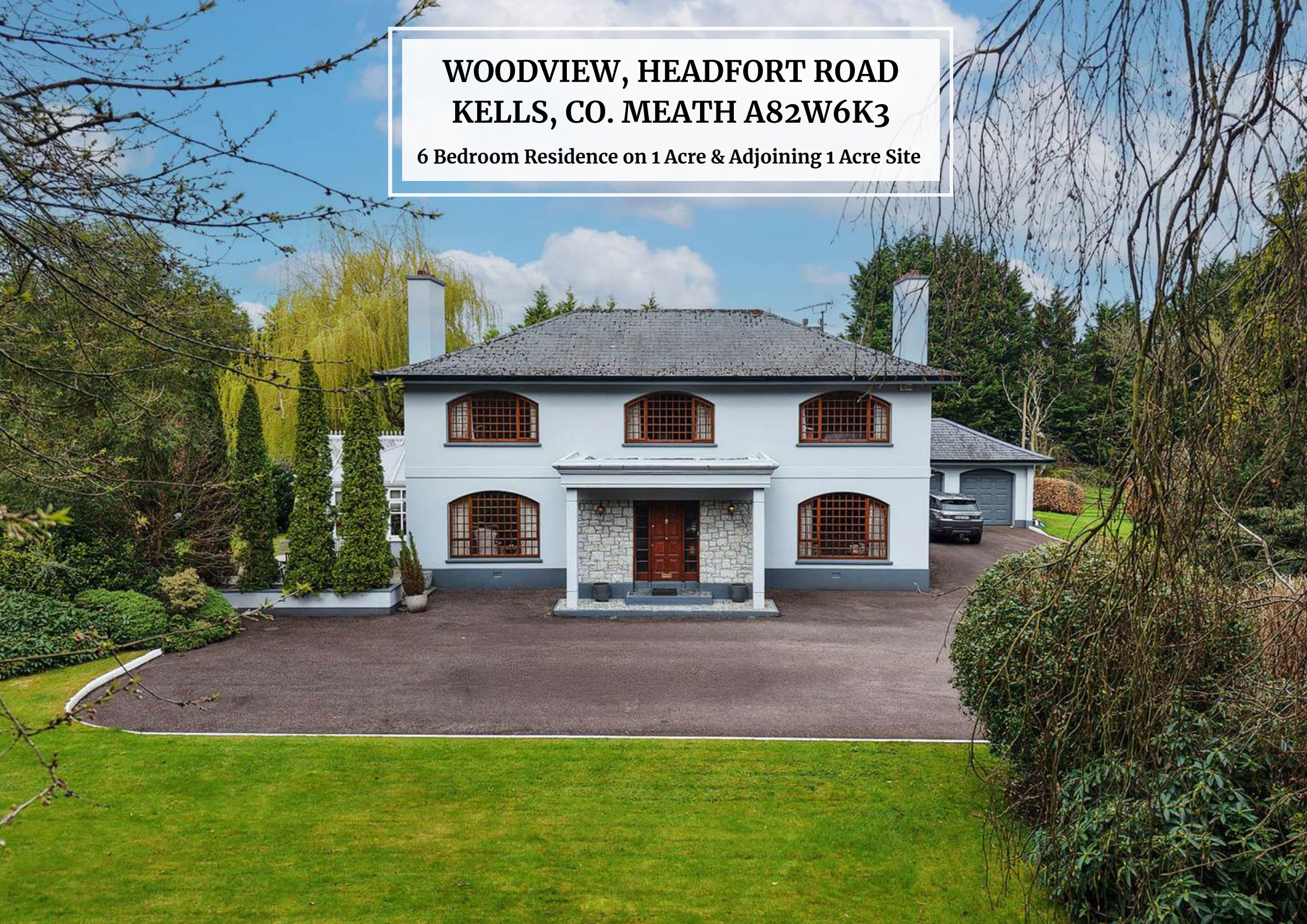


**WOODVIEW, HEADFORT ROAD
KELLS, CO. MEATH A82W6K3**

6 Bedroom Residence on 1 Acre & Adjoining 1 Acre Site



Set on an impressive 2 acre site along the sought after, prestigious Headfort Road, Woodview, a charming six bedroom detached residence extending to c. 356 sq.m offers a rare blend of space, privacy and versatility.

Nestled on its own one acre of beautifully manicured grounds, the property is complemented by an additional adjoining acre paddock. The entire property enjoys a secluded setting enhanced by mature hedge boundary and two private entrances.

Constructed in c.1973 to the highest of standards there is no doubt this property was ahead of the time.

Each room in this house is spacious and well proportioned, many with large windows. Circa 1980 the property was extended to the rear when the study and playroom were added and it was extensively upgraded to an excellent standard and a two storey rear extension was added along with the beautiful conservatory in c. 2000.

The property has been very well maintained over the years, boasting a range of quality features that create a warm and welcoming atmosphere.





Ideal for family living, the spacious layout provides both comfort and flexibility, with ample room for entertaining and everyday life.

Outside the mature gardens provide a peaceful retreat especially the nicely appointed patio from the conservatory, while the property's excellent amenities include a double detached garage and a stable making it particularly appealing to those with an equine interest or in need of additional storage or workspace.

The adjoining site with its own vehicular access had the benefit of planning permission which has lapsed but offers so much future potential subject to the necessary planning permission.

Accommodation comprises of Entrance Hall, Lounge, Sitting, Kitchen, Dining, Conservatory, Back Hall, Study, Shower Room, Utility, Playroom, 6 Bedrooms, Three Ensuities and Bathroom.

Excellently located opposite Headfort Golf Club, walking distance to Kells with all its local amenities including both primary & secondary schools, sporting amenities, hotel, shops, restaurants, bars and the beautiful walk along Headfort Road all close by.

ACCOMMODATION

Entrance Hall - 5.92 x 3.93

With hardwood front door with glass side panels, parquet flooring, storage cupboard, mahogany staircase with carpeted step.

Lounge - 4.12 x 4.11

With oak flooring, marble fireplace, coving and centrepiece.

Sitting - 5.16 x 3.93

With carpet, marble fireplace with open fire, coving and centrepiece.

Conservatory - 6.42 x 4.72

With tiled flooring and access to both Sitting and Dining. Door to the rear patio area.

Dining - 4.97 x 3.77

With carpet and double doors with glass inserts to Conservatory.

Kitchen - 6.79 x 3.76

Dual aspect room with bay feature, with marmoleum flooring, solid pine built in inframe kitchen with granite worktops offering extensive storage all positioned around a high gloss cream Aga, along with centre island with granite worktop, American Fridge Freezer and plumbed for dishwasher.

Utility - 2.84 x 1.59

With marmoleum flooring, built in solid wood wall and floor units, plumbed for washing machine and tumble dryer.

Back Hall - 3.03 x 2.98

With marmoleum flooring and door to the rear garden. Inner Back Hall 2.69 x 1.00, with marmoleum flooring and coving.

Study - 3.04 x 3.03

With wooden flooring.

Shower Room - 1.99 x 1.95

Fully tiled, w.c. and w.h.b., shower and sauna.

Playroom - 6.05 x 5.82

Dual aspect room overlooking the gardens to the rear with double patio doors with glass inserts and wooden flooring.











Landing & Inner Hall
With carpet and coving.

Bedroom 1 - 5.24 x 3.95
Dual aspect with wooden flooring and built in wardrobe.

Ensuite - 2.65 x 1.97
With tiled flooring, partially tiled walls, w.c., w.h.b. and bath.

Bedroom 2 - 5.17 x 3.92
With wooden flooring and feature arch window.

Jack and Jill Ensuite - 2.40 x 1.79
With tiled flooring, partially tiled walls, w.c., w.h.b. and shower.

Bedroom 3 - 4.97 x 3.72
With wooden flooring.

Bedroom 4 - 4.11 x 3.93
With wooden flooring, air conditioning unit and w.h.b.

Bedroom 5 - 4.85 x 3.11
With wooden flooring and built in wardrobes.

Ensuite - 2.62 x 0.89
With tiled flooring, partially tiled walls, w.c., w.h.b. and shower.

Bedroom 6 - 3.77 x 3.58
With wooden flooring.

Bathroom - 2.84 x 2.62
With tiled flooring, partially tiled walls, w.c., w.h.b., bath and shower.

Double Garage - 6.14 x 5.48
With concrete flooring and up and over doors. Storage shed 4.15 x 2.84











FEATURES

- 2 acre site
- Residence on 1 acre
- Adjoining site of 1 acre with lapsed planning permission
- Prestigious Headfort Road location
- Architecturally designed spacious residence
- Very well presented throughout with many quality features
- Solid wood inframe kitchen with granite worktops
- Elegant marble fireplaces
- Timeless chandeliers
- Exceptional landscaped gardens and mature tress
- Mature boundary hedges
- Outdoor patio
- Double detached garage
- Stable

SERVICES

- Oil fired central heating
- Oil fired Aga
- Well water
- Mains sewerage

FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings and some appliances are included in the sale.





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