

An impressive 4 Bedroom Detached Residence set on a mature, private site of c. 0.7 Acres located in the Heart of Summerhill Village.



New Road, Summerhill, Co. Meath, A83 YW40



1614.00 sq ft



4



3

INTRODUCTION

Extending to approximately 0.7 acres, the property is set within a mature and private setting, framed by established trees and hedgerows. A stunning willow tree forms the centrepiece of the gardens, adding both charm and character. The lawns are meticulously maintained, bordered with kerbing and complemented by a gravel driveway. To the rear of the site is a high-quality shed, while a renovated garage in excellent condition provides further useful storage or home office space.

The house itself commands real presence within its grounds. Designed to take advantage of its orientation, the principal rooms face south, ensuring that they are filled with natural light. The property has been carefully maintained, both inside and out, with a standard of presentation that immediately conveys a sense of warmth and welcome.

Accommodation is well balanced and generous. The ground floor includes a welcoming reception room, a comfortable living room, a well-appointed kitchen, a guest WC, bathroom, utility, and a double bedroom. The first floor provides three further bedrooms of excellent proportions together with a well finished bathroom. The layout works exceptionally well for family life while also offering flexibility in use.

This is a property that has it all generous accommodation, beautifully kept grounds, and a location that is second to none. Early viewing is strongly advised, as opportunities of this calibre in the centre of Summerhill village rarely arise.

LOCATION

Summerhill is a highly sought-after village, enjoying a strategic position in South Meath. It lies within 10km (approximately seven minutes' drive) to both Kilcock and Trim, providing easy access to the M3 and M4 motorways. For those commuting to Dublin, a bus service to the city centre runs daily, while Kilcock offers a regular commuter rail service.

The renowned university town of Maynooth is within a 15-minute drive. Maynooth boasts excellent educational, leisure, and retail facilities including the University of Maynooth, the Five Star Carton House Hotel and Golf Resort, and a wide range of shops such as Manor Mills Shopping Centre, Tesco, Lidl, ALDI, and Dunnes Stores. Trim, a designated Heritage Town, is also within ten minutes' drive and is home to Trim Castle, riverside walks along the Boyne, three golf courses, three hotels, and two leisure centres.

Within Summerhill itself there is a strong sense of community, supported by excellent local services. These include a primary school, a vibrant GAA club, and a community centre, making it a particularly attractive place to live for families.





ZONING & PLANNING POTENTIAL

Under the Meath County Development Plan 2021–2027, the lands are zoned B1 – Commercial Town or Village Centre. This zoning, combined with the site's scale and its unrivalled village-centre position, places it among the most significant residential opportunities to come to market in the area in recent times. While the residence itself is a superb family home, the underlying potential of the site cannot be overstated.

ACCOMMODATION

Entrance Hall

4.50 x 0.99

With carpet, composite front door with glass panel insert, under stairs storage and coving.

Reception Room

4.55 x 3.48

With wooden flooring and open fire with granite fireplace and hearth.

Lounge

4.26 x 3.98

With wooden flooring, insert solid fuel stove with granite fireplace and hearth and TV point.

Kitchen/Dining Room

3.92 x 3.13

With wooden flooring, built in wall to floor shaker-style cabinetry with brushed metal handles and granite worktop, gas hob, extractor fan and sliding door to front patio.

Rear Hallway

3.27 x 1.77

With wooden flooring and built in storage.

Guest W.C.

1.32 x 0.64

With wooden flooring, w.h.b with built in vanity unit and w.c.

Utility Room

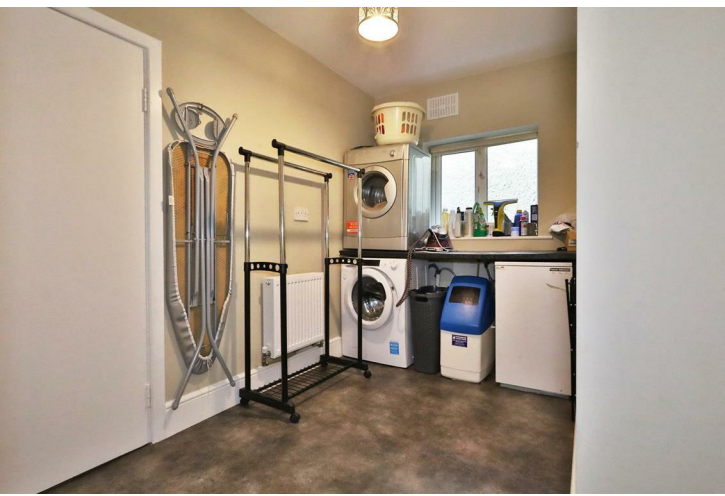
3.00 x 2.04

With lino flooring, built in counter unit and connection for washing machine and dryer.

Bedroom 4 (Ground Floor)

3.40 x 2.25

With wooden flooring.





W.C.

1.76 x 0.96

With lino flooring, w.h.b with vanity unit and w.c.

Landing

3.36 x 1.37

With carpet.

Bedroom 1

4.41 x 4.00

With carpet and built in wardrobes.

Bedroom 2

3.52 x 3.01

With carpet.

Bedroom 3

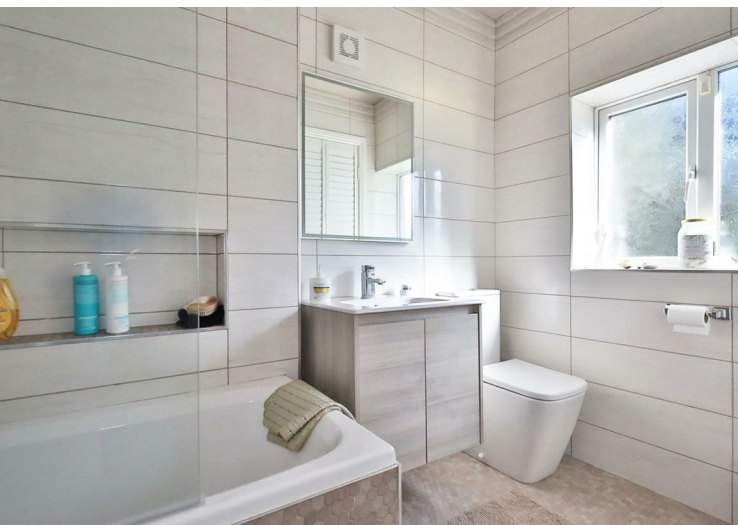
2.9 x 2.39

With carpet.

Bathroom

2.42 x 1.50

With tiled flooring and fully tiled walls, w.h.b with vanity unit, electric shower, bath and w.c.

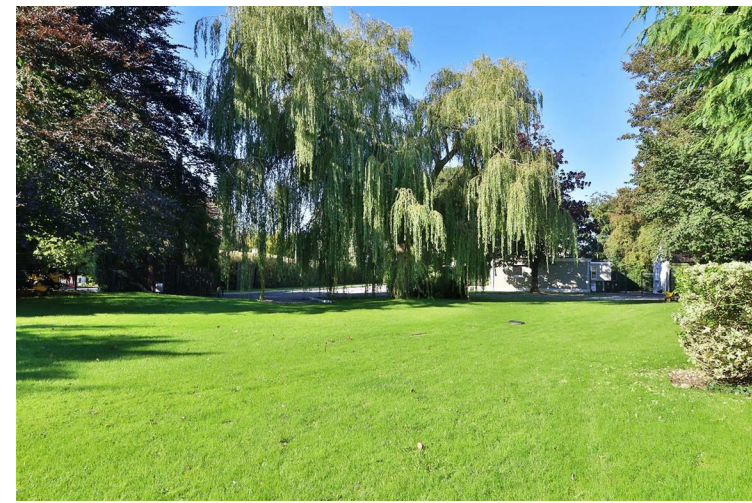


FEATURES

- Prime c. 0.7 acre site in the centre of Summerhill village
- Mature, private grounds with specimen trees and landscaped lawns
- Four-bedroom detached residence in excellent condition
- Bright & spacious living accommodation
- Top quality fixtures & fittings throughout
- Zoned B1 – Commercial Town or Village Centre under Meath County Development Plan
- Oil fired central heating
- Water softener
- PVC fascia and soffit
- PVC double glazed windows
- Paved patio area
- Fully renovated garage
- Steel shed with roller door and outdoor socket

FIXTURES & FITTINGS

All flooring, blinds, curtains, light fittings, gas hob, extractor fan and steel shed are included in the sale.









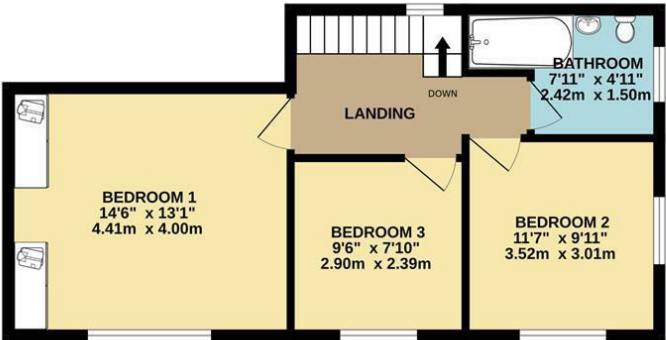
Summerhill Village

FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1615sq.ft. (150.0 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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