





Curtistown House, Kilmessan on c. 5.5 acres is a superb residence extending to c.299 sq.m. surrounded by beautifully landscaped gardens, two paddocks, yard, a state of the art purpose built barn, stables and ancillary building.

Immediately you are struck how charming this property is.



Curtistown House, Kilmessan, Co. Meath C15 Y996



3218.00 sq ft



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LOCATION

Very attractively located in pleasant countryside and yet just 2kms from Kilmessan Village and 8kms Trim Town. Trim provides excellent shopping and recreational facilities, Navan and Dunshaughlin are within easy reach also. Dublin City and Airport are very commutable within the hour.

THE RESIDENCE

The residence was constructed in 1990 and carefully maintained and upgraded over the years and now has a 'B' energy rating. It is excellently positioned on the site behind attractive and secure automated gates and a long curved tree lined avenue.

This is an elegant home and one that is full of light with many rooms boasting dual aspect. It enjoys a lovely layout with the formal lounge to the front of the property and the kitchen, dining and sitting room all connect well to the rear of the property. The Sunroom off the Kitchen offers an ideal relaxation area overlooking the gardens.

The property is impeccably presented throughout. There is a large bedroom and shower room on the ground floor. On the first floor there is a fine master bedroom offering a walk in wardrobe and ensuite and two additional large bedrooms and bathroom.

The grounds are beautifully landscaped with extensive lawns and specimen trees and shrubs providing all year round colour and interest. There is also a small orchard. The entire site is surrounded by mature hedging providing complete privacy. Curtistown House is a really charming and welcoming house.

ACCOMMODATION

Entrance Porch

8'8" x 4'10"

With tiled floor and PVC doors and panels.

Entrance Hall

16'1" x 11'10"

With hardwood door with full glass panels, solid beech wooden flooring and feature staircase.

Lounge

19'8" x 14'9"

Dual aspect room with carpet, feature marble fireplace with open fire, coving, centrepiece, patio doors to the garden and two pairs of double doors with glass inserts to front hall and dining room.

Kitchen / Dining

kitchen 13'9" x 11'8" / dining 12'2" x 8'5"

Kitchen with cream built in wall and floor units, with wooden worktop, centre island, glass display cabinet, undercounter lighting, stainless steel sink, splashback tiling, oven, hob and extractor fan. Open plan to Dining with tiled flooring and built in storage units and dresser. Door to Sunroom and door to Sitting Room.

Dining

15'7" x 11'9"

With carpet, coving, centrepiece and radiator cover.

Sittingroom

18'11" x 18'4"

With solid beech flooring, stone fireplace with beam mantelpiece (wood burning stove insert), exposed beam featured ceiling and stairs to study.





Study

16'5" x 13'8"

With carpet and velux window.

Sunroom

19'9" x 9'9"

With tiled flooring and glass doors to the garden.

Bedroom 4

14'1" x 11'4"

With carpet and built in wardrobes.

Shower Room

7'9" x 6'3"

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

Landing

With carpet and hotpress.

Bedroom 1

14'4" x 14'1"

With carpet and walk in wardrobe (3.02 x 1.45) with built in hanging and drawer storage.

Ensuite

10'1" x 5'7"

Modern and finished with tiled flooring, tiled walls, w.c., w.h.b. with vanity unit and shower.

Bedroom 2

19'7" x 10'3"

With carpet and built in wardrobes.

Bedroom 3

15'4" x 10'9"

With carpet and built in wardrobes.

Bathroom

14'6" x 7'11"

With carpet, partly tiled walls, w.c., w.h.b. bidet and corner bath.

YARD & LANDS

The lands are well fenced, piped with water and laid out in two paddocks either side of the gravel entrance. There is also a separate gated access from the road to the field. The purpose built barn and large gravel yard are located to the rear of the site along with three stables and storage shed.





OUTSIDE

- 2 paddocks with excellent stock fencing and mature hedgerow
- All lands are serviced with water supply
- Separate road access
- Gravel yard with gated access to paddock
- 3 Stables with water units 3.69m x 3.65m
- Storage Shed 9.21m x 8.38m
- Purpose built barn with automated roller door & steel pedestrian door 40ft x 30ft with electric supply

FEATURES

- Charming Residence, & Grounds
- Attractive gravel entrance with automated gates
- Selection of mature trees, shrubbery and orchard
- Residence offering spacious living and bedroom accommodation
- Meticulously presented throughout
- Excellent energy rating
- Quiet countryside location
- Double glazed PVC windows
- Top quality lands
- Large yard with purpose built barn
- Carefully landscaped gardens with patio area, water feature and gazebo

SERVICES

- Mains water
- Water softener
- Private sewerage
- Fully alarmed
- Oil fired central heating
- Outside tap
- Water tank for back up supply

FIXTURES & FITTINGS

All flooring, curtains, light fittings, oven, hob, extractor fan, integrated fridge freezer, integrated dishwasher, integrated washing machine / dryer and radiator covers are included in the sale.

DIRECTIONS

From Dublin follow the M3. Exit at Junction 6 and at the roundabout take the 1st exit R125. At the next roundabout take the 2nd exit onto R125. Travel for c.9kms and take the right signed L2205. Travel for c.2kms and the property is located on the left hand side identified by our for sale sign.





FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 3218sq.ft. (299.0 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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