

REA

O'BRIEN COLLINS



Wonderful and unique family home (380sqm approx.) with 3 acres of magical gardens, paddock and outbuildings.

FOR SALE BY PRIVATE TREATY

The Orchard
Whitecross
Julianstown
Co Meath A92 C623

Price: €1.2 million



BER B3



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LOCATION

Julianstown, a small and picturesque East Meath village situated south of Drogheda town just off the M1 at Junction 7 (non tolled) with its modern newly built primary school, well known pub/restaurant, The Limekiln and local church and community facilities just 5km from the twin seaside resorts of Laytown/Bettystown with their mainline rail station. These amenities coupled with the 24 hour public bus service, combined with The Orchard's private setting at the end of a secluded avenue and its mature landscaped gardens extending to 3 acres all within a 15 minutes' commute of the M50 / Airport, make it a unique and exceptional prospect for potential buyers looking for the ultimate family home in a rural setting yet with easy city accessibility.

DESCRIPTION

The Orchard is a wonderful family home set in private mature gardens extending to over three acres and approached through electric gates along a tree lined driveway opening up on to a lovely gravel forecourt.

The house which is laid out over three floors combines a classical style and charm borrowed from a bygone era with every modern convenience.

Built 30 years ago in the genre of a traditional gentleman's home more typical of the 1800's, it has been finished to a particularly high standard throughout. This brings with it the enormous advantage of having the style and character of a period house with all modern conveniences for 21st century



living including a 'B' energy rating which makes for an especially comfortable home, both energy efficient and very economic to run.

The bright light filled accommodation, offers generous proportions with its high ceilings and many period features. It extends to approximately 380sqm and includes a full master suite, 4 further double bedrooms, open plan mezzanine area, 4 fine reception rooms and a large airy kitchen with feature lofted ceiling.

Outside there is a separate paddock with two loose boxes, a purpose built log cabin currently in use as a gym and a separate studio work shop with lots of options for alternative uses. Finally, at the entrance to the property stands the original cottage belonging to the site which has not been inhabited for many years but could possibly, subject to the necessary planning, be repurposed and brought back to life!

ACCOMMODATION

- Front porch: 1.9m x 1.3m. Flagstone floor.
- Inner hall: 4.54m x 3.63m. Double height with feature arched window. Solid wide plank timber floors. Staircase.
- Drawing room: 6.5m x 4.25m. Bay window. Feature antique style marble fireplace with raised gas fired hearth. Decorative cornice, coving, picture rail.
- Family room: 8.92m x 4.87m. Feature fireplace with cast iron solid fuel stove and salvaged solid oak deep timber surround. Shuttered windows. Floor to ceiling bookshelves. Archway to kitchen.
- Sunroom/playroom: 5.8m x 3.03m (off family room). Double doors to garden.
- Kitchen: 7.3m x 4.58m. Lofted ceiling with velux windows. French doors to garden. Excellent range of fitted units. Appliances include a Belling double oven with induction hob, Samsung American Fridge/Freezer, Miele dishwasher.
- Back hall with door to garden.
- Utility room: 3m x 2.8m. Belfast sink. Plumbed for washing machine and dryer. Tiled floor.
- Boot room/cloak room: 3m x 1.62m. Tiled floor. Storage/hanging space.
- Downstairs wc/whb.
- Study/music room: 4.55m x 3.16m. Decorative cornice and coving



First Floor:

- Master bedroom suite: 6.98m x 3.89m
Walk through dressing room: 3.73m x 2m. Fully fitted with shelving and hanging space
Shower room: 2m x 2.5m. Fully tiled, wc, twin hand basins, mains shower.
- Bedroom 2: 4.58m x 3.34m. (To front) Walk in- wardrobe.
- Bedroom 3: 4.56m x 3.79m (To rear) Walk-in wardrobe.
- Family bathroom: 4m x 2.7m. Bath, wc, whb. Separate mains shower.
- Hotpress: Shelved. Immersion water heater.

Top Floor:

- Mezzanine / chill out area: 5.38m x 3.73m.
- Shower room: 2.6m x 1.7m. Wc, whb and mains shower.
- Bedroom 4: 5.18m x 3.73m. Built in wardrobe.
- Bedroom 5: 5.38m x 4.4m: Built in wardrobe.

OUTSIDE

- Modern chalet/home office: 6.36m x 4.56m. Double glazed. Heated. Wired.
- Studio 4.65m x 3.58m. (With wc/whb.)
- Store/boiler house. Potting sheds.
- Children's tree house.
- Timber storage sheds 4.57m x 6.6m.
- Cottage at entrance: Sterilised with original Planning Permission.



FEATURES

- Modern unique family home built in period style with unwavering attention to detail.
- 10ft ceiling height downstairs.
- Top quality fixtures and fittings throughout.
- Generous light filled accommodation extending to over 4,000sq ft.
- Three acres of land with separate paddock.
- Private mature setting well back from road.
- Outbuildings including separate artist studio and modern home/office.
- Traditional 3 room cottage at entrance which, although sterilised, may have potential to achieve planning for renovation under current planning legislation.
- 15 minutes drive to Dublin Airport along M1.

SERVICES

- Mains water and sewerage.
- Oil fired central heating.
- Fibre broadband.
- 24 hour bus service into Dublin City (via Airport).

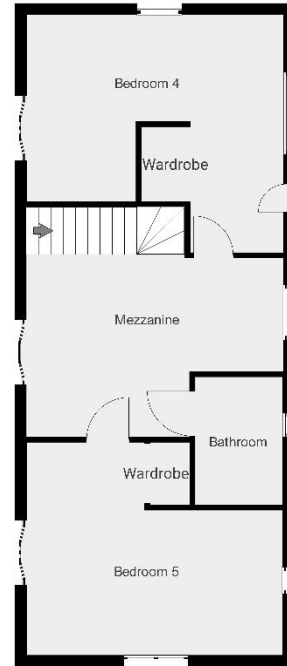




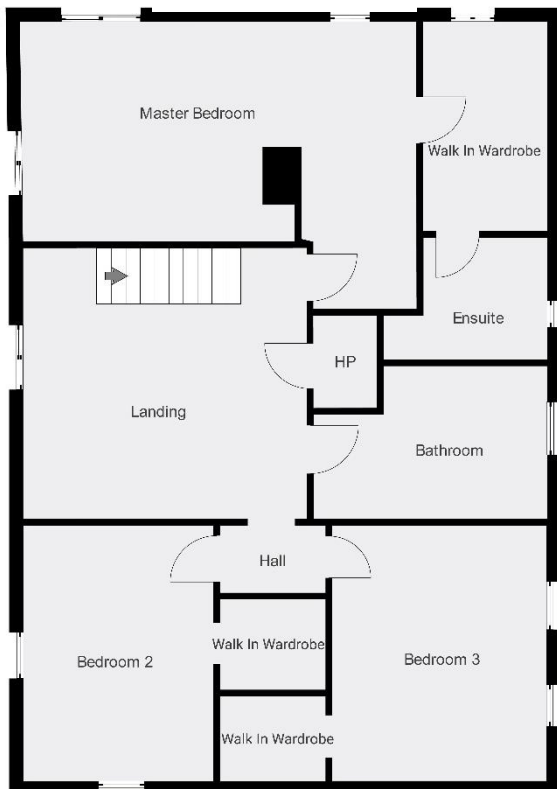
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



FOLIO MH2522F





PRICE

Asking Price €1.2million

DIRECTIONS

From the M1 heading North, take J7 exit. Travel towards Julianstown. Just before the traffic lights at the entrance to the village, turn left. The Orchard is located 50m on right.

For more photos of this property please go to WWW.REAOBRIENCOLLINS.IE

You can also view this property at WWW.MYHOME.IE
WWW.DAFT.IE

VIEWING

By appointment

Contact the office at

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