



Ivy Cottage Crossakiel Kells Co. Meath A82 WA25







AUCTION - THURSDAY 19TH OCTOBER 2023 AT 3PM


RESIDENTIAL FARM ON c.24 ACRES - IN LOTS

A property of immense character in an excellent location.






# Ivy Cottage Crossakiel Kells Co. Meath A82 WA25

 753.00 sq ft

 4 Bedrooms

 1 Bathrooms

## THE RESIDENCE

The residence consists of a unique artisan 3 bedroom home on a mature 0.24 Hectare (0.6 acre) site in the excellent village of Crossakiel.

The residence is in good habitable condition and will offer the new owners an opportunity to develop a very special home on an idyllic site.

## ACCOMMODATION

### Entrance Hall

6'11" x 3'11"  
With tiled flooring.

### Lounge

10'5" x 9'2"  
With wooden flooring, solid fuel stove with a red brick façade.

### Reception Room

10'2" x 11'9"  
With carpet.

### Kitchen

10'4" x 12'5"  
With tiled flooring, built in wall and floor units, oven, fridge and washing machine.

### Bathroom

6'10" x 6'10"  
With tiled flooring and partially tiled walls, w.h.b, w.c and bath / shower.

### Back Hall

13'5" x 5'2"  
With tiled flooring.

### Bedroom 1

10'5" x 9'6"  
With wooden flooring and built in wardrobes.

### Bedroom 2

10'2" x 10'2"  
With wooden flooring and built in wardrobes.

### Bedroom 3

10'2" x 10'5"  
With wooden flooring and built in wardrobes.







### **FIXTURES & FITTINGS**

The property is sold as seen.





## FEATURES

- Free draining soil
- Well fenced
- Top quality pasture
- Oil fired central heating
- Septic tank
- Private well
- Detached stone sheds
- Dual access

## THE LANDS

The farm extends to 9.28 hectares (23 acres) are all laid out in one division are entirely under top quality pasture with excellent cattle handling facilities.

The farm is free draining and gently slopes to the South. This land is capable of any agricultural purpose but is a particularly powerful beef producing farm.

The lands adjoin residential developments and have obvious future potential in what is an excellent address.

## LOCATION

Located 11 km from Kells/M3 Motorway, 27.3km from Navan and 65km from Blanchardstown.

## AUCTION DETAILS

The auction will take place on Thursday 19th October at 3pm in our Auction Room and online. Pre registration for online bidding by 17th October.

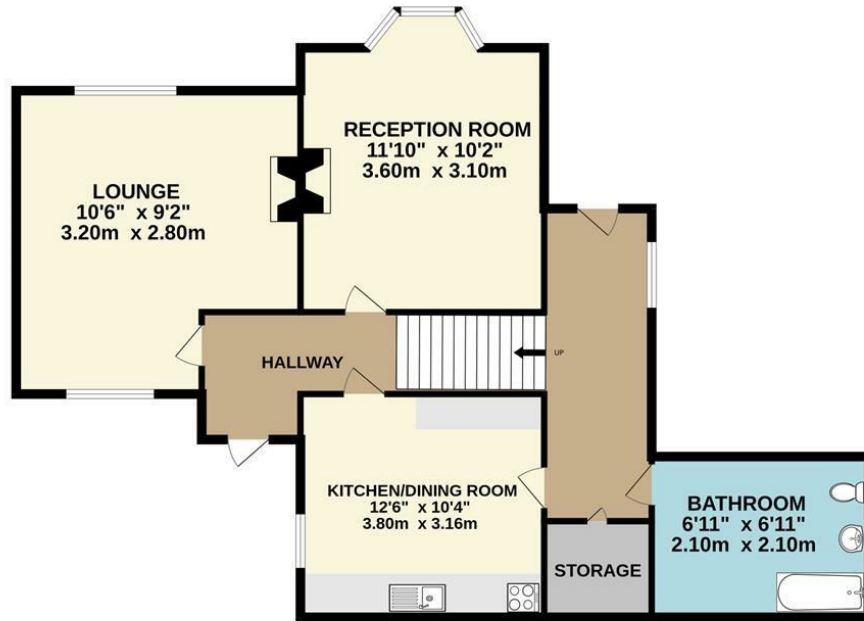
## SOLICITORS

Pearse Duffy, PJ Cusack & Co.,  
Ballyjamesduff, Co. Cavan

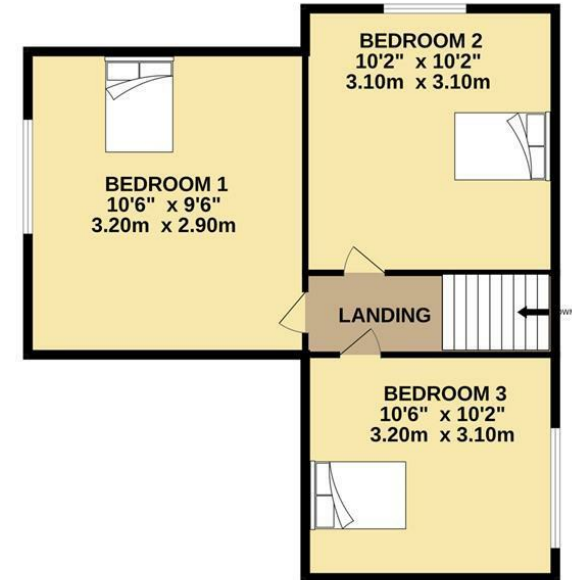


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 753sq.ft. (70.0 sq.m.) approx.

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

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