





INTRODUCTION



Betaghstown Cortown comprises Betaghstown Lodge which extends to c. 200 sq.m. along with a state of the art purpose built stable barn, equine facilities and 19 acres of top quality lands.

Immediately you are struck how charming this property is. A modern extension has been added whilst not compromising the original beautiful stone Lodge. It is positioned on an elevated part of the site overlooking the entire lands, all of which is now captured internally from the large panes to the rear of the property. The lands, yard and equine facilities are premium. This property is ideal for those with an equine interest or any person in search of a special country property and small farm holding.



Located in Cortown a beautiful rural setting just 14kms north west of Navan Town and within an hour of Dublin City & Airport via the M3. Cortown boasts a strong community centred around St Brigid's National School, Church and local GAA grounds all of which are close by.

THE RESIDENCE

The Residence is approached via electric security gates, a stone driveway, rolling lawns and gated access to the stables and lands all of which are very well fenced.

The original house boasts a stone finish and the property offers a wonderful mix with a modern extension built in 2014. The residence is complimented by a paved patio and rolling lawns with plenty of mature trees, shrubs and well placed lighting.

The newly placed double doors to the front Entrance Hall divides the traditional and the contemporary. One enters into a modern hall with oak doors with glass inserts.

The property offers a large open plan Kitchen / Living room offering the ultimate in modern day living. In addition there is a traditional Lounge with elegant French doors with vaulted ceiling and feature window, cosy Snug with solid fuel stove, along with a Utility and Guest w.c. on the ground floor.

On the first floor there is a fine Master Bedroom featuring a large wall to floor window over looking the entire property. This room offers a walk in dressing room and ensuite.

There are two additional large bedrooms and bathroom.

This home offers many traditional features alongside more modern ones such as large triple glazed sliding doors, triple glazing windows in the extension, underfloor heating, high gloss kitchen, granite worktops, quality sanitary ware, traditional fireplaces and French doors.



ACCOMMODATION



Entrance Hall - 2.43 x 2.3

With double doors, wooden flooring, recessed lights and oaks doors with glass inserts.

Kitchen, Dining / Living - 8.39 x 4.5

Kitchen with high gloss kitchen with glass splashback and granite worktop, Franke stainless steel sink, Siemens oven, Siemens microwave / grill, warming plate, Siemens Induction hob, wooden flooring and recessed lights. Open plan to Dining / Living flooded with light from large panes and sliding doors and recessed lights.

Utility - 3.44 x 2.42

With tiled flooring, built in wall and floor units, washing machine, tumble dryer, hotpress and door to the rear.

Inner Hall - 1.44 x 1.04

With wooden flooring.

Lounge - 6.66 x 4.2

With wooden flooring, feature wooden fireplace with open fire, vaulted ceiling with semi circular window and French doors to the gardens.

Sitting - 5.6 x 4.12

With feature stone fireplace with solid fuel stove insert, tongue and groove ceiling, wooden flooring, built in storage, feature alcove with lighting.

Guest w.c. - 2.42 x 1.43

With tiled flooring, tiled walls, w.c., w.h.b. and wall mounted mirror.











Landing - 7.69 x 1.23

With carpet / wooden flooring and storage cupboards.

Bedroom 1 - 4.93 x 4.56

With carpet and feature wall to floor window. Walk in Wardrobe 4.53 x 1.68 With window, carpet and built in open and hanging storage.

Ensuite - 4.49 x 1.36

Modern and finished with tiled flooring, tiled walls, w.c., w.h.b. and walk in shower with glass screen, large rain head shower head along with top quality sanitary ware.

Bedroom 2 - 4.27 x 3.03

With tongue and groove flooring and wall mounted lighting.

Bedroom 3 - 3.48 x 3.02

With tongue and groove flooring.

Bathroom - 2.65 x 2.00

With tiled flooring tiled walls, w.c., w.h.b. with vanity unit, bath, wall mounted mirror and recessed lights.







THE FARM & LANDS

The property has a gated entrance with a hardcore surface to a fine purpose-built barn incorporating 6 stables and a mare & foal box and a tack room. There is also a lunging ring, hard stand and machinery shed. The stable barn is finished with a stone and red brick façade with overhanging roof supported by circular red brick pillars and tongue and groove ceiling. The stables are fitted with feed and water units.

There is a lunging area with an all weather surface of sand and fibre mix, alongside a purpose built pen and crush, dung stead, standing area and a purpose built machinery/storage shed.

The lands in five fields are of good quality pasture, all with excellent stock fencing and benefits from mature and well maintained hedgerows. All the lands are serviced with water supply.

- **19 acres in 5 divisions**
- **Purpose built Stable Barn**
4 Stables -3.65m x 3.65m,
1 Stable – 4.26m x 3.65m
M & F box – 6.0m x 3.57
Tack Room 6.0m x 3.66m
- **Lunging Ring**
- **Hard Stand**
- **Machinery Shed 14m x 5.67m**







FEATURES, SERVICES & FIXTURES & FITTINGS



Features

- Stunning & very well maintained Residence & Farm
- Stone entrance with automated gates
- Residence offering traditional & new layout
- Quiet countryside location with exceptional views
- Sought after location close to M3
- PVC triple glazed windows in extension
- PVC fascia and soffit

Services

- Private well
- Private sewerage (Recently upgraded)
- Fully alarmed & sensor lighting outside
- Air to water heating
- Pump house with water tank and water treatment system
- House fitted with pressurised system for water.
- Water to all fields

Included in the sale

Flooring, blinds, curtains, light fittings and all appliances are included in the sale.



Cortown National School

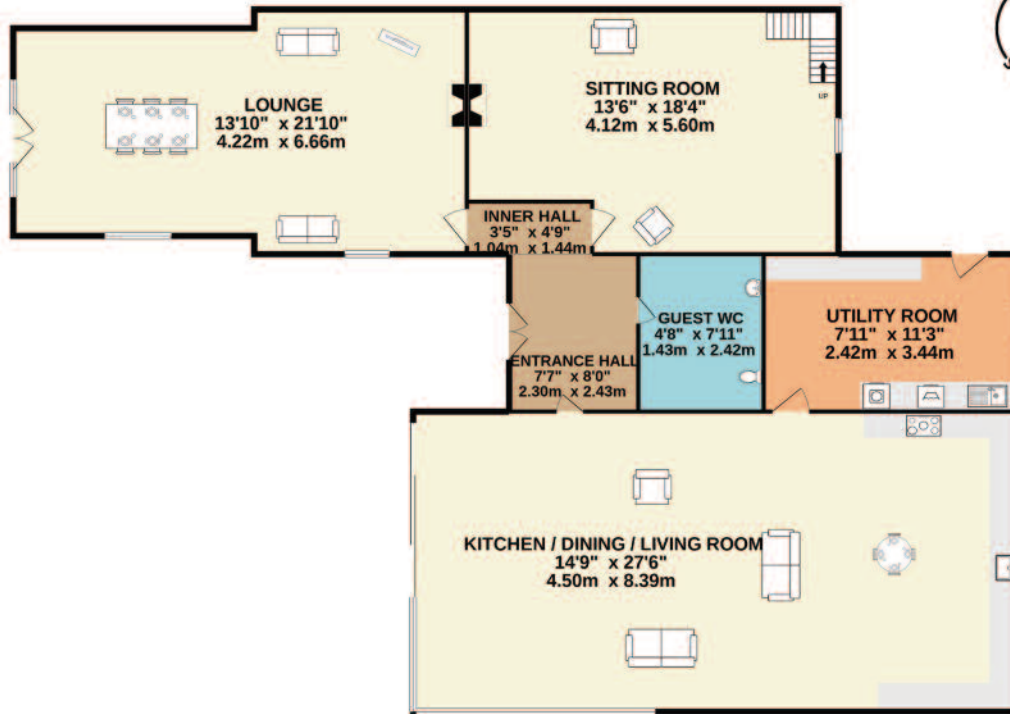
Directions

Eircode: A82 RH67

From Dublin take the M3 Motorway. Exit at Junction 9. Take the N51 Delvin exit. Travel for 2.6kms and turn right. Travel for 2.8kms and turn left and immediate right signed Trim. Travel for 9.2 kms and take left turn signed Fordstown. The property is located a short distance on the left hand side.

FLOOR PLANS

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2153sq.ft. (200.0 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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