





A superb country residence on c.0 85 acre extending to some 3,440 sq. ft on well maintained private grounds approached by a stunning driveway with wrought iron entrance gates.



Stonestown Delvin Co. Westmeath N91 X6NA



3440.00 sq ft



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Very attractively located in pleasant countryside location with nice views of the surrounding area and yet just 10 km from Athboy , 5km to Delvin and 22 km to Junction 11 M3 Motorway. The property is ideally located for both Primary and Secondary schools, the local National School (St. Patricks NS, Crowenstown) which is only 1km away and is on the bus route for Athboy Community School.

This magnificent property of 3440 sq. ft. was built 13 years ago, and is in showroom condition throughout having been meticulously maintained by its current owners.

This family home has been constructed with the best quality building materials and features high levels of insulation and all modern services were installed.

Accommodation briefly consists of a feature entrance hall, reception room, a stunning kitchen with access to covered patio area, a large utility room, with guest w.c, master bedroom with walk in wardrobe/ dressing room & ensuite bathroom, three more large double bedrooms with one of them benefiting from another ensuite , home office/ study and top quality games room/lounge.

The annex to the property features a self contained unit with own kitchen/ living area and bathroom ideal for family members guests or rentals. To the rear of the property is an extra large garage c.1,070 sq. ft with vehicular and pedestrian access.

The property boasts of a bright living and semi open plan kitchen dining area accessed by two sets of French doors on to a large patio area partially enclosed suitable for use in all seasons.

This property is sure to be very popular as it's a stunning family home ready to go and early viewing is advised

ACCOMMODATION

Entrance Hall

19'4" x 15'1"

Solid wood flooring, feature front door, dual windows.

Reception Room

16'8" x 13'9"

With central feature brick fireplace with back to back stove, wood flooring, double doors to hallway. French door to patio and semi open plan to kitchen.

Lounge / Pool Room

20'8" x 17'8"

Bright spacious room with wood flooring, feature lighting built into box coving, feature brick wall.

Kitchen

21'3" x 15'6"

Tile flooring, fully fitted kitchen with breakfast bar, chrome sockets, recessed lighting, gas hob, electric oven, integrated dishwasher, quality quartz worktop, quartz splashback, stove and 2 x sets of French doors.

Utility Room

11'1" x 6'6"

Built-in wall & floor presses, tile flooring, stainless steel sink and door to rear.

Guest w.c.

5'10" x 5'6"

With w.c., w.h.b. and tiled flooring.

Bedroom 2 (Ground Floor)

19'8" x 12'2"

Wood flooring and built in double door storage.

Ensuite

Fully tiled, w.c., w.h.b. and shower.

Landing / Open Plan Lobby Area

19'0" x 11'0"

Wood flooring and T.V. point.

Bedroom 1

17'11" x 16'0"

Wood flooring, dual windows.

Dressing Room / Walk in Wardrobe

10'2" x 5'2"

With rainfall shower, w.c. and w.h.b.

Ensuite

7'6" x 8'2"





Bedroom 3

17'4" x 14'9"

Wood flooring and built in double door wardrobe storage.

Bedroom 4

13'9" x 9'2"

With wood flooring.

Office / Study

9'6" x 5'10"

With wood flooring.

Family Bathroom

8'10" x 8'10"

Blank canvas plumbed ready for sanitaryware and tiling.

ANNEX

Kitchen / Living Room

17'5" x 13'1"

With fully fitted kitchen, oven, hob, solid fuel stove and tiled flooring.



Bedroom

11'5" x 10'1"

With tiled flooring.

Bathroom

7'11" x 7'9"

With w.c., w.h.b. and shower.

OUTSIDE

Garage / Workshop

36'1" x 29'6"

Large block built shed, large garage door and side door. Suitable for multi car storage or workshop. Power connected.

FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings, appliances, stove and master bedframe is included in the sale. All other furniture and pool table is open for discussion

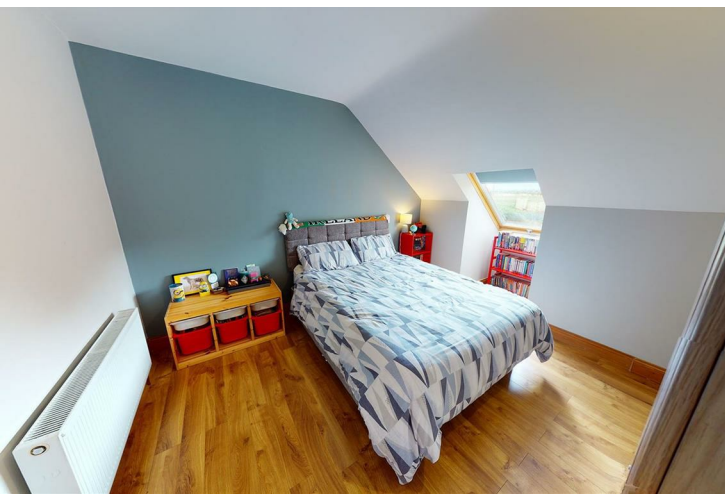


FEATURES

- Stunning property
- Mature Private Site of .8 Acres
- BER B3
- Bright & Spacious Living Accommodation of C.3400 sq ft
- Turnkey condition
- Great location
- Broadband quality is excellent - Imagine Broadband 100mbps
- Separate self contained annex
- 2 x Patio area
- Beautiful manicured lawns & hedgerow
- Bio cycle and mains water

DIRECTIONS

From Athboy take the N52 towards Delvin for 10km, take the first left just before Crowinstown Inn and continue on the road for 0.7 km and the property is located on the left hand side.





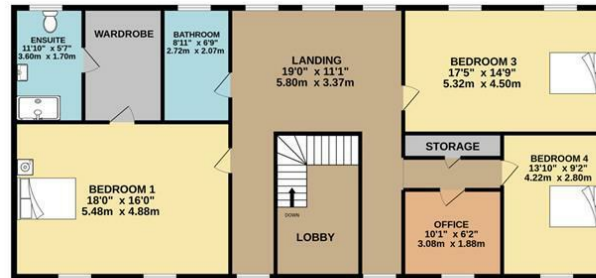


FLOOR PLAN

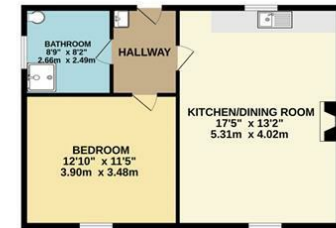
GROUND FLOOR



1ST FLOOR



ANNEX



TOTAL FLOOR AREA : 3440sq.ft. (319.6 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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