





A superb country residence close to Dunboyne surrounded by beautifully maintained private grounds.





Barstown, Dunboyne, Co. Meath A83W448



2953.00 sq ft



5



3

Aptly named after the French word for "light," Lumiere symbolises not only the abundant natural light that flows throughout this home but also the sense of warmth, clarity, and openness it offers. This architecturally designed home is designed to brighten your family's everyday life, creating a harmonious balance between the indoor and outdoor environments exuding beauty and comfort.

This magnificent property, built within the last 20 years, has been recently upgraded throughout to the highest standards. Enhancements include composite doors, triple glaze windows and comprehensive insulation improvements, all contributing to the creation of this truly impressive and energy-efficient home.

The combination of feature brickwork, Tudor-style wood panelling, and period ridge tiles to the Spanish slate roof really highlights traditional and elegant architectural aesthetics of the house.

Accommodation briefly consists of a spacious entrance hall with feature double front doors, leading to a double door reception room, a downstairs bedroom and ensuite, guest wc, living room, kitchen, utility room and large conservatory off kitchen.

On the first floor there is 4 large bedrooms (the master benefiting from a walk-in dressing room and ensuite), a study/office and large family bathroom.

Another superb feature of this property is the large double garage with roller doors, suitable for a workshop or various other uses. The grounds are beautifully landscaped with a feature cobble brick driveway and stunning reclaimed iron gates. The entire site is surrounded by mature hedging and trees, providing complete privacy. This property is sure to be popular due to the quality on offer and its proximity to both Dublin and Dunboyne which are served by rail and are by an abundance of schools.

FEATURES

- Stunning Home
- Peaceful surroundings
- Recently upgraded windows and doors
- Close to Maynooth and Dunboyne
- Easy access to Dublin via M3 and the M3 Parkway rail link
- Oil Fired central heating with dual thermostat control
- Septic Tank
- Well
- Turn key property





FIXTURES & FITTINGS

The sale includes all flooring, curtains, blinds, light fittings, and hob.

ACCOMMODATION

Entrance Hall

24'3" x 6'6"

Triple glazed double entrance door, Italian tile floor.

Reception Room

15'0" x 11'10"

Hardwood Canadian Maple Flooring., large triple glazed window.

Guest w.c.

6'11" x 4'8"

Italian Tile floor, w.c, w.h.b.

Livingroom

15'10" x 15'5"

Hardwood Canadian Maple Flooring., triple-glazed double doors, exposed brick wall, marble fireplace

Conservatory

13'10" x 12'10"

Hardwood Canadian Maple Flooring., teak windows, exposed brick wall

Kitchen / Dining

18'7" x 16'2"

Imported Portuguese marble tile floor, island with integrated hob, granite worktops, modern kitchen design

Utility

10'11" x 3'7"

Custom fit utility storage, space for washing machine and dryer.





Bedroom 1
11'9" x 11'0"
Hardwood Canadian Maple Flooring.

Bedroom 2
11'8" x 7'4"
Hardwood Canadian Maple Flooring.

Bedroom 3
14'11" x 11'8"
Hardwood Canadian Maple Flooring.

Bedroom 4
15'11" x 9'5"
Hardwood Canadian Maple Flooring.



Bathroom
8'6" x 8'3"
Carrera Marble Floor, modern wall panelling, w.c, w.h.b, bath, shower.

Office
8'6" x 8'0"
Hardwood floor.

Master Suite Bedroom
17'1" x 15'3"
Hardwood Canadian Maple Flooring.

Dressing Room
5'10" x 3'11"
Built in storage.

En-Suite
6'9" x 6'3"
Wall panelling and Carrera Marble in the shower unit, w.c, w.h.b,

DIRECTIONS
A86 W448







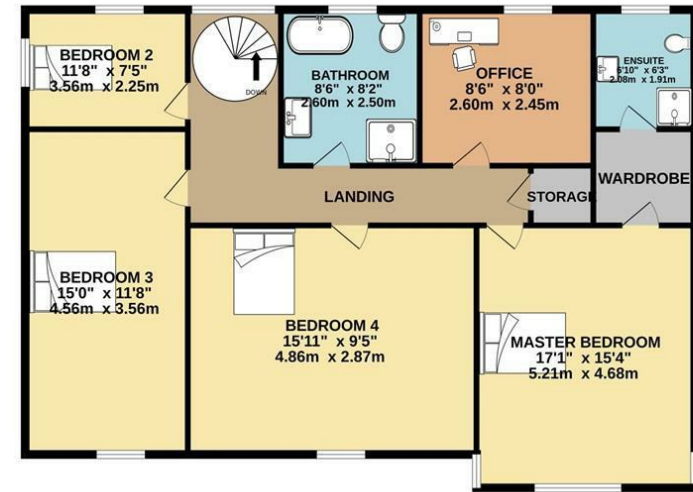


FLOOR PLAN

GROUND FLOOR
1533 sq.ft. (142.4 sq.m.) approx.



1ST FLOOR
1419 sq.ft. (131.9 sq.m.) approx.



TOTAL FLOOR AREA : 2953 sq.ft. (274.3 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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