



Blossom Cottage, Williamstown, Navan, Co. Meath, C15 Y4X2

€465,000

BER C3



**Raymond
Potterton**





Raymond Potterton & Co. are proud to present this stunning home, set on a private site extending to c. 3/4 of an acre with dual entrances, just off the Navan-Trim Road and close to Navan Town.



Blossom Cottage, Williamstown, Navan, Co.

 1000.00 sq ft

 2 Bedrooms

 2 Bathrooms

INTRODUCTION

This elegant property, extending to approximately 1,000 sq. ft., is presented in pristine, showhouse condition.

Bursting with character, it retains many charming original features of a traditional stone cottage.

The property has been meticulously renovated and thoughtfully extended in recent years, offering a turnkey opportunity for its new owners.

The residence boasts spacious living accommodation throughout, complemented by beautifully landscaped front and rear gardens enclosed by mature hedgerows.

To the rear of the property, a separate yard with its own independent access presents excellent potential for a variety of uses, whether for business development or a potential dwelling (subject to the necessary planning permissions).

Nestled in the tranquil townland of Williamstown, just a short 4 km drive from Navan Town Centre, the property enjoys a peaceful cul-de-sac setting off the Navan-Trim Road.

It also benefits from excellent connectivity, with easy access to Dublin via the M3 motorway at Junction 8.

Accommodation includes: Entrance Hall, Open-plan Lounge/Kitchen/Dining Room, Two large double Bedrooms, including a Master with ensuite and walk-in wardrobe and Family Bathroom.

This superb property is certain to generate significant interest — early viewing is highly recommended.





FIXTURES & FITTINGS

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



ACCOMMODATION

Entrance Hall

21'6" x 3'1"

With wooden flooring and hardwood front door.

Lounge / Kitchen / Dining Room

22'7" x 19'9"

With wooden flooring, built in wall to floor units, electric range cooker, extractor fan, integrated dishwasher and stainless-steel sink.

Bedroom 1

11'7" x 10'8"

With wooden flooring, chandelier and TV point.

Ensuite

7'6" x 4'6"

With tiled flooring and fully tiled walls, shower, w.h.b and w.c.

Walk in Wardrobe

7'6" x 5'0"

With wooden flooring and built in storage.

Bedroom 2

11'1" x 10'5"

With wooden flooring, chandelier and TV point.

Bathroom

10'5" x 5'6"

With tiled flooring and fully tiled walls, bath, w.h.b, w.c and hotpress.

FEATURES

- Oil fired central heating
- Stunning artisan cottage
- Tastefully decorated throughout
- Feature windows
- Easily maintained grounds
- Mature hedgerow
- Quiet location
- Peaceful surroundings
- 30-minute drive to Dublin
- Septic Tank
- Mains Water

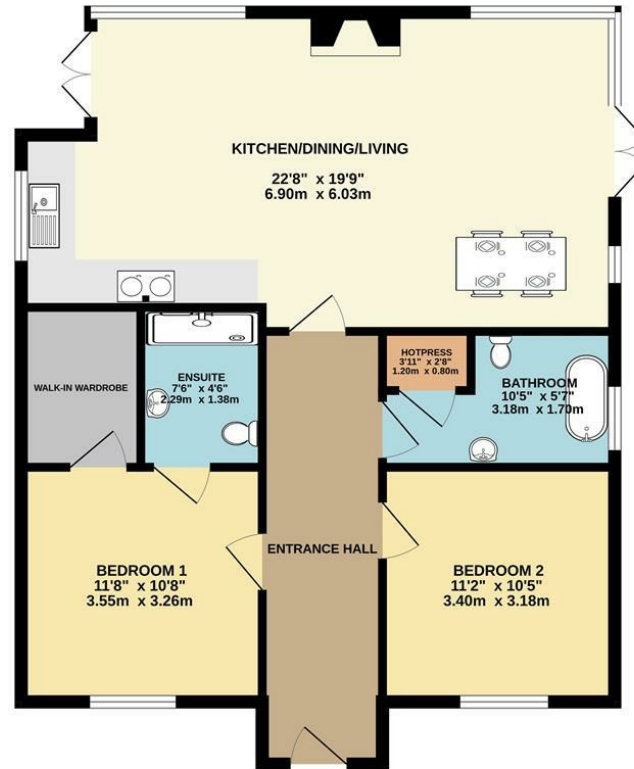
DIRECTIONS

Eircode: C15 Y4X2



FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA: 1001sq.ft. (93.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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