





Woodville House is a stunning fully renovated period property set on c1.13 acres of mature surroundings and located only a short drive from the heritage town of Trim and all of its offerings.



# Woodville House, Moyfeigher, Ballivor, Co. Meath C15 E379



3000.00 sq ft



5



2

## INTRODUCTION

The original residence dates back to the mid-1800s and boasts period features.

The property has been extended and fully renovated in recent years.

Woodville House retains all its charm and features of days gone by but has been blended into modern living to create a perfect modern yet classical family home.

Located in the townland of Moyfeigher 8km west of Trim and 4km to Ballivor village this popular address enjoys peaceful countryside living yet within easy reach of all the amenities of the local area and has easy access to Dublin.

The residence is approached from the road by a stone driveway surrounded by mature hedgerows and fully landscaped grounds.

To the side of the house, we have a picturesque yard with a number of sheds and storage areas.

The property also provides a neat well-kept garden with a stunning patio to the left-hand side of the house and offers pleasant views from the dining area and living room.

Bright and spacious living accommodation of c.3000 sq. ft consists of a large reception room, sitting room, living room, kitchen and utility. The property also features five large bedrooms (master ensuite) and family bathroom.

The property has an abundance of original period features, Woodville House includes spacious rooms with lofty ceilings, beautiful coving, sash windows, cast iron radiators, fireplaces and a feature staircase to name but a few.

There is also a lot of potential to convert existing outbuildings into living/workspace if the new owners wish to do so.

This stunning turnkey home is sure to attract interest from far and wide and early viewing is recommended.

## FEATURES

- Stunning period home on c.1.13 acres
- Peaceful surroundings
- Close to Trim & Ballivor
- Easy access to Dublin via M4 & M3
- Oil Fired central heating
- Retains many original features throughout
- Outbuilding / Storage Sheds
- South Facing Garden
- Turnkey property

## ACCOMMODATION

### Entrance Hall

15'7" x 5'11"

With hardwood walnut flooring, solid wood door and feature fanlight window over door.

### Lounge

15'7" x 12'8"

With hardwood walnut flooring, gas stove, original window shutters, coving and centrepiece.

### Reception

15'0" x 12'7"

With hardwood walnut flooring, open fireplace, original window shutters, coving and centrepiece.

### Back Hall

7'11" x 6'5"

With wood flooring and wooden door.

### Kitchen / Dining Area

21'10" x 27'11"

With hardwood French oak flooring, large sliding patio doors, kitchen range cooker, breakfast bar and double Belfast sink.







**Utility**

8'4" x 8'8"  
With wood flooring and sink.

**Living Room**

11'4" x 15'2"  
With hardwood French oak flooring, double patio doors, solid fuel stove and coving.

**Bedroom 1**

21'10" x 21'10"  
With wood flooring.

**Ensuite**

3'10" x 8'3"  
With wood flooring, partially tiled, w.c., w.h.b. and shower.

**Walk in wardrobe**

9'9" x 5'7"  
With wood flooring and built in shelving.

**Bedroom 2**

15'7" x 12'8"  
With wood flooring & fireplace

**Bedroom 3**

11'4" x 11'2"  
With original wood floors & fireplace

**Bedroom 4**

7'9" x 12'11"  
With wood flooring

**Bedroom 5**

7'9" x 12'11"  
With original wood floors

**Bathroom**

18'0" x 12'0"  
With wood flooring, partially tiled wall, w.c., w.h.b, shower & original roll top cast iron bath



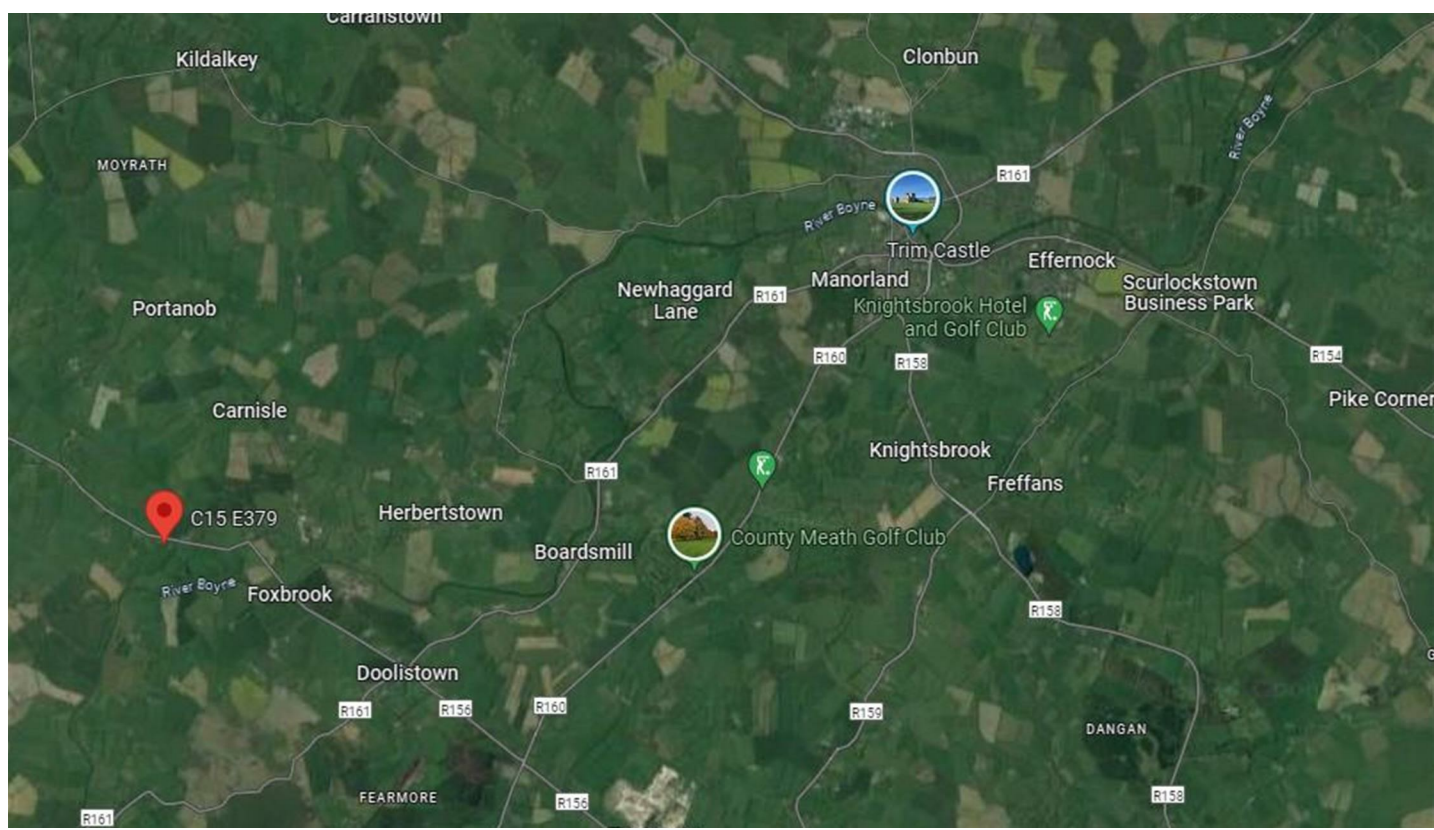
**FIXTURES & FITTINGS**

All flooring, light fittings, stove and cooker are included in the sale.

**DIRECTIONS**

EIRCODE: C15 E379



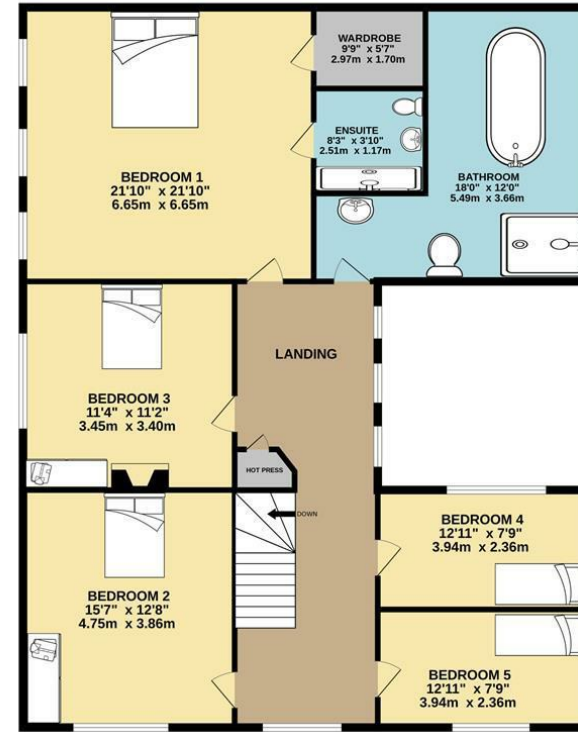


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 3000sq.ft. (278.7 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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