

Raymond Potterton & Co. are delighted to present this stunning residence located just off the Navan/Athboy Road. Set amidst beautifully landscaped and impeccably maintained private grounds, this magnificent country property offers the perfect blend of rural tranquillity and modern luxury.



Rahoney, Athboy, Co. Meath C15 EW90



3229.00 sq ft



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INTRODUCTION

Located in a peaceful countryside setting with breathtaking views of surrounding woodlands, the property is ideally situated just 10km from Navan Town and only a short drive to the M3 Motorway, offering excellent connectivity.

Extending to approximately 3,229 sq. ft., the residence is presented in superb condition throughout. Constructed using top-quality building materials, the home features high levels of insulation and has been fitted with all modern services to meet contemporary living standards.

A tree-lined avenue leads to the house, flanked by manicured lawns on either side, creating a striking first impression. The exterior boasts elegant granite window sills, surrounds, and corner quoining, thoughtfully chosen to complement the overall architectural style.

Internally, the property is presented in showhouse condition and briefly comprises a feature entrance hall, lounge, reception room, a stunning kitchen with ample wall and floor units, a bright sunroom/living room with reclaimed brickwork and railway sleepers, a large utility room, guest WC, and an adjoining garage with internal access. Additionally, the attic is plumbed, has electricity, Velux windows, and offers excellent potential for conversion.

Upstairs, the accommodation includes a spacious open-plan landing, family bathroom, and four generous double bedrooms—three of which are either en-suite or ready for en-suite installation. The master bedroom also benefits from a large walk-in dressing room.

To the rear of the property, a large workshop provides valuable additional space, ideal for a range of uses. The workshop features a pedestrian door and an electric roller shutter door for ease of access. A large concrete yard surrounds the workshop, offering further practicality and potential.

This is an exceptional property that offers style, space, and a superb countryside setting—all within easy reach of key commuter routes.

ACCOMMODATION

Entrance Hall

18'0" x 12'4"

With tiled flooring, mosaic tiled centrepiece, ceiling coving and centrepiece and solid white wooden door with side glass inserts and fanlight.

Lounge

18'5" x 13'9"

With wooden flooring, ceiling coving and centrepiece, solid fuel stove and marble fireplace and hearth.





Sitting Room

13'3" x 13'1"

With wooden flooring, ceiling coving and centrepiece and solid fuel stove with red brick fireplace.

Kitchen/Dining Room

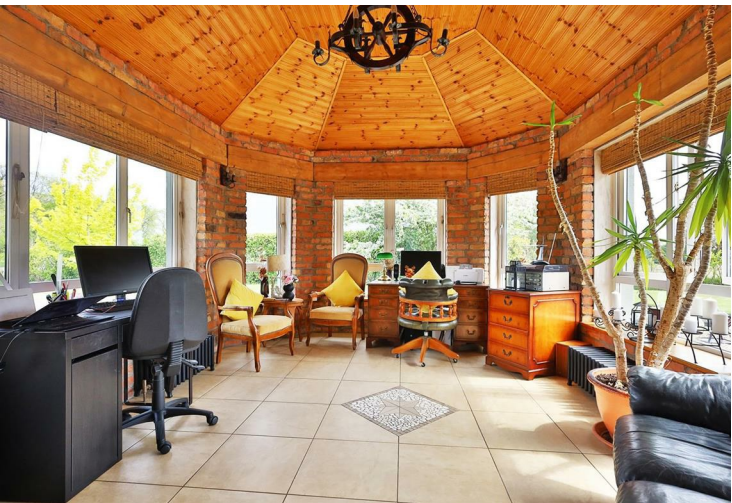
26'2" x 14'9"

With tiled flooring, ceiling coving, wooden built in wall to floor units and island with granite worktops and splashback, range cooker with seven gas rings, American style fridge freezer and integrated dishwasher.

Sunroom

15'11" x 12'0"

With tiled flooring and mosaic centrepiece, panelled ceiling and French doors to rear patio.



Utility

13'11" x 8'10"

With tiled flooring, wooden wall to floor kitchen units with wooden worktop and plumbed for washing machine and dryer.

W.C

5'3" x 4'7"

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

Garage

20'5" x 16'0"

With electric roller door.

Plant Room

11'1" x 5'11"

Landing

18'3" x 10'9"

With wooden flooring and coving centrepiece.

Bedroom 1

17'5" x 12'4"

With wooden flooring and ceiling fan.

Ensuite

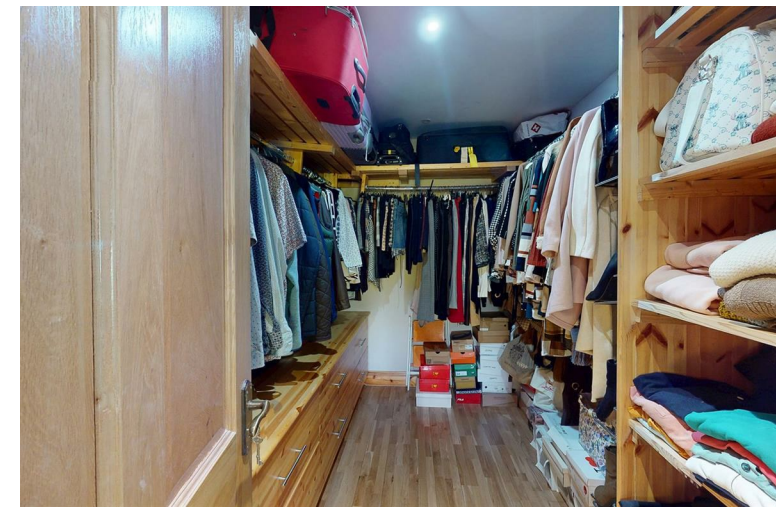
10'5" x 6'9"

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

Walk In Wardrobe

10'5" x 5'2"

With wooden flooring and built in storage.





Bedroom 2

15'3" x 10'5"

With wooden flooring and built in storage.

Ensuite

9'2" x 3'3"

Plumbed, ready for installation.

Bedroom 3

11'4" x 10'4"

With wooden flooring and built in storage.

Ensuite

9'2" x 3'3"

Plumbed, ready for installation.

Bedroom 4

11'2" x 10'10"

With wooden flooring and built in wardrobe.

Bathroom

10'5" x 9'6"

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

FEATURES

- Stunning property
- Mature Private Site of 1.28 Acres
- BER B
- Fully Alarmed
- Bright & Spacious Living Accommodation of C.3,229 sq.ft
- Turnkey condition
- * Wired for CCTV
- Great location
- Close proximity to M3 motorway
- Large Garage & separate workshop
- Beautiful manicured lawns & hedgerow
- Oil fired central heating
- Well water and septic tank

FIXTURES & FITTINGS

The sale includes all flooring, curtains, blinds, light fittings, range and dishwasher (some furniture open to offer).

DIRECTIONS

C15 EW90



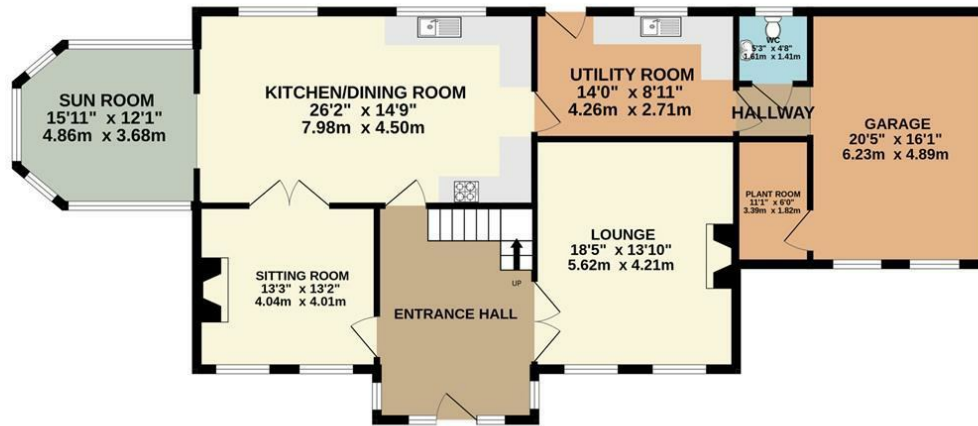




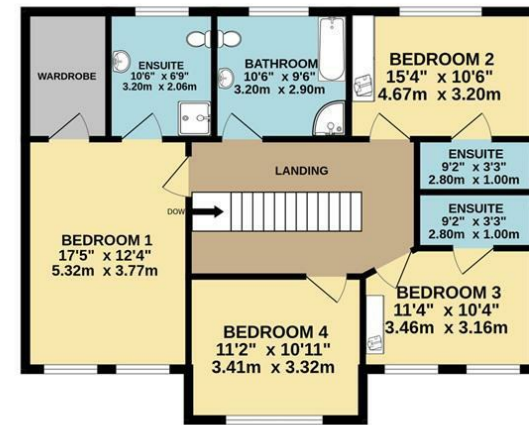


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 3229sq.ft. (300.0 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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