





A superb 4 Bedroom Detached Residence extending to 180 sq.m. sitting on 0.64 acres of beautifully landscaped gardens. Located in a popular country setting yet only minutes from the N2.



Hilltop Cottage, Curraghtown, Brownstown, Navan, Co. Meath C15 V4H1



1938.00 sq ft



4



3

INTRODUCTION

This is a spacious residence that has been thoughtfully extended and upgraded over the years, offering a superb blend of comfort and modern living. The original cottage dates back to c.1900.

The property is presented with a range of contemporary features, including a light filled Sunroom, PV panels (14) with two storage batteries, three infrared ceiling panels (kitchen, main bedroom and family bathroom), and a fitted stove (wood and coal burning) - all enhancing the overall efficiency and comfort of the home.

Character features are evident throughout, with attractive stone feature walls in both the front entrance hall and rear hall / garden room, along with a striking brick fireplace that adds to the home's unique charm. Liscannor slate features in the front porch, entrance hall and inner hall floors.

The accommodation is generously proportioned, with spacious bedrooms and excellent living areas. The dining room flows seamlessly into the lounge, while the kitchen extends into the sunroom, creating a bright and open living space. A dedicated study / office area provides an ideal work from home option.

Externally, the property is equally impressive. An automated gated entrance leads to a newly laid tarmac driveway with extensive parking space, complemented by manicured lawns and low maintenance landscaped beds. To the rear, there are extensive gardens bordered by mature trees and carefully planted hedging, offering privacy and tranquility.

There is a feature pond, stocked with fish with a mock well and stream creating a wonderfully relaxed ambience with the sound of running water. There is a timber bridge leading to a raised deck area, surrounded by colourful planting and providing a picturesque view from the sunroom.

Additional outdoor features to the rear include a greenhouse, stable, workshop / garage and log shed, along with a paddock separated from the main garden by mature hedging. A variety of trees, including a pear, apple and plum, and a fruit cage garden protecting soft fruits from bird attention, including raspberries, tayberries, blackcurrants, gooseberries.

The property is situated in a highly regarded area within a beautiful countryside setting yet ideally located with convenient access to main routes to Dublin.

Located in Curraghtown, Brownstown the property is approximately 3km from Kentstown Village, 9km from Navan Town Centre, 17km from Ashbourne and 20km from Drogheda Town Centre.

The property is ideally located within easy reach of a number of well regarded schools including Yellow Furze and Kentstown Primary Schools, Beaufort College, St. Oliver's Primary School, St. Patrick's Classical School, Loreto and Mercy Primary and Secondary Schools in Navan, making it particularly attractive for families. School transport services operate within the area, providing convenient access to nearby schools.

Accommodation includes Entrance Porch, Entrance Hall, Lounge, Kitchen, Dining, Sunroom, Garden Room, Utility & Laundry Room, Guest w.c., Study, 4 Bedrooms (2 x Ensuite) and Bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

3.18 x 1.65

With hardwood door, Liscannor slate flooring, dado rail, storage cupboard and double doors with large glass panes (with motorised blinds) to Entrance Hall.

Entrance Hall

5.17 x 3.04

With Liscannor slate flooring, dado rail, feature stone wall and painted staircase with carpeted step.

Kitchen

3.58 x 3.45

With tiled flooring, Velux window, built in solid wood wall and floor units with centre island, double oven, induction hob, extractor fan, integrated dishwasher and fridge, built in microwave, IR ceiling panel. Open to Sunroom.



**Sunroom**

11.64 x 3.00

With tiled flooring and double doors to the rear.

Inner Hall

3.33 x 1.19

With Liscannor slate flooring, dado rail and feature wall lights.

Dining Room

3.79 x 3.37

With carpet, motorised blinds and double doors with glass inserts (with motorised blinds) to Lounge.

Lounge

5.00 x 4.31

Dual aspect room with carpet, motorised blinds, red brick feature fireplace with solid fuel stove, door to inner hall and garden room.

Bedroom 2

4.58 x 3.81

With carpet, motorised blind, vanity unit and built in sliderobes.

Ensuite

2.49 x 1.18

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

Bedroom 3

3.81 x 3.14

With carpet, motorised blind, built in vanity unit and sliderobes.

Bedroom 4

3.6 x 3.05

With wooden flooring and motorised blind. (Currently in use as double office).

Garden Room

5.53 x 2.68

With tiled floor, feature walls with red brick and stone detail, hardwood door to the rear. Guest w.c. off.

Guest w.c.

1.51 x 1.32

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

Laundry & Utility Room

4.96 x 2.43

With tiled flooring, motorised blind, built in floor units, stainless steel sink unit, washing machine, tumble dryer, broom cupboard, freezer and 2 x storage batteries and PV panels monitors, hardwood door to outside.

Bathroom

3.01 x 1.82

Family bathroom with tiled floor and walls, large shower, bidet, w.c. and w.h.b. Large full height storage cupboard, IR ceiling panel

FIRST FLOOR**Landing**

With carpet. Velux window.

Bedroom 1

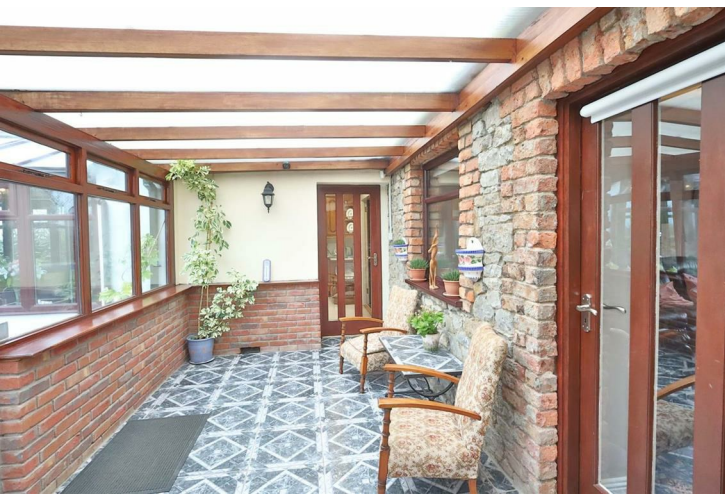
3.61 x 3.37

With carpet, motorised blind, built in sliderobes, IR ceiling panel, hotpress, eaves storage space behind the bedhead.

Ensuite

2.15 x 1.33

With vinyl floor, Velux window, electric shower, w.c., w.h.b. (with instant hot water tap) with vanity unit.





Office / Study

3.14 x 3.11

With carpet, eaves storage space, Velux window and inner window overlooking Entrance Hall.

Pump House

Water pump and oil fired boiler, with storage.

Stable

3.92 x 3.88

Block built stable with new timber door.

Green House

Workshed / Garage

7.94 x 5.01

Block workshed / garage with sheet metal door.

FIXTURES & FITTINGS

All flooring, roller blinds (all motorised except in family bathroom), light fittings, oven, hob, extractor fan, dishwasher, fridge, microwave, washing machine, tumble dryer, solid fuel stove, 14 x PV panels and 2 x battery storage system are included in the sale.

FEATURES

- Excellent condition throughout
- Spacious living and bedroom accommodation
- Alarmed
- Mature landscaped gardens front and rear
- Automated gated entrance
- Newly placed tarmac driveway
- Mostly triple glazed PVC windows
- Wood fascia and soffit
- Oil fired central heating
- PV Panels (14)
- 2 x Battery storage
- Drilled well & Mains Water
- Septic tank (Replaced 2006) - Compliant

DIRECTIONS

EIRCODE C15 V4H1



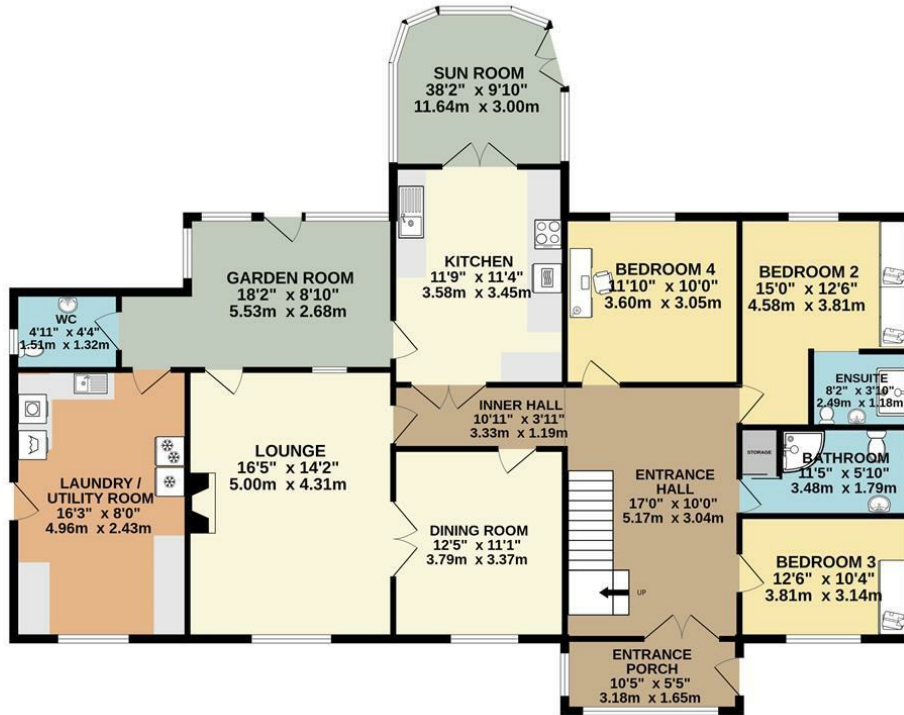




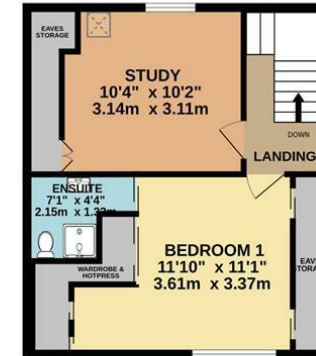


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1938sq.ft. (180.0 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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