







A superb country high tech energy efficient country residence extending to some 3600 sq. ft on c. ¾ acre surrounded by beautifully landscaped and perfectly maintained private grounds. This family home is attractively located in a pleasant countryside location with breath-taking views of the surrounding area.







# Oristown, Kells, Co. Meath A82 WV88



3600.00 sq ft



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Located in the townland of Oristown close to both Navan & Kells this elegant property is presented in excellent condition throughout and boasts many features such as spacious living accommodation throughout, five / six spacious bedrooms two with their own ensuite bathroom, large sitting room, kitchen diner, utility room, family bathroom, lounge with bar and study. The property also features a separate garage utilised as a home office with two separate bright spacious offices and features a ample storage room to rear .

The property has been meticulously maintained by its current owners and features a whole host of extras such as a number of solar panels installed in the last 2 years, solar battery storage up to 11.4kwh , zoned heating throughout every room with water heating control, wired for car charging, monitored cctv, high speed fibre broadband with access points throughout the property, electric gates and stunning patio areas.

The entire property is surrounded by beautiful landscaped front & rear gardens and enclosed by mature hedgerow.

The property is ideally located close to Kells & Navan Town and is serviced by a whole host of local amenities. The property is also within easy reach of Dublin via the M3 motorway at junction 10 which is just 8km from Oristown and journey times to M50 is approximately a 40-minute drive.

The entire site is surrounded by mature hedging providing complete privacy.

## ACCOMMODATION

### Entrance Hall

52'9" x 7'2"

16.1 x 2.2

Feature front door, coving, recessed lighting and wood flooring.

### Reception Room

24'3" x 14'1"

7.4 x 4.3

With central feature fireplace with inset stove, coving, centrepiece, carpet flooring, TV point and bay windows.

### Kitchen

16'8" x 15'1"

5.1 x 4.6

Fully fitted kitchen with tiled flooring, tiled splashback,integrated dishwasher, built in oven and hob

### Utility Room

11'5" x 5'2"

3.5 x 1.6

Built-in wall & floor presses, plumbed for washing machine and tumble dryer.

### Lounge

19'8" x 16'0"

6 x 4.9

Bright spacious room with sliding doors to back garden decking area, wood flooring, fully fitted bar and matching bar furniture.







#### Study

11'5" x 8'10"

3.5 x 2.7

Room off lounge and wood flooring.

#### Master Bedroom

20'8" x 13'5"

6.3 x 4.1

Carpet to foot, tv point, walk in wardrobes x 2.

#### Ensuite

6'6" x 5'10"

2 x 1.8

Tile flooring, shower, w.c. and w.h.b.

#### Bedroom 2

17'0" x 12'5"

5.2 x 3.8

Built in wardrobes, wood flooring, bay window.

#### Ensuite

6'6" x 7'10"

2 x 2.4

With shower unit, tiled walls, tile flooring, w.c. and w.h.b.

#### Bedroom 3

14'9" x 16'0"

4.5 x 4.9

Built in wardrobes, wood flooring.

#### Bedroom 4

14'5" x 10'9"

4.4 x 3.3

Built in wardrobes, wood flooring.

#### Bedroom 5

14'1" x 10'9"

4.3 x 3.3

Built in wardrobes, wood flooring.

#### Bathroom

10'9" x 7'2"

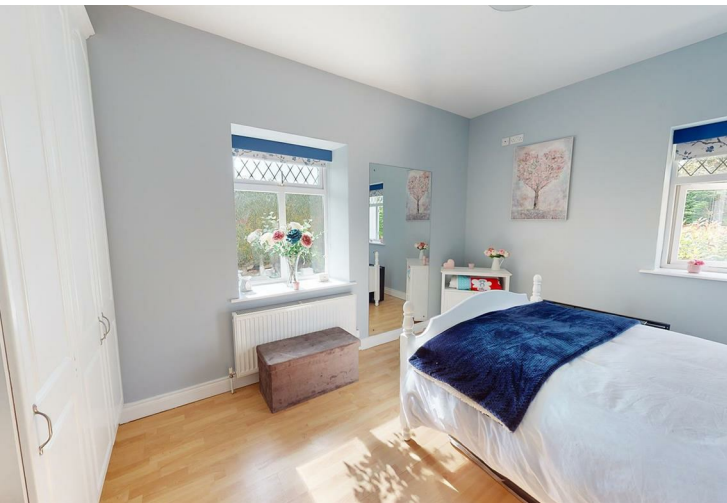
3.3 x 2.2

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

#### Multi Purpose Room Upstairs

13'1" x 9'10"

Carpet flooring.







### Garage / Office

13'1" x 15'8"

4 x 4.8

Large multi use space split into two rooms with power connected & networked with separate storage unit to rear.

### FEATURES

- Stunning property
- Mature Private Site of .75 Acres
- c.3600 sq ft
- AlphaESS Smart Energy 4.5kW PV Solar Panel system, including 11.4kW Battery Storage
- MYENERGI Eddi microgeneration Water Heater
- MYENERGI Zappi Eco-Smart Electric Vehicle Charger
- MYENERGI HUB with Smart APP System Control
- Genius Hub Smart Heating Control System
- Large home offices/ garages
- BER B1
- Fully Alarmed & Electric gates
- Bright & Spacious Living Accommodation
- Turnkey condition
- Great location close to M3 motorway
- Beautiful manicured lawns & hedgerow

### FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings and integrated appliances are included in the sale.

### DIRECTIONS

From Kells, travel towards Oristown Via Slane Road R163 travel for 6km and turn left at the Y in the road, travel for 1km and the property is located on your left-hand side









FLOOR PLAN



TOTAL FLOOR AREA : 3600sq.ft. (334.5 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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