining room ♦ kitchen & utility
♦ 3 bedrooms ♦ central atrium

Outside

Elegant entrance gates ♦ mature gardens ♦ lilypond





DESCRIPTION

Forgney Lodge is an attractive, well proportioned former gate lodge built in c.1860 to serve the main entrance to Newcastle House. Newcastle House was once the seat of King – Harman family who owned the largest estate in Co. Longford in the 19th century. Nearby is the church of St.Munis - the present building replaced the church where writer Oliver Goldsmith born in 1728 in nearby Pallas – was baptised.

The property has been beautifully maintained over the years retaining its early period and architectural form. A detached three-bay single storey dwelling which is immaculate both inside and out. Accommodation consists of entrance hall, corridor hall, back hall, atrium, drawing room, kitchen & utility, 3 bedrooms (master en-suite) and bathroom. Situated on a quiet cul-de-sac, set back from the road on c.2 acres of mature, manicured gardens, located 5 Km South West Movore.

ACCOMMODATION SCHEDULE

Floor area 176.062 sq.m / 1895.11sq.ft approx.

Entrance Hall (8m x 4m): Fire Surround

Corridor Hall (4.2m x 1m)

Back Hall (1.5m x 4.1 m)

Atrium (3.1 m x 3.1 m): Gothic Style Glazing

Drawing Room (5.58 m x 4.5 m): Panelled walls, radiator cabinets, wooden bolection mounded fireplace, wood burning stove

Dining Room (5.4 m x 4.5 m): Pannelled walls , solid fuel stove, stone bolection mounded fireplace

Kitchen & Utility (5m x 4.4 m): Stone tile floors

Master Bedroom (4.3 m x 3.3 m): Built in gothic style wardrobes

Master En-Suite (1.3 m x 2.1 m): Underfloor heating in en suite, heated towel rail, shower, WHB & W.C

Bedroom 2 (4.5m x 3.7 m): Built in mirrored wardrobes

Bedroom 3 (3.4m x 3.1 m): Built in wardrobes

Main Bathroom (3.3m x 2.2 m): Vanity unit , W.C, Bidet, Bath with electric shower, tiled floor

LOCATION & AMENITIES

Forgney Lodge is located beside Newcastle Wood which will be transformed into Ballymahon Forest Center Parcs site. This is a mixed woodland of 395 hectare to both sides of the river Inny, a main tributary of the Shannon. Newcastle wood was once part of the Newcastle Demense, an estate owned and run by the King-Harmon family in the 1800's.

The property is just over 100 KM from Dublin and also centrally located to all midland towns with both Mullingar and Athlone only 25 Km away.



FIXTURES AND FITTINGS

All fixtures and fittings are excluded from the sale including: garden statuary, light fittings, and other removable fittings, although some may be available by separate negotiation.

BER

F

SERVICES

- ◆ Oil fired central heating
- ◆ Well Water with treatment system
- ◆ Main Water also available
- ◆ Alarm

DIRECTIONS

From Dublin: From Dublin travel west on the M4 /N4 towards Mullingar and take the R392 (Ballymahon Road) and continue through Moyvore village past Forgney Church approx. 1 mile after take turn to left (sign posted) property is on left (cul-de-sac) From Ballymahon continue out the R392 (Mullingar Road) approx.3 miles out this road turn to the right and property is on the left (cul-de-sac).

GPS

53.548848, -7.704197

VIEWING

Viewing strictly by appointment only by Savills and James L.Murtagh

Harriet Grant:

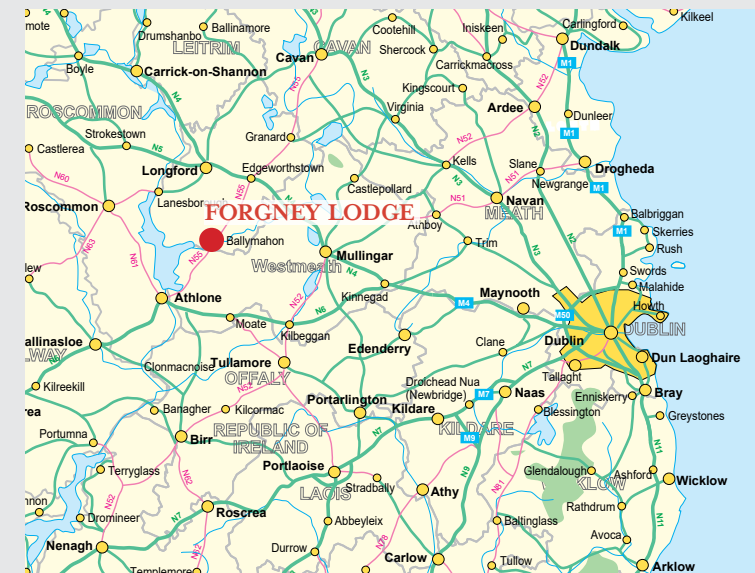
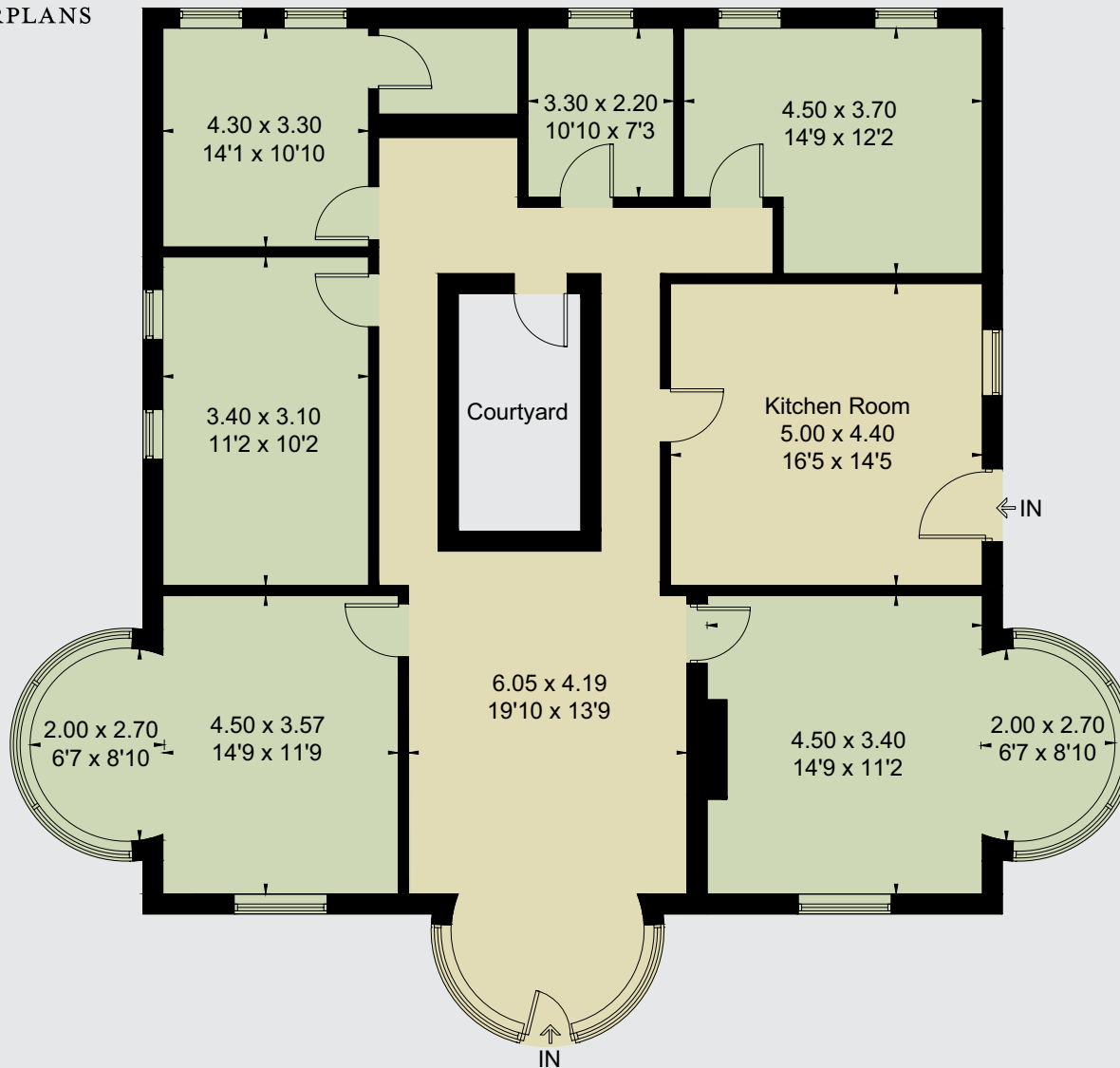
+353 (0) 1 663 4350
Harriet.grant@savills.ie
PSRA License 002223

James. L Murtagh:

044 93 40088
Info@jlm.ie
PSRA License 001974



FLOORPLANS



savills

Savills Country
20 Dawson Street, Dublin 2

country@savills.ie
+353 1 663 4350

savills.ie

Savills, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 170517HG



Brochure by floorplanz.co.uk