



Rathnally House, Trim, Co. Meath

ON C. 26 ACRES





Rathnally House a stately Georgian Residence on c. 26 Acres located on the scenic banks of the River Boyne in Trim.

In the early 1700's the Hon. Thomas Carter a prominent public figure with the prestigious appointment of Master of the Rolls acquired lands at Rathnally and in 1730 engaged architect Edward Lovett Pearce to design a suitable residence on a carefully selected elevated site on the bank of the River Boyne.

Pearce was an associate of renowned architect James Gandon and he subsequently designed a number of public buildings including the House of Parliament on College Green.

His brief for Rathnally House was to maximise the lovely river views from the site.

Uniquely Rathnally House has only once before been offered for sale.

In 1760 on the marriage of Thomas Carter's daughter, the property transferred to the Thompson family and continued for more than 200 years through Thompson generations until it was purchased by the present Vendors in 1977.

Rathnally House is just 300m off the main Trim/Navan Road, 3km from Trim and 9km from Navan with excellent access to M3 motorway leaving Blanchardstown accessible within 25 minutes and Dublin City & Airport within 40 minutes. Both Towns have an abundance of amenities including shops, bars, hotels, restaurants, sports grounds and golf courses. There are excellent primary and secondary schools in both towns and a number of private schools within a forty-minute drive.

THE RESIDENCE

Rathnally House is approached through an impressive stone pillared gated entrance, along a sweeping stud fenced avenue to a gravelled forecourt to the front of the house.

The Residence sits proudly on an elevation surrounded by rolling lawns, parkland with magnificent mature trees and luscious paddocks. The lawns enjoy a natural fall towards the River Boyne offering river frontage of 600m with exclusive fishing rights.

Rathnally House boasts graciously proportioned light filled Reception Rooms which retain a wealth of period features, including Cornice work, high ceilings, decorative original Fireplaces, Sash Windows with Shutters, original doors & Architraves.

The original Double Hall doors lead to the Entrance Porch with its original mosaic tiled floor and double-glazed doors to the Reception Hall with high ceilings and a sweeping staircase.

Pearce designed the elegant Drawing Room uniquely as a perfect Octagon with four windows, Ornate cornices and feature ceiling. The grand original Adam fireplace occupies a side of the Octagon and is enhanced by matching Cabinet Alcoves on either side.

The Dining Room, Morning Room and Study are also impressive with fine Fireplaces, Cornices and 16ft high ceilings.





RATHNALLY HOUSE 6



ACCOMMODATION

ENTRANCE PORCH

7' x 5'11 (2.15m x 1.82m)

With tiled floor, double glazed doors to the Reception Hall.

MORNING ROOM

19' x 17' (5.79m x 5.19m)

With fine Georgian fireplace with matching sash windows on either side offering river views.

FIRST FLOOR LANDING

34'7 x 5'10 (10.56m x 1.79m)

BEDROOM 3

118'7 x 10'8 (5.66m x 3.26m)

All Bedrooms are fitted with original cast iron fireplaces and built in storage.

BATHROOM

12'5 x 9'5 (3.78m x 2.87m)

RATHNALLY HOUSE 8

RECEPTION HALL

19'9 x 10'2 (6.04m x 3.11m)

With staircase.

DINING ROOM

23'3 x 17' (7.08m x 5.19m)

With attractive cornice and ceiling, mahogany mantelpiece with Georgian fireplace.

MASTER BEDROOM

23'5 x 22'4 (7.15m x 6.80m)

Unique octagonal design with fireplace and built in wardrobe.

BEDROOM 4

16'1 x 12'4 (4.9m x 3.75m)

STUDY

12'6 x 11'2 (3.81m x 3.41m)

With fireplace, original shelving and storage.

DRAWING ROOM

24'5 x 22'11 (7.45m x 6.98m)

Unique octagonal shape with Adam fireplace, four sash windows, cabinet alcoves and feature ceiling.

BEDROOM 2

18'5 x 10'11 (5.62m x 3.32m)

BEDROOM 5

12'4 x 10'11 (3.77m x 3.34m)

SECOND FLOOR LANDING

9'9 x 5'10 (2.99m x 1.78m)

BATHROOM

12'5 x 9'11 (3.79m x 3.02m)

BEDROOM 6

18'10 x 16'9 (5.74m x 5.10m)

3X STORE ROOMS

Each with feature sky light.

BEDROOM 7

12'11 x 12'5 (3.94m x 3.79m)

Lower Ground Floor Accommodation which is exceptionally bright includes:

MAIN KITCHEN

23'7 x 21'7 (7.18m x 6.59m)

With spectacular domed ceiling and flagstone floor.

FAMILY KITCHEN

19'5 x 15'5" (5.93m x 4.69m)

With solid fuel Aga cooker and built in wall and floor units.

OTHER

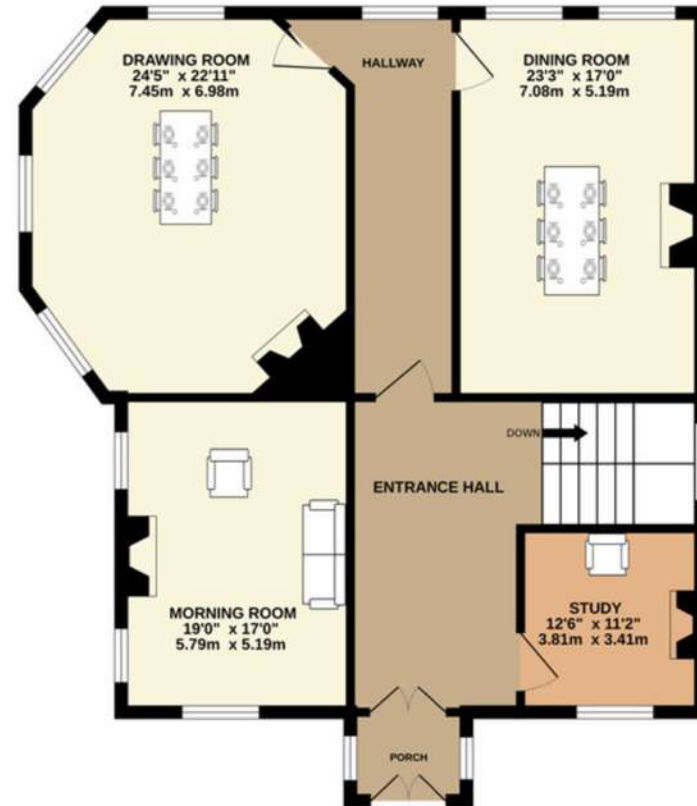
Also, Pantries and Utilities, Wine Cellar and domestic quarters.

FEATURES

- Georgian Residence extending to 613 sq.m (6598.28 sq.ft)
- Impressive wrought iron grand entrance
- Decorative original fireplaces throughout
- Bright & spacious living accommodation
- 16ft ceilings
- Sash windows & shutters
- Extensive River Boyne frontage
- Well water & private sewerage
- Excellent quality lands & mature forestry
- Array of stone outbuildings in courtyard setting
- Old mill structure with original mill wheel

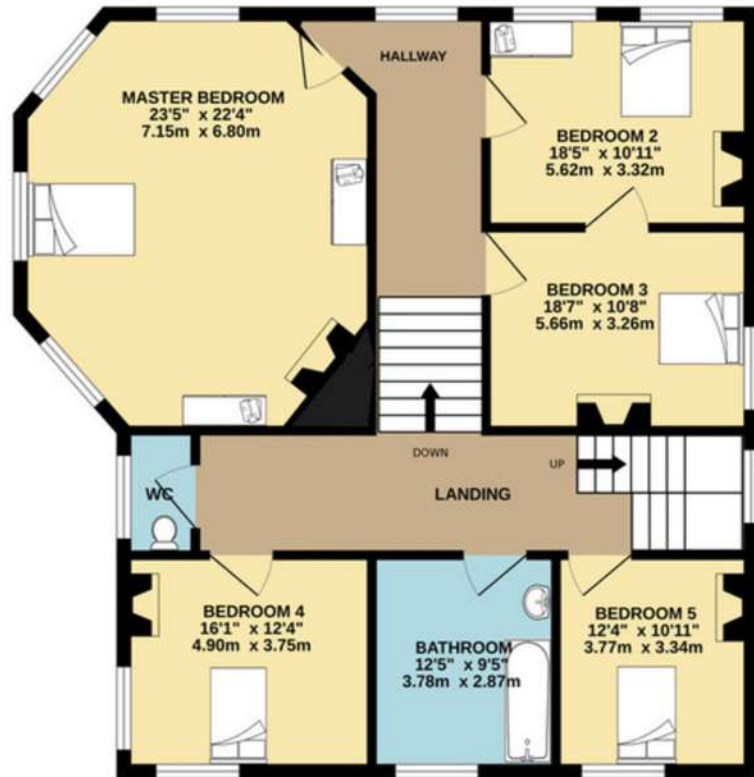


LOWER GROUND FLOOR

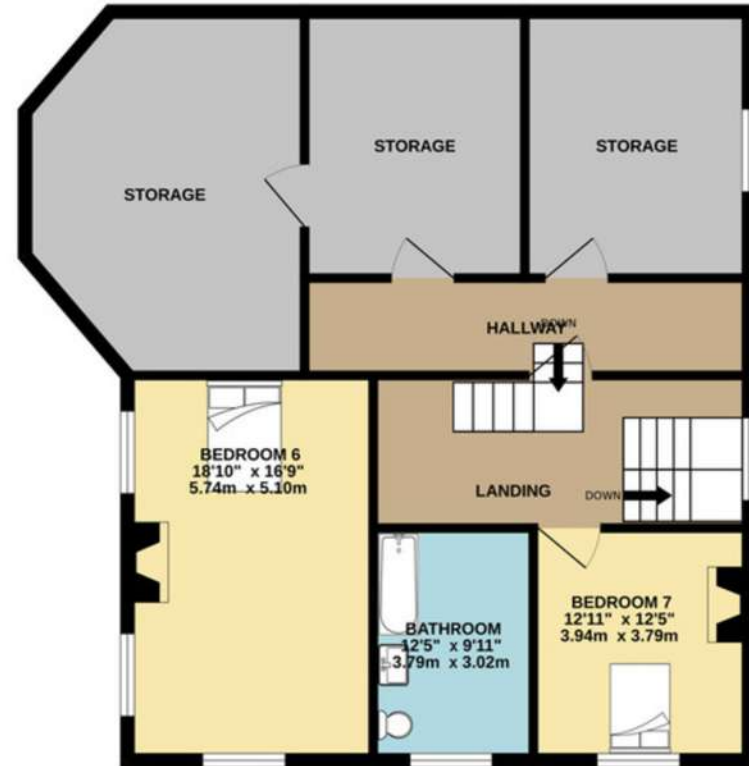


GROUND FLOOR

For illustration purposes only



FIRST FLOOR



SECOND FLOOR

For illustration purposes only

THE LANDS

The lands are entirely in pasture and are of excellent quality laid out in four main paddocks partly railed.





THE FARMYARD

Which will be offered for sale as Lot 2 is located a distance from the Residence and Grounds is laid out in a perfect rectangle and extends to more than 1 acre.

The buildings which are all constructed in high quality cut limestone with slate roofs, require renovation and include Lofted Stables and Barns, Coach Houses and Machine Sheds and former Coachmen and Grooms Accommodation.

The farmyard has a short avenue and separate entrance from the public road.

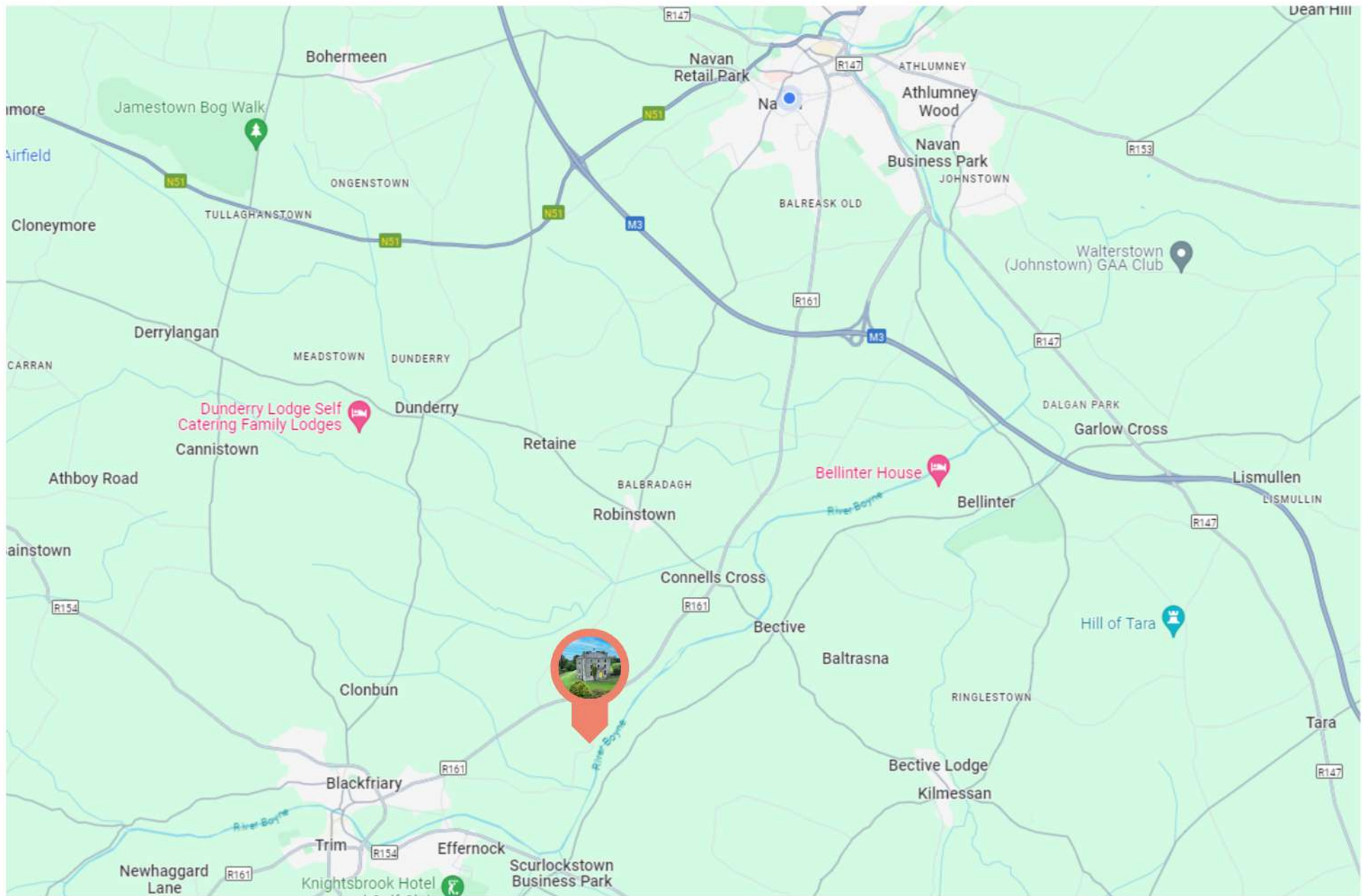
The yard offers tremendous potential subject to planning permission for redevelopment as high quality courtyard housing at the heart of the Boyne Valley and close to the award winning Heritage Town of Trim.

There is currently a very strong demand for quality short-term letting accommodation in the area.



TRIM TOWN





RATHNALLY HOUSE 16

Rathnally is a small exclusive Estate completely unspoiled and self-contained with mature parkland and some very fine Beech, Oak and Evergreen trees bounded on the Southern side by the Old Rathnally Mill and with public road frontage of c. 550 m.

The property will be offered for sale as follows:

- **Lot 1:** The Residence & Lands – c. 24 Acres
- **Lot 2:** The Farmyard and adjoining site - c. 2 Acres
- **Lot 3:** The Entire – c. 26 Acres

SOLICITOR DETAILS

Mr Anthony Murphy, Regan McEntee Solicitors,
High Street, Trim, Co. Meath

AUCTION DETAILS

The auction will take place on Tuesday 24th September 2024 at 3pm in our Auction Room and Online. Pre-registration for online bidding by Monday 23rd September 2024.

CONTACT



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