




Raymond
Potterton

Carnaross, Kells, Co. Meath A82 H1F6
Asking Price €595,000

BER A2



Raymond Potterton Auctioneers are delighted to present this outstanding A-rated period style residence set on approximately 3 acres in the highly sought-after Carnaross area, just a short distance from Kells.





Carnaross, Kells, Co. Meath A82 H1F6



2200.00 sq ft



4



3

INTRODUCTION

This impressive two-storey home comes to the market in excellent turnkey condition and is ready for immediate occupation.

The property benefits from a detached garage, stables, and a large paddock to the front, making it ideal for those seeking a rural lifestyle or equestrian use.

Extending to approximately 2,200 sq. ft., this elegant home, completed in recent years, is presented in superb condition throughout with bright, well-proportioned living accommodation.

The entire property is finished to a high standard and boasts a range of modern features including an air-to-water heat pump and heat recovery ventilation system, ensuring excellent energy efficiency and comfort.

The location is second to none, offering a peaceful rural setting while remaining within easy reach of Kells and a wide range of local amenities including schools, shops, and sporting facilities.

Accommodation comprises Entrance Hall, Lounge, spacious open-plan Kitchen/Dining/Living Area, large Utility Room, Guest W.C., Family Bathroom, and four double Bedrooms (Main with ensuite and featuring a private rear balcony offering stunning views over the surrounding countryside).

ACCOMMODATION

Entrance Hall

19'0" x 8'7"

With tiled flooring and composite door.

Lounge

14'2" x 12'6"

With wooden flooring.

Reception Room

12'7" x 10'7"

With wooden flooring.

Kitchen / Dining Room

34'1" x 14'5"

With tiled flooring, built in wall and floor units, dishwasher, oven, hob, extractor fan, fridge/freezer and solid fuel stove.

Utility Room

9'4" x 7'3"

With tiled flooring, built in wall and floor units.

Guest w.c.

7'6" x 7'4"

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

Landing

21'9" x 13'5"

With wooden flooring.

Bedroom 1

15'1" x 14'1"

With wooden flooring and balcony doors.







Ensuite

7'8" x 6'7"

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

Walk in Wardrobes

7'9" x 5'1"

With wooden flooring and built in storage.

Bedroom 2

12'7" x 12'2"

With wooden flooring.

Bedroom 3

12'6" x 11'7"

With wooden flooring.

Bedroom 4

10'0" x 9'1"

With wooden flooring.

Bathroom

11'3" x 9'10"

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

FIXTURES & FITTINGS

All curtains, blinds, range oven, dishwasher, washing machine, fridge freezer, light fittings and stove are included in the sale.

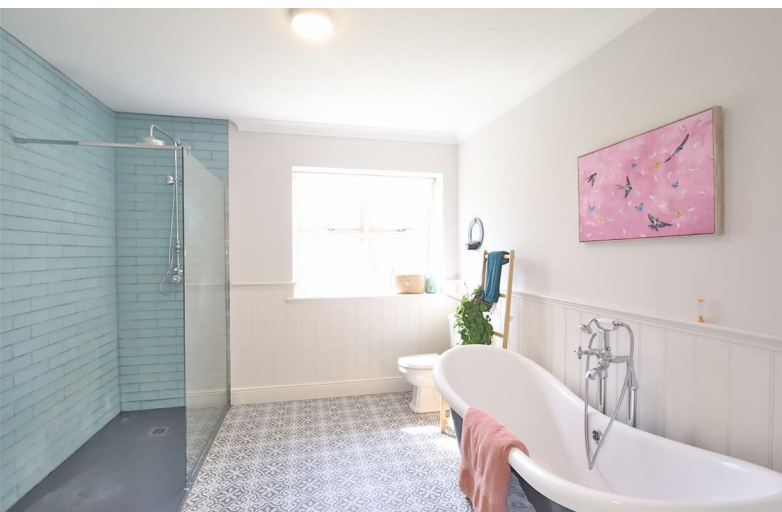
FEATURES

- Outstanding A-rated family home
- Extending to approx. 2,200 sq. ft.
- Set on c. 3 acres of lands
- Presented in superb turnkey condition
- Feature rear balcony with stunning countryside views
- Bright open-plan kitchen/dining/living area
- Detached garage with additional storage potential
- Stables and large front paddock – ideal for equestrian use
- Air-to-water heat pump system
- Heat recovery ventilation system
- Prime location close to Carnaross and Kells

DIRECTIONS

EIRCODE: A82H1F6



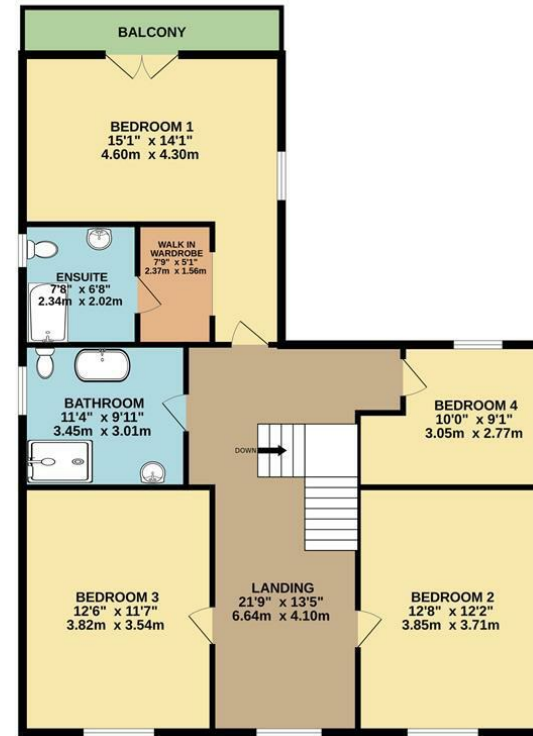


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2200sq.ft. (204.4 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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