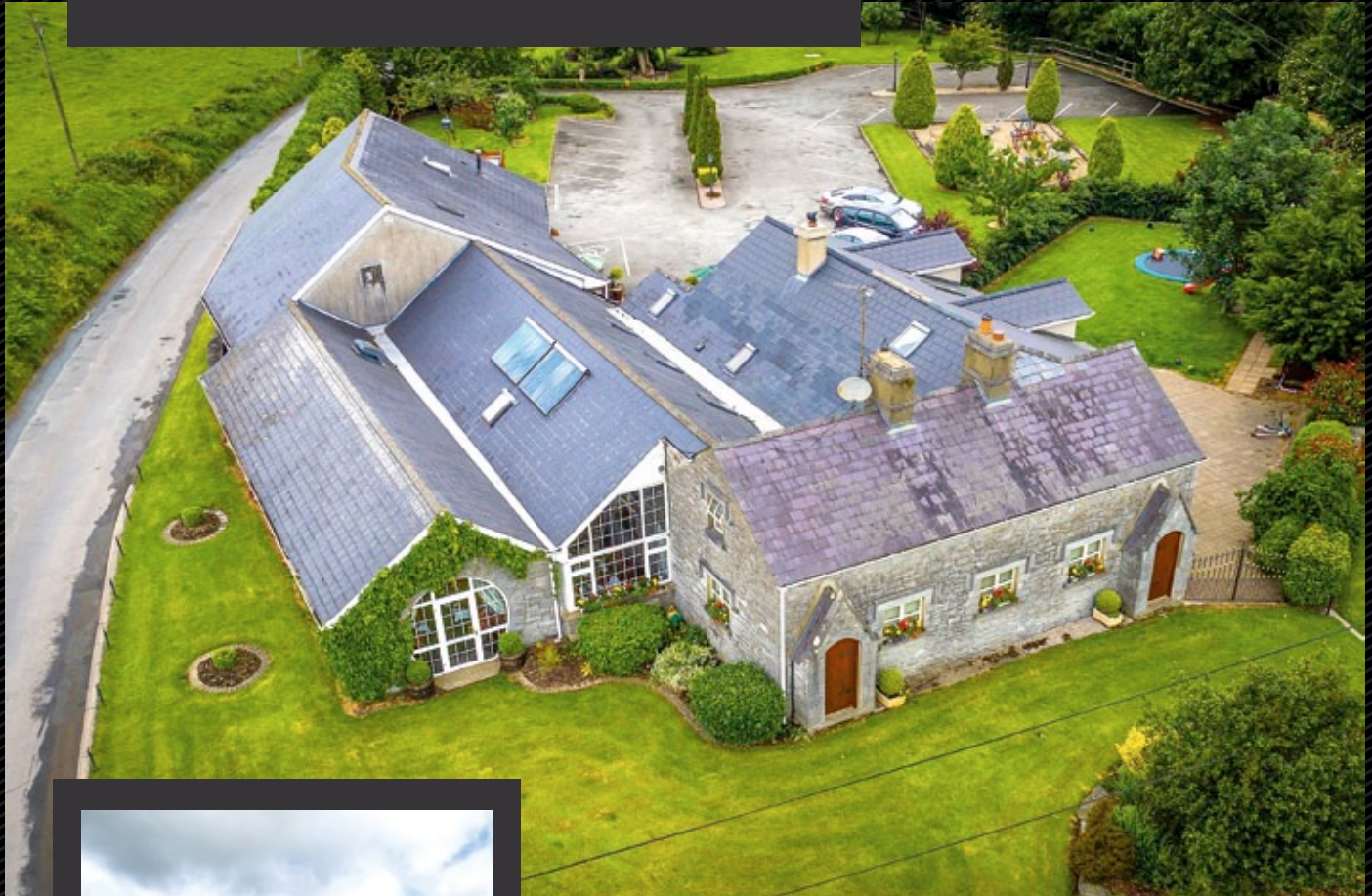


The Forge

Pottlereagh, Carnaross, Kells, Co. Meath



FOR SALE

- Excellent 4/5 bedroom cut stone residence with trading restaurant on 0.7 hectare site (1.73 acres)
- Original 18th century forge converted to restaurant with a full professional kitchen
- Seating for up to 105 covers
- 31 Car parking spaces
- Potential to extend (subject to planning permission)



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Restaurant

Approximately 433.6 square metres (4,670 square foot)

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The Restaurant is located 1 km off the main N3 Dublin / Cavan road. It is centrally located 10 minutes' drive from the Heritage town of Kells, the lake spoilt picturesque town of Virginia, which boasts Richard Corrigan's Virginia Park Lodge, and also the beautiful historical village of Oldcastle, famous for lough crew and its cairns.

The restaurant extends to approximately 433.6 sqm (4,670 sqft) and includes an outside seating area, entrance hall, reception and a seating area in what was originally the open court yard of the forge. This can accommodate 50 diners and incorporates a flag stone floor, feature stone walls, three Velux windows, a feature glass wall, a pine panel ceiling and virgin American pine rafters. Located off this internal courtyard is the old stable which can operate as a private function room that can accommodate 10 diners and is accessed by a split door.

This internal courtyard also links through to a central corridor which leads to the original forge which has seating for 44 diners and is finished with a tiled floor, feature stone wall, pine panel ceiling with exposed beams and the trademark curved window. The ladies and gents WC and rear store/utility room are also accessed off this corridor.

There is an extension to the rear of the forge which contains the kitchen and cold room (full details of all equipment available on request). Above the kitchen and utility area is another store and two offices which could be converted into living accommodation, subject to the relevant planning permission being obtained.

The Forge restaurant is 17 years in business and is well established in north Leinster / Ulster and far beyond. It is currently included in the Michelin Red Book and has been for the past 15 years, presenting itself as the standalone restaurant to be included in the county of Meath. The owner is also very proud to be a member of Eurotoque Ireland, a European community of chefs benchmarking a considerably high standard in food ethic. The Forge also acquired new neighbours approximately 10 years ago. The nationally and internationally renowned Sheridan's cheesemongers moved in next door, complementing its ethos of great local food.

There is excellent goodwill with the business which includes other services such as the bakery, kids cooking summer camps and adult cookery demonstrations. There is potential to grow the business further through the hosting of further events and weddings. Accounts are available to interested parties on request.





Residence

Approximately 226.03 square metres (2,433 square foot)



The residence was lovingly refurbished and extended over the last 17 years and retains the traditional cottage styling while incorporating modern conveniences. It can be accessed from the courtyard area of the restaurant. There is also private access from a pedestrian gate from the rear and separate vehicular entrance with wrought iron gates to the front.

As you enter from the restaurant via a connection corridor there is the family room which features double doors with the top half detailed in leaded glass, semi solid oak floor, marble fireplace with cast iron inset, tv point and arched door to the front.

Continuing through the corridor you come to the snooker room which has a Chinese slate floor and pine panel ceiling with an office (which could be used as an additional en suite bedroom). This opens through to the open plan dining/sitting room. This benefits from being triple aspect with a tiled floor, feature stone walls, French doors to garden, brick chimney with raised granite hearth, solid fuel stove and flag stone mantel. The room is also wired for surround sound.

Accessed from the dining area is the kitchen which has a solid wood floor, off white soft close floor units, island with soft close storage, granite worktop, a Rangemaster oven with 5 ring ceramic hob, grill, electric oven and pizza oven. There is a stainless steel extractor fan with downlights which connects to the original chimney which has a feature stone wall and brick detail. There is also a larder press which can be removed to open to an arched doorway to the front.

To the rear of the kitchen is a corridor which leads back to the family room and main bathroom. The pine stairs in the kitchen gives access to the first floor. There are four double bedrooms, two with en-suite, a walk-in-wardrobe and additional storage. The master bedroom is located to the rear of the property overlooking the back garden and car park and has a large feature window along with sliderobe wardrobe to maximise space, tv point and an alarm panel.





Outside

The site extends to approximately 0.7 hectares (1.73 acres). The property is entered via stone piers and an electric gate. The large site is beautifully landscaped while providing for 31 car parking spaces. The residence has its own private garden surrounded by beech hedging and contains a paved patio area, garden shed and sunken trampoline. There is also access to the front of the residence via separate wrought iron gates. The majority of the rest of the site is laid out in grass with mature boundaries on all sides. There is potential for a further extension to the property or a second dwelling subject to planning permission.

Services

Services on site include two septic tanks (one for the residence and one for the restaurant), external gas cylinder, water from a private well and three phase power. The property is heated by a combination of gas heating in the restaurant which retains 30% of the heated air off fuel heating throughout by oil and back boiler off the solid fuel stove. Solar panels also heat the water throughout.



The detached gable-fronted single storey forge, built in 1871 and a horse shoe-shaped opening with battened timber are listed under the records of protected structures.

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