





▶ A Superb Country Residence on c. 1.2 Acres

Aimséar is a truly exceptional country residence set on approximately 1.2 acres of beautifully landscaped private grounds, surrounded by mature woodland and complete natural privacy.



Aisméar, Bawn, Carlanstown, Kells, Co. Meath A82 FW20



2050.00 sq ft



4



2

INTRODUCTION

Approached via a sweeping curved tarmac driveway with wrought-iron entrance gates, this elegant family home enjoys a tranquil setting along the picturesque Borora River — with a hidden riverbank garden providing the perfect private retreat.

Built in c.1993, the property combines the timeless charm of a period-style residence with the comfort and efficiency of a modern build.

Designed with family living in mind, it offers a superb balance of spacious reception rooms and cosy private spaces.

The ground floor features a welcoming entrance hall with a feature fireplace, a stylish reception room, a large lounge with French doors opening onto the patio, and a study/home office ideal for remote working.

At the heart of the home lies a stunning oak-fitted kitchen and dining area, seamlessly connected to the gardens, complemented by a generous utility room and guest WC.

Upstairs, the property boasts four large double bedrooms, including a luxurious master suite with an ensuite bathroom, and a bright family bathroom serving the remaining bedrooms.

A dedicated study area with a balcony overlooks the manicured grounds, making it an inspiring and relaxing space.

The gardens are a real highlight of this property, designed for year-round enjoyment. With extensive lawns, mature hedging, specimen trees, and carefully selected shrubs, the setting is both private and picturesque.

The secret garden, hidden along the banks of the Borora River, provides an idyllic escape — perfect for unwinding, entertaining, or simply enjoying the calming sounds of nature.

ACCOMMODATION - GROUND FLOOR

Entrance Hall

5.0 x 3.3

Tiled flooring, feature cast-iron fireplace, coving, centrepiece, and telephone point.

Reception Room

4.3 x 3.7

Elegant room with cast-iron fireplace, front and side aspect windows, carpet flooring, coving, and stove.





Lounge

4.7 x 4.2

A bright, spacious living area with French doors opening onto the sun-drenched paved patio, triple aspect windows, fireplace, and carpet flooring.

Kitchen / Dining Area

6.4 x 3.9

Fully fitted solid kitchen with ample storage, tiled flooring, feature stone fireplace with stove, and integrated appliances.

Utility Room

3.9 x 4.0

Built-in storage presses, tiled flooring.



Guest w.c.

1.6 x 1.5

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

FIRST FLOOR

Bedroom 1 (Master)

3.95 x 3.98

Dual-aspect windows, carpet flooring, TV point.

Ensuite

1.6 x 1.7

Fully tiled, Triton T90si shower, w.c. and w.h.b.

Bedroom 2

4.0 x 4.1

Dual-aspect windows, carpet flooring, w.h.b., TV point.



Bedroom 3

3.8 x 3.07

Built-in wardrobe, dual-aspect windows, carpet flooring.

Bedroom 4

3.8 x 3.18

Dual-aspect windows, carpet flooring.

Study / Home Office

4.3 x 2.5

Carpet flooring and balcony access overlooking the gardens.





OUTSIDE

Garage

8.0 x 5.0

With roller door, suitable for car storage or workshop use.

- Landscaped gardens with extensive lawns, specimen trees, and year-round colour.
- A secret garden hidden along the Borora River — the perfect private retreat.
- Complete privacy with mature hedging surrounding the entire site.



FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings, dishwasher, fridge, oven, hob, washing machine and tumble dryer are included in the sale.

FEATURES

- c. 1.2 Acre Private Site
- Approx. 2050 sq. ft. of Bright & Spacious Accommodation
- BER C3
- Fully Alarmed
- Wired for Car Charger
- High-Speed Fibre Broadband
- Spacious Garage / Workshop
- Beautifully Landscaped Gardens & Woodland
- Sweeping Driveway with Wrought-Iron Gates
- Secret Garden along the Borora River
- Paved Patio Area & Balcony
- Stunning Countryside Setting
- Only 9km from Kells & M3 Motorway



DIRECTIONS

From Kells, travel on the R164 towards Moynalty. In Moynalty village, take the right turn at the Y-junction, then the next left. Continue for approximately 2 miles, take a right at the T-junction, and the property is located 200 yards on the right hand side.



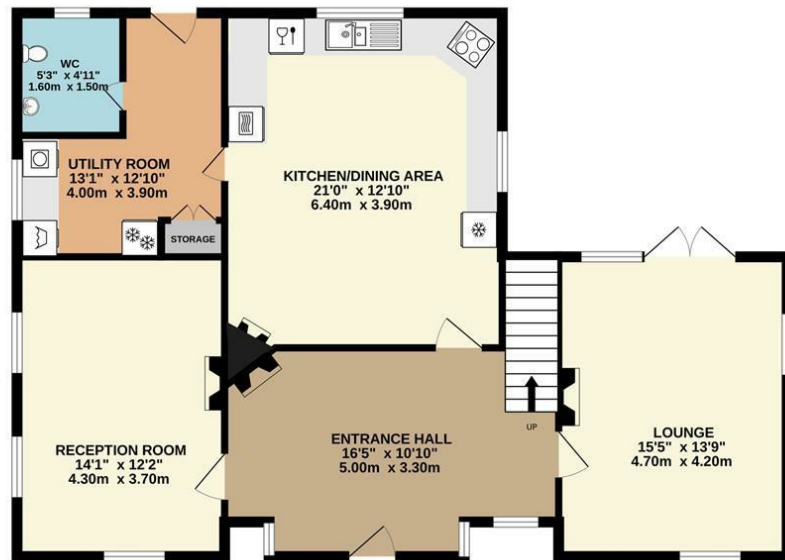




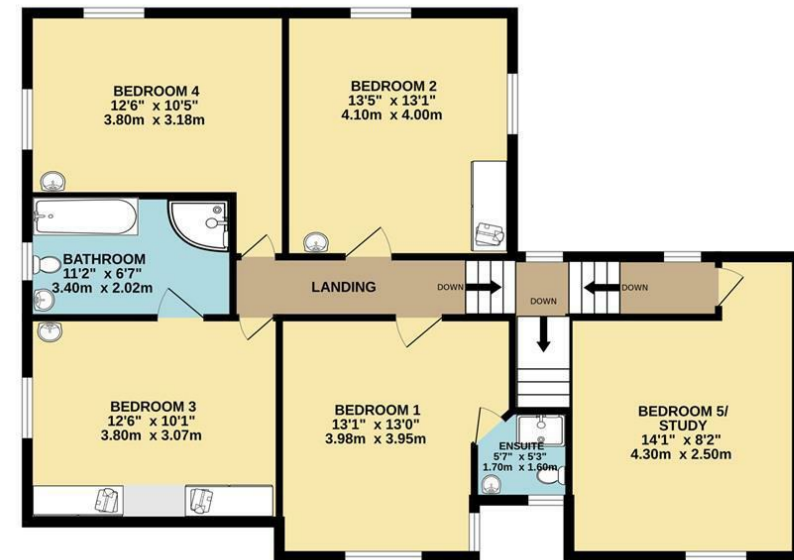


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2050sq.ft. (190.5 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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