








Rockfield Lodge is a charming lodge extending to c. 76 sq.m. prominently positioned on the Athboy Road on the outskirts of Kells Town and sits on a lovely site of c. 2.5 acres.

It is a very well-constructed, late nineteenth century building and reflects the high quality workmanship and architecture of the time.

Rockfield Lodge Kells Co. Meath

 818.00 sq ft

 2 Bedrooms

 0 Bathrooms

INTRODUCTION

Listed in The Record of Protected Structures in the County Development Plan Rockfield Lodge is steeped in history.

Richard Rothwell who inherited Rockfield on his father passing in 1817 is believed to have built two lodges on the estate known as North gate and East gate (now demolished).

Rockfield Lodge is the North gate lodge. Under the supervision of architect William Murray Rockfield Lodge was built and according to records improved around 1840. It won An Taisce Award in 1999.

The entrance is most impressive with straight ornate cast iron railings hung on decorative cast iron piers, originally the entrance to Rockfield Estate.

This entrance forms the entire north end of the site and is terminated on both ends by carved limestone piers.

The lodge constructed with random sandstone with larger stone for the quoins, slated roof, windows to the north and south gable ends have stone hood mouldings and stone sills, bay window and carved stone frame entrance porch.

Internally the property is in need of complete restoration.

The layout of this lodge is simple with three good rooms on the ground floor and an attic room on the first floor.

The Lodge has not been significantly altered and with the high quality of its materials it remains structurally sound offering many original high quality features.

The site is most attractive expanding outwards towards the southern limits and provide an ideal leisure space for this most attractive property. There are two stone outbuildings to the rear of the house.

Rockfield Lodge, an historic landmark in Kells offers an ideal opportunity for someone to restore this property to its former glory.

The ground that the lodge sits on is approximately 2.5 Acres in area and is currently used for grazing. Its unique setting and proximity to the town however make it very suitable for other purposes subject to appropriate future zoning/planning.

There is also a significant area of mature woodland that runs along the length of the western boundary providing a good degree of privacy from the neighbouring land. All other boundaries have been well planted with trees and hedgerows to create a very unique, attractive and private environment.





SERVICES

- Private Well
- Mains Water & Mains Sewerage available

LOCATION

Situated on the Athboy Road an easy stroll to Kells Town and very easily accessed from the M3 providing excellent access to Dublin City and Airport.

The property is situated in a prime location on the edge of the sought after heritage town of Kells.



This attractive town enjoys a notably vibrant community spirit and offers a full spectrum of quality amenities including shopping, hotel, pubs and restaurants, both state and private schools, GP surgeries, veterinary practices and a large selection of sporting facilities including swimming pool, tennis club, two gyms, a health spa and the highly-regarded Headfort Golf Club.

The larger town of Navan is a short journey away. There is importantly a direct commuter link to Dublin via the M3 motorway with a journey time into the city centre of just under an hour.

The M3 Parkway rail link into Dublin Connolly is a 30 minute drive away. There is also a fast, frequent and direct bus service from Kells to the city centre and Airport which provides a useful alternative to the car.



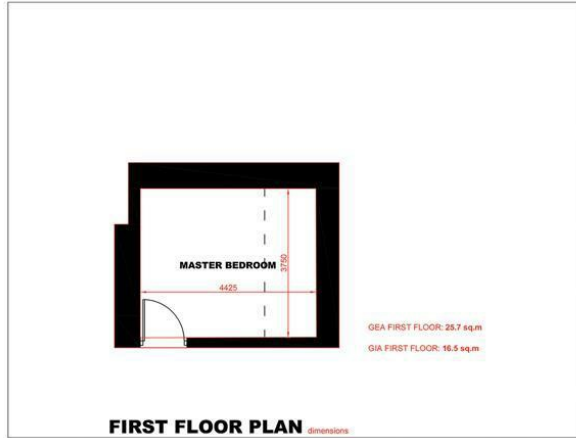
FURTHER DETAILS

For further details contact Rosemary McKeown on 046 9027666





FLOOR PLAN



FIRST FLOOR GROSS EXTERNAL AREA (GEA): 25.7 sq.m

FIRST FLOOR GROSS INTERNAL AREA (GIA): 16.5 sq.m

GROUND FLOOR GROSS EXTERNAL AREA (GEA): 79.3 sq.m

GROUND FLOOR GROSS INTERNAL AREA (GIA): 59.5 sq.m

