







4 Bed Residence on c. 2.2 Acres alongside 14.65 Acres of Prime Agricultural Land available in Lots

Lot 1: House on c 0.90 Hectares (2.2 Acres)

Lot 2: c. 5.93 (14.65 Acres)

Lot 3: The Entire





# Barstown, Dunboyne, Co. Meath A86 HK84



2077.00 sq ft



4



3

## INTRODUCTION

This fantastic property is a truly magnificent home in an excellent location, set on a stunning c. 2.2-acre site. It boasts a south-facing rear garden with a beautiful patio and pergola - perfect for outdoor relaxation.

The property also features a charming driveway and a meticulously maintained front lawn.

For those seeking additional space, there is an option to purchase the property along with c. 14.65 acres of high-quality land, currently in pasture, with extensive road frontage onto the regional road R156.

With its superb setting and proximity to Dublin and Dunboyne both being served by rail and offering a wealth of schools—this property is sure to attract considerable interest.

## THE HOUSE

Built c. 2001 to an exceptional standard, this spacious home is ideal for family living. It enjoys an abundance of natural light throughout.

The accommodation comprises a generous entrance hall with guest W.C. Double doors lead to the large kitchen/dining area, which connects to a stunning living room with a feature fireplace. There is also a cosy family room just off the kitchen.

Upstairs, you'll find the main bathroom and four bedrooms, with the master benefiting from a stylish en suite.

## ACCOMMODATION

### Ground Floor

#### Entrance Hall

8'9" x 18'6"

Wood flooring.

#### Living Room

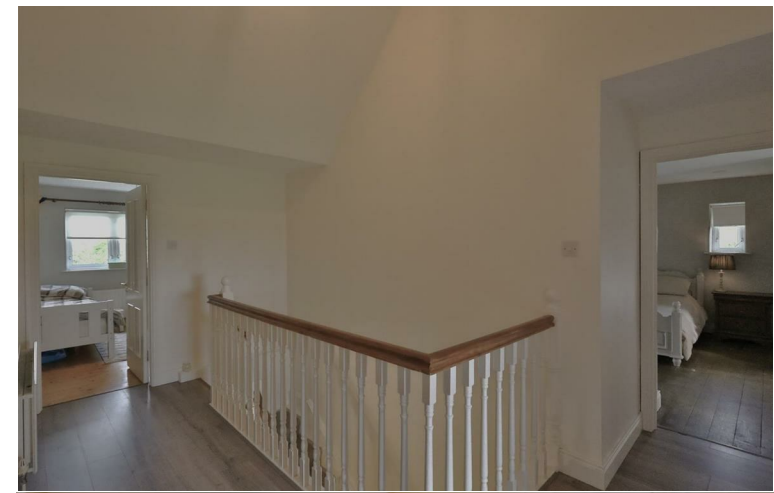
24'4" x 15'11"

Wood flooring, feature fireplace and patio door.

#### Guest w.c.

3'6" x 5'0"

Tiled flooring, wood wall panelling, w.c. and w.h.b.







### **Kitchen / Dining Room**

25'1" x 15'11"

Tiled flooring, patio door, modern kitchen with island and granite worktop, electric oven, feature gable window.

### **Family Room**

15'10" x 9'2"

Wood flooring, bay window.

### **First Floor**

#### **Landing**

17'1" x 8'1"

Wood flooring.

#### **Bathroom**

5'0" x 8'0"

Fully tiled, bath, w.c. and w.h.b.

#### **Bedroom 1**

19'8" x 11'0"

Wood flooring, built-in wardrobe

#### **Ensuite**

4'0" x 10'6"

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

#### **Bedroom 2**

19'8" x 11'0"

Wood flooring, built-in wardrobe.

#### **Bedroom 3**

10'2" x 6'10"

Carpet flooring.

#### **Bedroom 4**

8'9" x 11'5"

Wood flooring.







## THE LANDS

The land is of excellent quality, laid out in two neat divisions, currently in permanent pasture and well fenced throughout. It benefits from extensive road frontage along its northern boundary.

Land of this calibre is rarely available in this part of Co. Meath- there is no waste, making it a very attractive opportunity for buyers.

## FEATURES

- Located in the heart of South Co. Meath
- Easy access to M3 & M3 Parkway Rail Station
- Less than 15 minutes' drive from Maynooth University
- Extensive road frontage onto the R156
- 2.2-acre private, mature grounds
- Additional 14.65 acres of prime Meath farmland available

## SERVICES

- Oil-fired central heating
- Mains water
- Septic tank

## LOCATION

Superbly located on the main Dunboyne–Summerhill Road (R156), just 9 km west of Dunboyne and the M3 motorway. The vibrant university town of Maynooth is a similar distance away. Several excellent primary schools serve the area, and the renowned 'Hatchet' Country Pub & Restaurant is within walking distance. Dublin city is less than 30 km to the south-east.











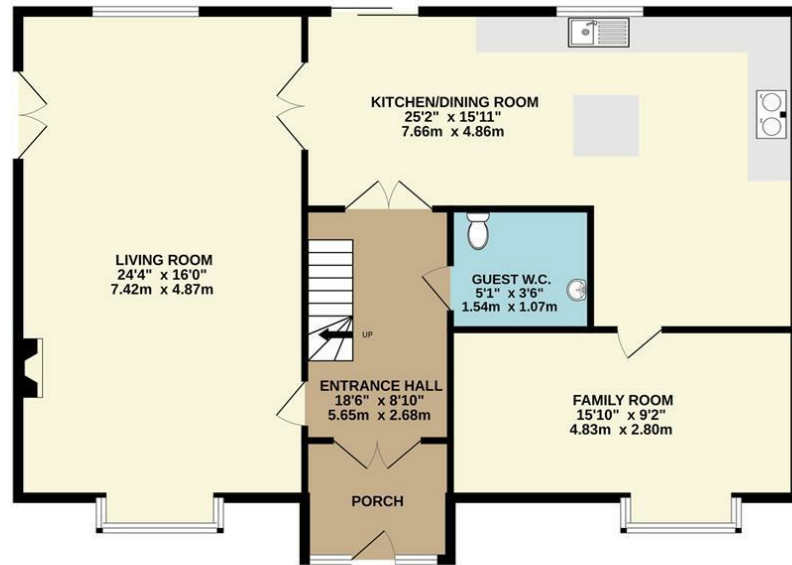




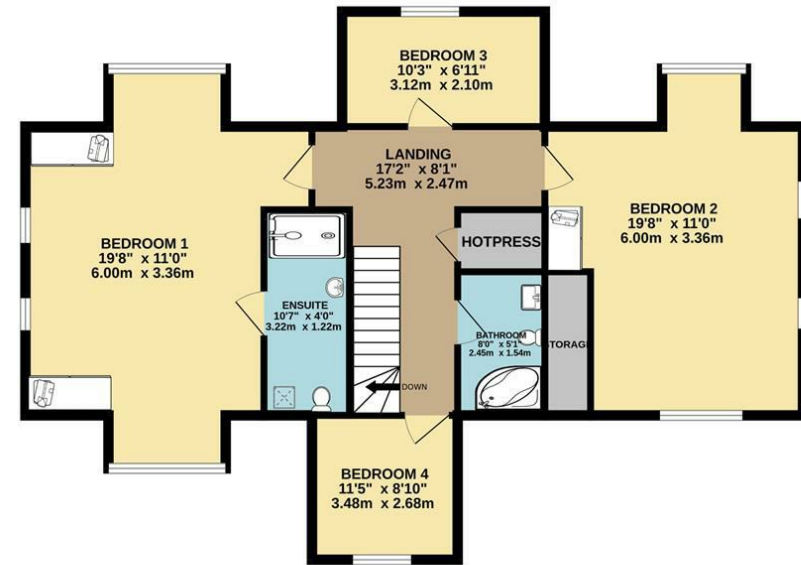


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2077sq.ft. (193.0 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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