








Ivy House is a Detached Farmhouse set on a lovely site extending to c.1.26 acres with manicured lawns.

The Residence is a period home dating back to the 1790's with lots of original features throughout the property.

Ivy House Clonmellon Co. Meath C15 TP23

 1345.00 sq ft

 3 Bedrooms

 2 Bathrooms

INTRODUCTION

A bright and spacious 3 Bedroom Farmhouse extending to c.125 sqm presented in good condition throughout.

The property benefits from well maintained lawns with a variety of mature trees and plants and 2 stone sheds that were previously used as stables. There is a stone arena for horses that has full drainage to the rear of the property.

The residence is located in Clonmellon, 13km from Kells, 30km from Navan, easy access to the N52 and is within minute's drive to the M3.

Accommodation includes Entrance Hall, Kitchen / Dining Room, Lounge, Reception Room, 3 Bedrooms and 2 Bathrooms.

ACCOMMODATION

Entrance Hall

7'9" x 5'4"

With linoleum flooring

Lounge

14'8" x 15'6"

With feature fireplace with open fire and back boiler. Linoleum flooring.

Kitchen / Dining Room

15'5" x 15'9"

With linoleum flooring, built in wall and floor kitchen units with wooden counter top, gas hob, Door to rear.

Reception Room

15'8" x 12'6"

With linoleum flooring, stove.

W.C.

4'7" x 7'0"

With linoleum flooring, w.c., w.h.b. and corner electric shower. The shower can be used with pump also.

Bedroom 1

11'7" x 15'11"

With linoleum flooring.

Bedroom 2

16'7" x 16'2"

With linoleum flooring, partitioned wall with bed enclosed.

Bedroom 3

12'2" x 9'3"

With linoleum flooring.

Bathroom

9'3" x 4'6"

With w.c., w.h.b. and bath. Linoleum flooring.

FIXTURES & FITTINGS

All flooring, light fittings, oven and hob are included in the sale.

FEATURES

- Plumbed for Oil Fired Central Heating
- Solid fuel stove with back boiler
- On c.1.26 acres
- Landscaped gardens with mature sycamore trees
- Stone sheds
- Septic tank
- Private well

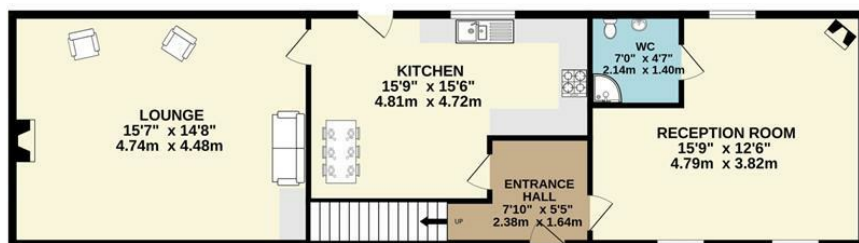
DIRECTIONS

EIRCODE: C15 TP23

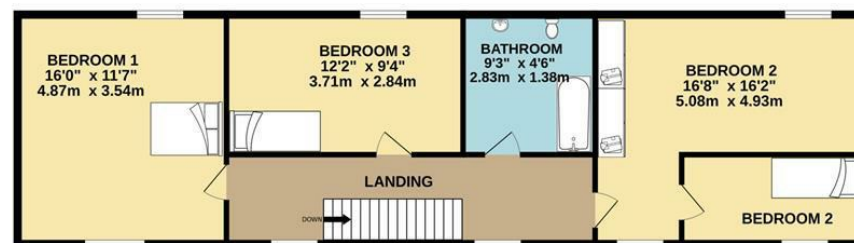


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1345sq.ft. (125.0 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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