



01 801 1300 - info@bannonauctioneers.ie

Description

Magnificent detached house 299 sq m or 3,218 sq ft, situated on c.4 acres in a superb location overlooking the Boyne valley with views of seven surrounding Counties.

This property was built in 1890 and sympathetically extended and restored in 2000 and was once the preferred rehearsal venue for the renowned band Thin Lizzy and Brush Shiels.

This property is situated on a quite country road on an elevated site and accessed through two sets of lovely Wrought Iron gates that were manufactured locally by wonderful craftsmen. There is a gravel yard with feature paved pathway, stud fencing to the paddocks, two double stables, a Double garage and substantial lawns to the front, and rear of the House. There is also a patio area with decking of the sun room enjoying views of the back garden.

The accommodation comprises of Entrance hall at the front and rear of the house, Kitchen/dining room, formal dining room, Sun Room, Utility rm, Downstairs wc, Lounge, Parlour, 5 bedrooms one ensuite, plus two full bathrooms. Double garage, two stables and boiler house. A truly impressive home in an idyllic location.

Accommodation

Entrance Hall 10ft x 6ft

Lovely Hall, two died windows with leaded glass.

Oak Floor

Kitchen/ dining room 14ft x 15ft 7

Pine kitchen with generous amount of units, Oiled Oak work top, Belfast sink and Chinese slate floor. Faboulous ceiling beams, Solid fuel stove, Electric Hob and Oven. Feature window over the Belfast sink into the Sunroom.



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Sun Room 12ft 6 x 12ft

Wood ceiling with downlighters.

French doors to decking area.

Maple wood floor..Beautiful views of the elevated rear garden.

Utility Room 5ft 5 x 5ft

Tiled floor and walls lots of storage.Downstairs WC

Lovely modern sanitary ware whb, WC

Tiled floor and walls

Formal Dining Room 24ft 8 x 12ft 4

Oil fired Kerosene stove,9 kilowatt

Reclaimed Oak beam fire mantle with natural stone fireside.

One of the walls has been stripped back to the natural stone and lacquered.

Varnished wood floor.

Sitting Room 18ft 4 x 14ft 10

Carpet ,coving, Downlighters

Double doors to Hall and side Garden

Parlor 16ft x 15ft

First reception room as you enter front hall part of the original house

Mahongony Fireplace with cast iron insert.

Carpeted and papered

Master Bedroom 16ft x 15ft

Large room with three windows giving lots of natural light and lovely views.

Painted, Carpet, Brushed Chrome sockets. Adjacent to the main bathroom.

Main Bathroom 10ft x 10ft

Magnificent bathroom with free standing original enamel bath

With Original brass fittings. Separate Shower unit with shower off the Immersion

Wall mounted Cistern. Period style radiator with combined heated rails.

Classic Black & White décor Linen Closet. Ceiling Beams

Bedroom 2 14ft 4 x 10ft 10



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Double bedroom with attic access

Pine Varnished wood floor. Chandelier

Ensuite 8ft 1 x 5ft 9

Tiled floor and walls with shower unit

Bedroom 3 11ft 4 x 11st

Painted, carpeted wall and Velux Window great views.

Bathroom two 10ft 5 x 4ft 6

Tiled Floor and walls shower unit

Bedroom 4 15ft 3 x 11ft 3

Lovely large bright twin room

Painted , carpeted.

Bedroom 5 9ft 6 x 9ft 2

Double Garage 21ft x 18ft 6

Boiler House with new Well pump

Boiler is serviced.

Septic tank.

Two double stables with access to the first paddock

Included in sale

Carpets, curtains with two exceptions, blinds and light fittings. Furniture package can be arranged as a separate negotiation.

Facilities / Services

Private well

ESB

Telephone and broadband

Private registered septic tank

Oil fired Central Heating

Features

Situated in a very private site overlooking the Boyne Valley and near the historic



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Village of Slane.

Large bright reception rooms.

4 Acre Site.

Lovely formal dining room or large entertaining area.

Large Family room.

Property accessed through private gateway with ample parking.

Short commute to Slane, Navan and Dublin Airport. Easy access to Boyne Valley tourist routes, Hill of Tara, Slane Castle and prestigious golf courses.

Four double bedrooms; one single bedroom, one en suites; two family bathroom; sun Room, Kitchen/dining room, formal dining room, Lounge, parlour, down stairs WC, utility room.

Beautiful stairs with carpet and brass rods.

Front and rear lawns.

Large private site

BER Details

BER: C3

Directions

From Slane take the road to Navan until you reach Wiggers cross turn right signposted Rathkenny take the right before the petrol station, travel 3 kms. Gormalough pub is on your right, follow the road around left and the next immediate right at the old farmhouse. Continue uphill for 2.3kms and the house will be indicated by the agents for sale sign.

GPS Reference:53.4347.764- 3.2219703

Price: 495000

City: Slane