





AUCTION - WEDNESDAY 25TH MAY AT 3PM

RESIDENTIAL FARM ON C. 44 ACRES

An absolutely superb residential farm extending c. 44 Acres in an excellent location a short distance outside Kells and near the M3 Motorway.

Drumbaragh Kells Co. Meath A82 W7K8

INTRODUCTION

The Residence provides 3 Bedrooms and while in need to modernisation is a solid structure on an elevated site with a gorgeous mature front garden and private back yard. The farmyard consists of a 2 link hay shed with lean to and 2 traditional old barns with yard space and a muck shed.

The lands are in 3 main divisions and consist of high dry fertile Meath ground which are well fenced and are suitable for any agricultural purpose but have been particularly successful in the finishing of Beef Cattle. This is powerful land and it is possible to see into four counties from almost any position on the farm.

A unique opportunity to purchase a gorgeous traditional farmstead in an excellent location.

ACCOMMODATION

Front Porch
4'7" x 3'7"

Entrance Hall
4'7" x 12'1"

Sitting Room
11'9" x 11'1"
With feature fireplace with tiled hearth.

Dining Room
12'1" x 13'5"
With Stanley super 80 oil fired range, dual aspect room.

Kitchen
11'9" x 7'10"
With single drainer sink and rear door to back yard.

Internal Hall
14'5" x 3'3"

Bedroom 1
10'3" x 12'1"

Bedroom 2
15'1" x 12'1"
With feature fireplace, double windows.

Bedroom 3
10'9" x 8'11"



**Guest w.c.**

5'6" x 3'3"

Bathroom

5'10" x 5'6"

With w.h.b. and bath.

FEATURES

- Oil fired central heating
- Mains and well water

**DIRECTIONS**

From Kells proceed out the Oldcastle Road passing by the Tower of Loyd on your right hand side and the farm is located a short distance up on the right hand side before Drumbarragh National School and is clearly identified by the Agents 'Auction' boards.

FURTHER DETAILS

Contact Stephen Barry on 046 9027666 or 087 9872426.