





LOT 1

LOT 2

INTRODUCTION



Auction - Thursday 27th June at 3pm in Room and Online

Residential Farm on 102 Acres - In Lots

Lot 1: Residence on c. 21 Acres

Lot 2: Lands extending to c. 81 Acres

An exceptional Victorian Residence extending to c. 395 sqm in Excellent Condition exhibiting Top Quality Craftsmanship and Intact Period Features.

Standing close to the centre of its 102 acres, the Home is approached by a long Tarmac Drive lined on either side by perfectly placed Lime Trees which lead from heavy Wrought Iron Electric Entrance Gates.





This perfectly developed and maintained residential farm is situated in a particularly beautiful location in Kilskyre, Co. Meath. The property is only c. 5 minutes from Kells which allows easy access onto the N52 and the M3. Dublin is just over an hours drive from the Residence.

THE RESIDENCE



A very fine Victorian house, built circa 1860 with Top Quality materials and craftsmanship, has practically all of the Original Features intact and perfectly maintained, including Sash Windows and Shutters, Architraves and Skirtings, and the Original very fine Mantlepieces and Fireplaces.

Extending to approximately 395 sqm, the house offers generous accommodation.

A particularly attractive feature is that the main Reception Rooms and Bedrooms benefit from Dual Aspect Windows, creating exceptionally bright and pleasant rooms.

The main Staircase leads to the half landing with Two single Bedrooms.

There is a spacious first-floor landing with Three Bedrooms, all with Fireplaces and Dual aspect.

A feature Skylight over the second-floor landing creates a light-filled stairwell to Hall level.



ACCOMMODATION

Entrance Porch - 7'7" x 7'7"

With West facing hall door and tiled flooring.

Reception Hall - 15'9" x 8'10"

Drawing Room - 22'10" x 17'7"

With fine White Marble Georgian style Fireplace and large Bay Window

Diningroom - 23'5" x 21'3"

With Black Marble Georgian style Fireplace and feature Bay Window.

Sittingroom - 14'7" x 15'7"

Nicely proportioned with dual aspect and Georgian style marble mantlepice and fireplace

Cloakroom - 3'8" x 3'1"

With tiled flooring, w.c and w.h.b.

Kitchen - 25'9" x 15'3"

With 4 Oven Aga Cooker and superbly fitted with top range bespoke units including centre island.

Utility Room - 15'1" x 13'1"

Fully fitted with units matching the Kitchen and a Belfast sink, fully plumbed for appliances and with Staircase leading to Den or Sittingroom.

Sittingroom / Den - 17'6" x 11'6"

With wooden flooring and solid fuel stove.













HALF LANDING

Bedroom 1 - 14'0" x 10'5"

With Marble fireplace.

Bedroom 2 - 13'8" x 10'8"

With Marble fireplace.

FIRST FLOOR

Bedroom 3 - 16'1" x 14'7"

With large Dual Aspect windows and White marble fireplace.

Bedroom 4 - 19'9" x 16'2"

With large Dual Aspect windows.

Bedroom 5 - 20'9" x 15'8"

With large Dual Aspect windows and White marble fireplace.

Bathroom - 16'5" x 11'1"

With tiled flooring, w.c, w.h.b, bath and shower



SECOND FLOOR

Bedroom 6 - 16'3" x 14'11"

With wooden flooring, built in wardrobes and open fire with feature mantel piece.

Bathroom - 8'9" x 7'4"

With tiled flooring, w.h.b and shower.

Separate Toilet - 5'4" x 3'2"

With tiled floor, w.c and w.h.b.



THE FARMYARD & LANDS

The Lands are laid out in Five Main Divisions, all well-fenced with a mixture of stud railing and agricultural fencing.

The Entire Farm is under High Quality Pasture and is typical of top-quality Meath Farmland, with gently undulating slopes and a gravel underlay, meaning the Lands are Free draining and suitable for any Agricultural purposes.

To the rear of the Main Residence, the Farmyard is laid out around an attractive Courtyard where a One Bedroom Apartment is situated.

A Five Bay high quality Shed links directly to a Stable Barn complete with Five Loose Boxes, a Tack Room, and a W.C., which is adjacent to a Horse Walker and a substantial Wexford Sand Floodlit Arena.

A further complex of Steel Portal Framed Sheds of a more agricultural type is located behind the Courtyard and along the Avenue to the rear entrance.

This is a perfectly laid out, substantial, and yet discreet array of buildings suitable for many purposes.









Auction Details

The Auction will take place on Thursday 27th June 2024 at 3pm in our Auction Room and online. Pre registration for online bidding by Tuesday 25th June.

Solicitors

Mr Michael Crowley, PF O'Reilly & Co., 9/10 South Georges Street, Dublin 2.

Directions

EIRCODE: A82 RD79.

Further Details

Contact Stephen Barry on 087 9872426 or 046 9027666.



FLOOR PLANS

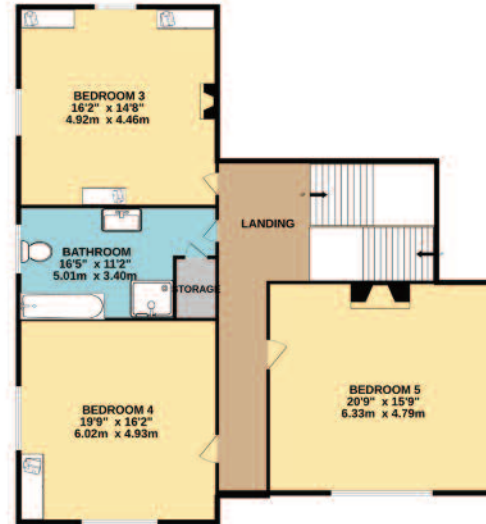
GROUND FLOOR



HALF LANDING



FIRST FLOOR



SECOND FLOOR



TOTAL FLOOR AREA : 4252sq.ft. (395.0 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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