





An exceptional 3 bedroom / 4 reception detached family residence, which extends to approximately 290 sq.m. and sits proudly on circa 1.7 acres of beautiful landscaped gardens.



Feegle House, Rochestown, Slane, Co. Meath C15YT50



3120.00 sq ft



3



4

INTRODUCTION

Feegle House is perched on a lovely elevated plot and enjoys amazing views of the entire countryside. Built in 2003, this property benefits from the wonderful mix of stone complimented with red brick to the façade and sides of this fine home.

The tone for this magnificent property is set at the entrance with fine stone piers with automated wrought iron gates, paved driveway and well placed external lighting with wrought iron lamps. The rolling lawns wrap this property and benefit from an array of trees and established greenery. The large lawn to one side benefits from another entrance and a purpose built barn matching the stone of the property and comprises 4 stables. There is also a large detached garage and garden shed to the rear.

The property has amazing living accommodation with a wonderful light filled kitchen/dining area with a gorgeous glass double height vaulted ceiling with a wall of windows and doors to the rear overlooking the landscaped gardens and raised decked area. Off the kitchen and in open plan style is a cosy sitting area. This entire area offers amazing space and is an ideal place for entertaining. In addition there is a spacious Livingroom to the front.

The ground floor is also home to a bedroom, shower room and utility room. On the first floor there is a large master suite with walk in wardrobe and en-suite, another en-suite bedroom and a large multipurpose room with a guest w.c. off. Top quality features are in abundance in this property and the quality of materials and craftsmanship is evident throughout. Style and attention to detail set the tone for this well finished residence. Boosting an excellent energy rating, Feegle House is a very comfortable and affordable property to heat with all modern up to date heating facilities.

This property clearly enjoys the resources of many towns Navan, Drogheda, Ardee, Ashbourne yet is within a 40 minute drive to Dublin City & Airport. Excellently located off the R163 6kms west of Slane Village and just 15kms from the M1. The M3 and N2 also provides easy access to Dublin City & Airport.

FEATURES

- Quiet countryside location with exceptional views
- Attractive exterior with stone façade and sides
- Extremely spacious accommodation
- Exceptional interior décor throughout
- High quality carpentry – oak skirting and doors throughout
- Cast iron style radiators
- Fully alarmed
- Very well insulated throughout
- Boosts high energy rating B3 (completed before solar panels installed)
- Oil fired central heating
- Solid fuel stove
- Solar Panels
- Wood pellet burner
- Heat recovery system
- PVC double glazed windows
- PVC fascia and soffit

OUTSIDE

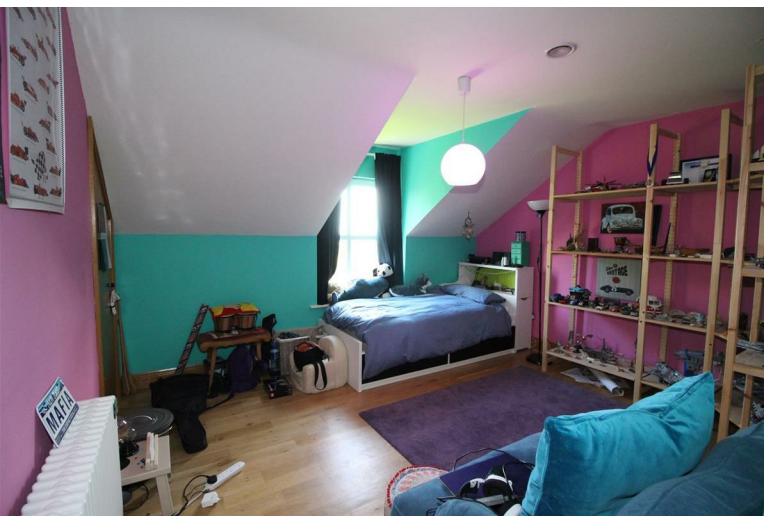
- Stone entrance with automated gates
- Excellently manicured gardens
- Detached Multi-Purpose Room
- Purpose built barn with 4 stables
- Private well
- Bio recycle
- Garden Shed

FIXTURES & FITTINGS

All flooring, curtains, blinds, light fitting (except 2 in Lounge), Smeg Double oven, extractor fan, Smeg Fridge, integrated dishwasher and wine cooler are included in the sale.







ACCOMMODATION

Entrance Hall

7'0" x 5'10"

With solid hardwood door, dual windows, solid oak flooring, oak staircase with carpeted runner and stairs rods.

Lounge

33'3" x 15'10"

Beautiful open plan dual aspect room with solid oak flooring, feature Limestone fireplace with redbrick breast and Parkray solid fuel stove (back boiler), coving and TV point.

Sittingroom

13'11" x 13'8"

A beautiful room off the large kitchen / dining area with solid oak flooring and coving.

Kitchen / Dining

36'5" x 17'1"

An amazing room with ample space for a large dining table to the front and a light filled area to the rear.

With German marble tiling, bespoke Hogan handmade oak kitchen incorporating built in wall and floor units with granite worktop and modern glass splashback, open shelving with underlighting, Smeg double oven, Smeg fridge, integrated dishwasher, curved centre island with storage, wine cooler, ceramic sink with fitted Quooker offering instant boiling water. The island is designed for comfortable dining space.

Open plan to Dining space with marble tiling, recessed light and fitted with Palazetti wood pellet burner providing the ultimate comfort in this open plan space.

Utility

11'11" x 8'10"

With tiled flooring, built in wall and floor units, coving, plumbed for washing machine and tumble dryer. Door to the rear garden.

Inner Hall

With German marble tiled flooring, coving and recessed lights.

Bedroom 3

13'10" x 12'1"

With Solid oak flooring and coving.

Shower Room

10'0" x 6'3"

With tiled flooring, tiled walls, w.c., w.h.b. with vanity unit and shower with Triton T90si.

Landing

With carpet and hotpress.

Master Bedroom

22'10" x 15'10"

Dual aspect with solid oak flooring, recessed lights and TV point.

Walk in Wardrobe

12'5" x 10'9"

Fitted with two slide robes incorporating hanging and shelf storage.

En-Suite

14'5" x 10'7"

With tiled flooring, tiled walls, dual sinks with vanity units, dual oval mounted wall mirrors, w.c. bidet, free standing oval bath, double walk in shower with screen and tall wall mounted chrome radiator

Bedroom 2

13'8" x 10'2"

With solid oak flooring.

En-Suite

10'2" x 3'8"

With tiled flooring, tiled walls, w.c., w.h.b. with wall mounted vanity unit, walk in shower and glass screen, square polished chrome shower head and wall mounted sensored mirror.

Room

19'0" x 9'8"

With solid Oak flooring, built in wardrobes and 2 velux windows.

Shower Room

9'6" x 4'4"

With tiled flooring, w.c., w.h.b., shower and wall mounted mirror with overhead lighting.

Detached Multi-Purpose Room

18'10" x 15'10"

With door to the front.

Purpose Built Barn

Subdivided into four stables.

DIRECTIONS

Eircode C15 YT50

From Dublin travel along the M1. At Junction 10 take the N51 exit to Drogheda. At the roundabout take the 1st exit onto the N51. Turn right at Slane gates and take the first left onto the R163. Travel for 2.7 kms and turn right. Continue for 1.2km and the property is located on the left hand side.

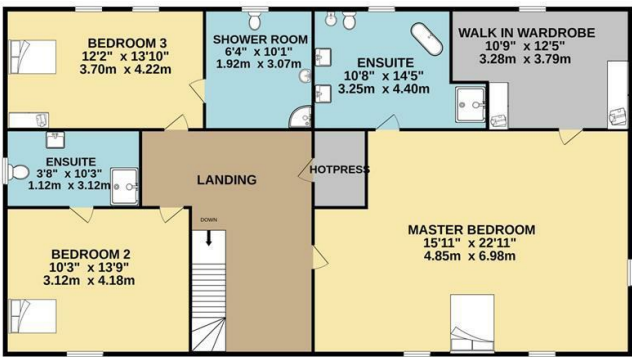


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 3122sq.ft. (290.0 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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