



**Willows Farm, Druminskin, Moynalty, Co. Meath A82 FX90**  
**Auction Guide €550,000**





**AUCTION - TUESDAY 26TH SEPTEMBER AT 3PM**

**RESIDENTIAL FARM ON C. 33 ACRES**

Willows farm, Druminiskin is a very impressive 5-bedroom detached house extending to over 4,090 sq ft (380 sq.mts) on an elevated site with mature lawns to the front and a sweeping driveway.



# Willows Farm, Druminskin, Moynalty, Co. Meath A82 FX90



4090.00 sq ft



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## INTRODUCTION

This is a superb model farm with a substantial residence and incredible facilities in a tranquil picturesque part of County Meath. The current owners have developed a residential farm with exceptional equine facilities including a stable block sand arena and large storage sheds.

This is a ready to go agricultural and residential property in a particularly beautiful location only 6km from Moynalty and 14km from Kells & the M3 while only 1 hour from Dublin Airport.

## THE RESIDENCE

This home was built with space and comfort in mind. Standing on an elevated site every room takes advantage of stunning views over the farm and the surrounding countryside. The two storey property offers four bedrooms at first floor level while at ground floor an impressive entrance hall leads to a Kitchen/diner, utility room, sitting room, sunroom, large dining room and a large library/home office. Every room is of extremely generous proportions and particularly large windows make this a spacious and bright and comfortable home.

The accommodation in the residence is further augmented by a 1 bedroom apartment in the large detached garage at first floor while a gym and abundance of storage are provided at ground floor level.

Accommodation includes Entrance Hall, Lounge, Kitchen, Sunroom, Dining room, Office, Utility, 5 Bedrooms (2 of which are Ensuite) and 2 bathrooms.

## ACCOMMODATION

### Entrance Hall

23'1" x 13'0"

With carpet.

### Lounge

16'9" x 15'7"

With carpet.

### Kitchen

19'9" x 14'9"

With tiled flooring, built in wall and floor units, oven, hob, extractor fan and dishwasher.

### Sunroom

17'6" x 13'7"

With carpet.

### Utility Room

8'0" x 3'1"

With tiled flooring, w.h.b, built in wall and floor units.

### Guest w.c.

7'9" x 4'0"

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

### Dining Room

32'5" x 14'7"

With carpet.

### Office

32'5" x 19'1"

With carpet.

### Landing

With carpet.





**Bedroom 1**  
17'6" x 17'3"  
With carpet and wardrobes.

**Walk in Wardrobe**  
9'2" x 13'8"  
Wardrobes.

**Ensuite**  
13'6" x 10'4"  
With tiled flooring, w.h.b., shower and storage press.

**Bedroom 2**  
14'5" x 16'11"  
With carpet.

**Ensuite**  
9'4" x 3'0"  
With tiled flooring, w.h.b., shower and storage press.



**Bedroom 3**  
14'7" x 14'2"  
With carpet.

**Bedroom 4**  
14'10" x 11'6"  
With carpet.

**Bedroom 5**  
13'6" x 10'9"  
With carpet.

**Bathroom**  
9'3" x 8'4"  
With tiled flooring, w.h.b, bath and storage press.

### FIXTURES & FITTINGS

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

### FEATURES

- Oil fired central heating
- 1 bedroom apartment
- Gym
- Landscaped gardens





### THE LANDS

The lands are laid out on either side of the public road. Surrounding the house there are three main divisions, all well fenced and under top quality pasture. The lands have two independent entrances on either side of the residence and small area of mature woodland offers beautiful amenity.

On the opposite side of the road the lands are under pasture, the hayshed and yard are located on this parcel.

### THE YARD

- 6 loose boxes
- Sand arena (60 x 30)
- Tack room and feed store
- Two 4 bay large steel framed sheds with concrete floors and automated roller doors



### AUCTION DETAILS

The Auction will take place on 26th September at 3pm in our Auction Room and online. Pre registration for online bidding by 22nd September.

### SOLICITORS

Rita Martin & Co. Solicitors, Virginia, Co. Cavan

### DIRECTIONS

EIRCODE: A82 FX90

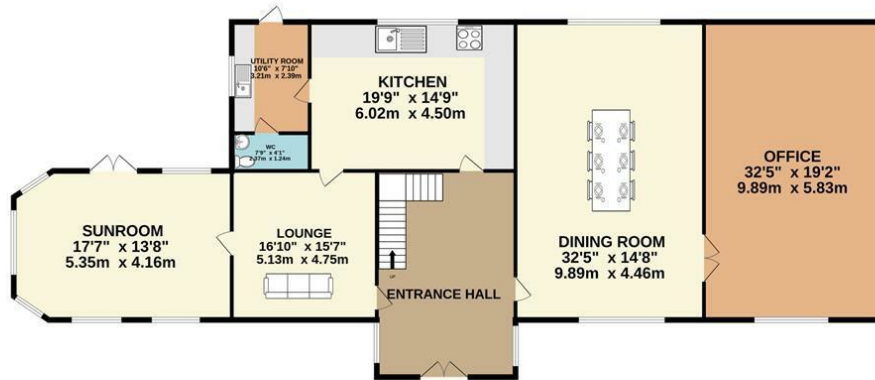
From Moynalty proceed out the R164 Kingscourt road. Turn left opposite Halla Naomh Padraic (before Ughtynell National School) and the property is 2.5km up this road on the left hand side identified by our Auction boards.



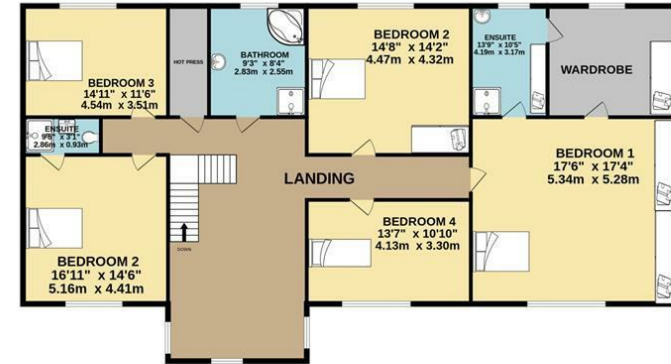


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 4090sq.ft. (380.0 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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