



01 801 1300 - info@bannonauctioneers.ie

Description

Country House and equestrian style farm on 39 Acres. This house and farm can be sold in two lots. This farm is laid out in three divisions with water in all paddocks, well-fenced and free-draining. This is an outstanding parcel of high dry fertile land in a picturesque setting. Currently farmed as an equestrian holding but suitable for all types of farming. Farm includes extensive road frontage with a white thorn natural hedge row. Farm contains a superb vista suitable for an additional residence subject to planning permission.

Property description:

Bannon Auctioneers are delighted to offer this farm for sale with a beautiful detached house. The house was built in 1984 and is on an elevated site of C.1.75 acres. This property includes a double garage, 8 stables, sand arena, feed house, 2 hay barns, indoor horse walker and some useful outbuildings.

The property is situated in the townland of Keenaghan on the Meath border and only ten minutes from the M3 motorway. This property is located 11 miles from Kells, 6 miles from Oldcastle and 16 miles from Mullingar.

Lough Bawn & Lough Lene are within three miles of the farm with Lough Lene particularly famous for fly fishing. The Ballymacad Foxhounds hunt locally and its very accessible to the Cavan Equestrian centre. The farm was originally part of the Battersby Estate and has been in the ownership of the current owners since 1942.

Ground floor of the accommodation comprises of an entrance hall, 2 reception rooms, kitchen / dining room, sunroom, utility room, bathroom and tack room. First floor comprises of 3 bedrooms master ensuite plus family bathroom. Accessed by attractive wrought iron gates and a tree lined avenue.



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Contact Anne Bannon 087 2318677

Accommodation

Entrance Hall 5.06 m x 2.07 m

Lovely front door with leaded glass panels on either side. Rosewood Parquet Floor. Telephone point.

Kitchen 5.86 m x 3.6 m

Oil Fired Stanley Range. Cream hand painted Teak Kitchen with cream granite work top. Generous number of Cupboards. Feature corner unit with wine rack, Rosewood Parquet Floor, Down lighters, integrated appliances. Gas Hob electric Oven.

Utility 5.10 m x 2.41 m

Rosewood Parquet Floor. Sink with right hand drainer. Storage cupboards, washing machine, fridge freezer, Tiled backsplash. Window giving lots of natural light. Large Larder closet.

Guest wc

Shower unit with electric shower, Floor and wall tiles. Integrated Wash hand basin with vanity Unit.

Tack Room 3.66m x .66m

Tiled Floor, wall wood panelling. Saddle and Tack Racks.

Sun Room 6.36m x 4.50m

Rosewood Parquet floor, ceiling with downlighters.

Sitting Room 5.20m x 3.56m

Beautiful white marble fireplace with high mantle.

Carpeted. Curtains. Centre and side lights.

T. V. Room 3.56 m x 3.62 m

Wood burning stove. Fireplace with pine over mantle and wrought Iron insert.

Centre and wall lights.

Landing. 4.43 m x 2.06 m



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Lovely bright landing with

Seating area, lovely views

Large Hot Press

Master Bedroom 5.50 m x 3 m

Carpeted floor. Wall to wall slide robes.

En-suite

Jacuzzi Bath, telephone shower, Whb, WC. Lovely modern floor and wall tiles, Feature mirror unit with overhead lighting. Large Linen Closet

Large window giving lots of natural light and ventilation Beautiful views.

Bedroom 2 3.15 m x 2.40 m

Built in wardrobes and vanity unit, carpeted, curtains

Bedroom 3 3.03 m x 2.40 m

Built in wardrobe. Stained wood floor.

Bathroom 3.03 m x 2.40

Lovely modern white sanitary ware, Jacuzzi Bath, Separate Shower with double shower tray and electric Triton shower. WC, whb, tiled floor and walls, Feature mirror bathroom cabinet and integrated unit.

Wall mounted heated towel rails. Very bright

Services.

Mains Water

Regulated Septic Tank

4 G Fibre Optic Internet

Ber Rating D2

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BER Details

BER: D2 BER No.111054102

Directions

From Kells take the Oldcastle road R163 continue until you come to the turn for the village Crossakeel, as you enter the village there is a handball alley on your



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right continue past this and take the road to Fore as signposted. Pass through three crossroads and then take the third left, continue for half a mile and the house is on the right hand side and indicated by Agent's for sale sign.

Price: 550000

City: Kells