





AUCTION - WEDNESDAY 11TH JUNE AT 3PM IN ROOM AND ONLINE

TWO BEDROOM COTTAGE ON 0.6 ACRE

This charming cut-stone cottage on c.0.6 acre offers a rare opportunity to create a dream home in a truly idyllic setting.

Rathnally, Trim, Co. Meath, C15 K798

 754.00 sq ft

 2 Bedrooms

 1 Bathrooms

INTRODUCTION

Raymond Potterton & Co. are delighted to introduce Rathnally, Trim to the market, nestled within the scenic countryside of Rathnally on the main Trim-Navan Road.

Occupying a generous site of approximately 0.6 acres, the property enjoys dual gated access, both vehicular and pedestrian, directly from the main Trim Navan road, providing ease of entry. A beautifully aged stone boundary wall defines the frontage, creating a striking first impression and setting the tone for the charming period character found throughout.

The cottage itself is presented in good condition throughout although in need of modernisation. The lounge features a beautiful stone-cut feature wall and fireplace with a Waterford Erin solid fuel stove as its centrepiece, entered through Dutch doors from the front of the property.

To the right-hand side of the cottage, a substantial portion of the site remains open and holds excellent potential for further construction, subject to the necessary planning permissions.

Situated on the main Trim-Navan Road, this cottage combines peaceful country living with easy access to nearby towns. Just 3km from Trim and 7km from Navan, Rathnally is a perfect option for those who desire a quiet lifestyle while staying close to shops, schools, and local amenities.

FEATURES

- Dual central heating system
- Waterford Erin solid fuel stove with back boiler
- Mains water
- Septic tank
- Original cut-stone wall and piers
- Direct access from Trim Navan Road
- Located 3km from Trim and 7km from Navan
- Potential for renovation and extension





ACCOMMODATION

Lounge

23'3" x 12'11"

With wooden Dutch door, carpet flooring and stone cut feature fireplace with solid fuel stove.

Kitchen/Dining

15'1" x 9'5"

With tiled flooring, wall to floor kitchen units, oven, gas hob, extractor fan and stainless-steel sink.

Bedroom 1

12'11" x 11'7"

With carpet flooring and built in wardrobe.

Bedroom 2

11'6" x 7'9"

With Carpet.

Bathroom

6'11" x 6'1"

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

Rear Hallway

6'11" x 2'11"

With tiled flooring and wooden door to rear.

FIXTURES & FITTINGS

The property will be sold as seen.

AUCTION DETAILS

The Auction will take place on the 11th June at 3pm in our Auction Room and online. Pre registration for online bidding by 10th June

SOLICITOR DETAILS

Mr Anthony Murphy, Regan McEntee
Solicitors, High Street, Trim, Co. Meath.



FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA : 753sq.ft. (70.0 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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