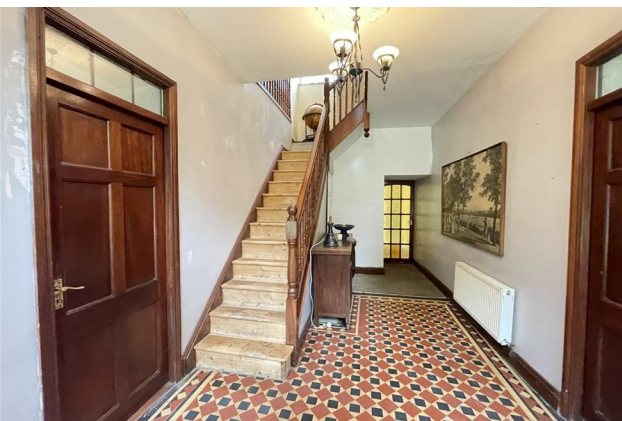




**Knock House, Castletown, Navan, Co. Meath C15Y W08**  
**Asking Price €395,000**





Knock House is a stunning period property set on 4. acres of mature surroundings and located only 45 minutes drive from Dublin.

The residence dates back to the 1800's and boasts of period features throughout the property.



# Knock House, Castletown, Navan, Co. Meath C15Y W08



2067.00 sq ft



4



2

## INTRODUCTION

Located in the townland of Knock within 10 minutes from Navan Town, this popular address enjoys peaceful countryside living yet within easy reach of all the amenities of the local area and Dublin alike.

The residence is approached from the road by a stone avenue surrounded by hedgerows. To the rear of the house, there is a picturesque courtyard with a number of stone-built outbuildings and stables.

The land is located within sight from the front of the house and consists of c.3 acres of good grazing land. The property also provides a neat well-kept garden to the front of the house and offers pleasant views from the dining room and living room.

Bright and spacious living accommodation of c.2067 sq. ft consists of a feature Entrance Hall, Large Reception Room, Study and Library to the front, back Hallway and Bathroom to the rear. The property also features four bedrooms and a family bathroom on the first floor.

Knock House is rich with original period finishes both internally and externally, including spacious rooms with lofty ceilings, beautiful decorative coving, feature fireplaces, tiling, a feature stone bridge, gated entrance and original outbuildings.

The potential of this property is endless and is sure to attract early interest.

Knock House offers a rare opportunity to acquire an historical residence with modern amenities in a serene countryside setting, while still being conveniently close to Dublin.

Viewing is highly recommended.

## FEATURES

- Stunning period home on c 4. acres
- Mature hedgerow & trees & stud railing
- Peaceful surroundings
- Close to Navan & Kells
- Easy access to Dublin via M3
- Oil Fired central heating
- Period features throughout the home
- Septic tank
- Own well
- Spacious family home

## ACCOMMODATION

### Entrance Hall

19'0" x 9'7"

With original Victorian tiled flooring, wooden door with rectangular fanlight and decorative ceiling rose.

### Lounge

15'2" x 16'6"

With carpet flooring, original feature marble fireplace with green tiled inserts, original coving, large decorative ceiling rose, two bay windows and glass panelled door to Study.

### Study

10'9" x 19'3"

With wooden flooring, original coving, feature alcove, decorative ceiling rose and bay window.

### Library

9'4" x 17'1"

With wooden flooring, open fireplace with marble inset and hearth, original coving, ornate alcove, built in wooden shelving units and bay window.

### Back Hall

7'0" x 8'7"

With tiled flooring, wooden door with glass insert side panels and rectangular glass fanlight,







**Guest w.c.**  
10'2" x 9'0"  
With tiled flooring and bath.

**Kitchen / Dining**  
20'5" x 12'4"  
With tile flooring built in wall flooring units with granite worktops, range style oven, 5 ring gas hob, extractor fan, dishwasher, washing machine, tumble dryer, double door fridge with 2 drawer freezer and solid fuel stove with brick surround. Sliding door to rear.

**Landing**  
Partially carpeted flooring.

**Bedroom 1**  
16'8" x 11'1"  
With built-in wardrobe and alcove storage.

**Bedroom 2**  
18'8" x 11'6"  
With wooden flooring, walking wardrobe and built-in storage

**Bedroom 3**  
8'0" x 13'0"  
With wooden flooring and built in dressing table and built in wardrobe.

**Bedroom 4**  
10'11" x 8'0"  
With wooden flooring and built wardrobe.

**Bathroom**  
6'4" x 8'3"  
Wooden flooring, partially tiled walls, large walk in shower, w.c. and square ceramic wash hand basin with feature stone walls and lighting either side of the window.

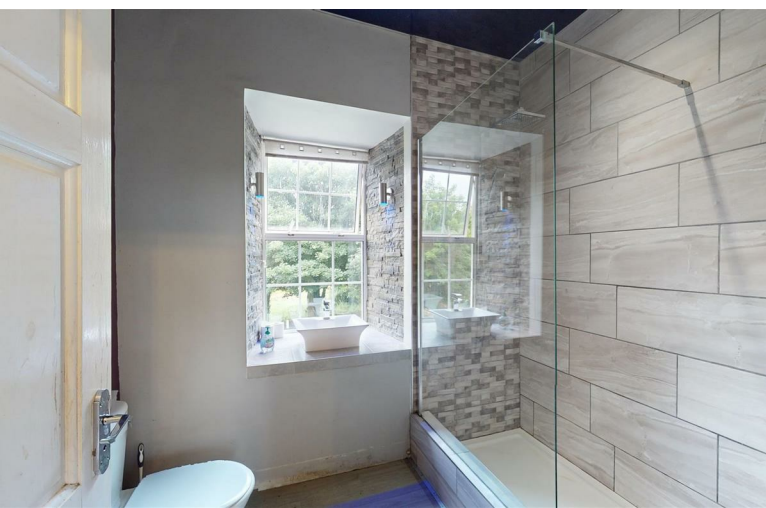
#### **FIXTURES & FITTINGS**

All flooring, curtains, light fittings, oven, hob, extractor fan, fridge freezer, washing machine, dishwasher and tumble dryer.

#### **DIRECTIONS**

From Dublin travel along the M3. Exit at junction 8. Travel along the R147 and at the 4th set of traffic lights turn right up Flower Hill. At the roundabout take the 2nd exit out the R162. Travel for 8km and turn right at Wilkinstown Community Centre continue straight on that road for 5km and turn right and the property is located on your left hand side located by our For Sale sign.

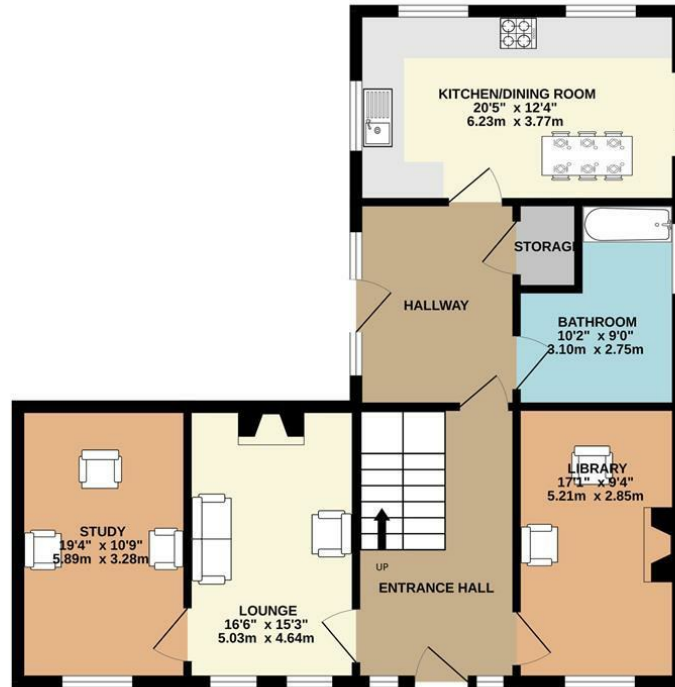
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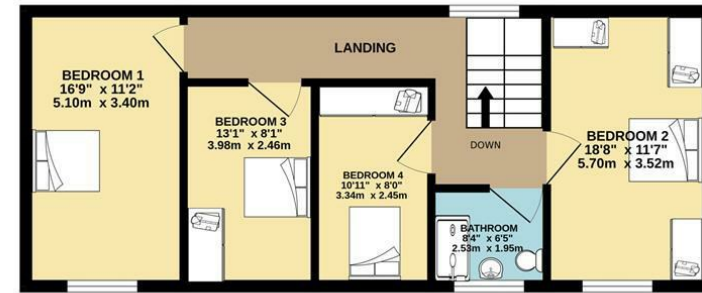


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2067sq.ft. (192.0 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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