



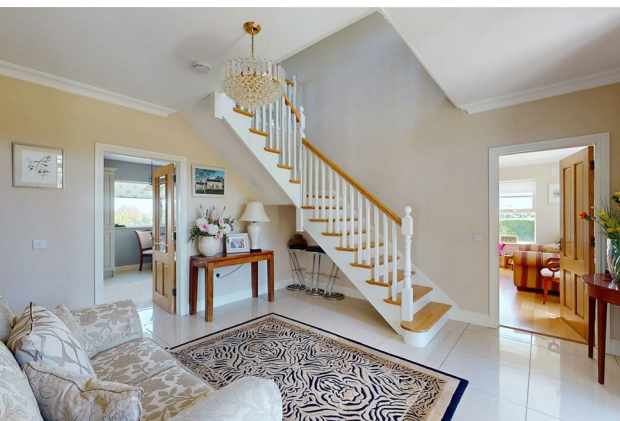

Raymond
Potterton

Boherboy, Old Ross Road, Tara, Co. Meath C15 VAF3

Asking Price €2,000,000

BER A3

46.00 acre(s)



Boherboy is an exceptional 5 bedroom detached residence on approx. 18.55 hectares (46 acres) located on the old Ross Road, Tara only 2 kms from the Hill of Tara. This is a special property located on the prestigious Old Ross Road so close to the historic Hill of Tara known as the jewel in the crown of the Boyne Valley landscape. Superbly located 2 kms Hill of Tara, 9 kms Dunshaughlin, 19 kms Navan and 6 kms M3 motorway.



Boherboy, Old Ross Road, Tara, Co. Meath C15 VAF3



2390.00 sq ft



5



3

Boherboy is an absolutely stunning residence extending to c. 222 sq.m. The position of this fine home with its rolling lawns and surrounded by 46 acres of green pasture is one of its attractive features. Built in 2015, care and attention were given with the design to create a home which not only is stunning but encompasses the beauty of this site.

The tone of this property is set as you approach via a fine stone entrance off the Old Ross Road with automated gates, a long winding driveway which is flanked on one side with a stud railed paddock and with mature well-manicured hedging on the other, decorative stone driveway, rolling lawns with colourful landscaping, well placed approach lighting and mature trees are immediately notable.

Externally this property has a very attractive plaster finish façade with granite portico, attractive box hedging, decorative ivy and stone driveway with cobble lock edging continues the tone of this fine home. There is an extensive paved patio to the side with modern glass surround ensuring none of the views are obstructed.

THE RESIDENCE

Internally this property is elegantly presented. The entrance is bright and the spacious Kitchen / Dining area offers a lovely open plan living space with large sliding panes overlooking the patio. The 9ft ceilings on the ground floor lend to elegance and each room offers large proportions.

The property boasts many quality features such as excellent A rated home with air to water heating, marble fireplace, kitchen fitted by Tierneys Kitchens with granite worktop, top quality appliances, coving, oak doors throughout and coving.

The attached double garage can accommodate two cars and could be easily incorporated into the property as extra living space should one desire.

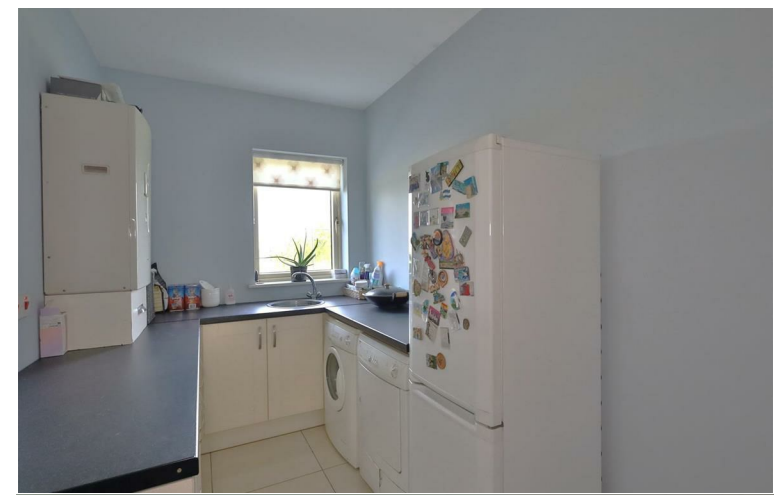
Accommodation comprises of Entrance Hall, Lounge, Kitchen / Living, Bedroom 5, Guest w.c. / Ensuite, Utility, Office, 4 Bedrooms (Main Ensuite) and Bathroom.

THE LANDS

The lands offers a rare opportunity to acquire fertile, high-quality ground in one of County Meath's most sought-after locations. Currently laid out in grass and used for cattle grazing. The land is ideally suited to a variety of farming enterprises thanks to its rich, productive soils. Well-maintained and securely fenced throughout, the lands also benefits from a reliable water supply. For equestrian enthusiasts, the property comes with the added advantage of full planning permission for six stables, yard and dungstead.

LOCATION

Boherboy enjoys the beauty of the Hill of Tara on its doorstep. The Hill of Tara is the jewel in the crown of the Boyne Valley landscape.





From its rolling slopes one can see all the way to the other great sites of the Boyne Valley, including Loughcrew Cairns, the Hill of Slane, Trim Castle and beyond. In later centuries it remained the focus of Gaelic identity and remains to this day the beating heart of Ireland. It is a popular tourist attraction due to its beauty and relaxing amenities with Maguires Coffee Shop at the helm.

The property is only 38kms Dublin City & Airport with excellent accessibility to M3. All local amenities including schools in Navan Town and Dunshaughlin Village are very accessible.

With its enviable setting superb residence and outstanding land quality, this holding truly speaks for itself. A superb opportunity not to be missed.



ACCOMMODATION

Entrance Hall

14'2" x 13'3"

Spacious entrance hall with high gloss cream tiles, composite front door with framed glass surround, modern painted staircase and coving.

Lounge

15'1" x 14'2"

Elegant room with dual aspect, wooden flooring, marble fireplace with granite hearth with solid fuel stove insert and coving.

Kitchen

21'5" x 13'11"

With tiled high gloss flooring, painted cream kitchen with built in wall and floor units with granite worktop and upstand, contrasting painted sage green island with granite worktop, integrated dishwasher, fridge freezer, Double Oven with 5 ring gas hob, over mantle with extractor fan, open plan to Dining and door to the Utility.



Dining

15'1" x 13'1"

With high gloss cream tiling and sliding doors to the patio.

Utility

13'1" x 6'7"

With tiled flooring, built in wall and floor units, washing machine, tumble dryer and air to water unit.





Bedroom 5

14'10" x 8'3"

With wooden flooring. Walk in wardrobe 1.78 x 1.57 with wooden flooring and built in shelf and hanging storage.

Ensuite / Guest w.c.

9'1" x 5'3"

Accessed from bedroom 5 and front hall with tiled flooring, partially tiled walls, w.c., w.h.b. and shower.

Landing

19'7" x 19'0"

With carpet and hotpress.

Bedroom 1

15'1" x 13'1"

With carpet.

Walk in Wardrobe

5'3" x 3'3"

With carpet and built in hanging and shelf storage.

Ensuite

8'11" x 5'5"

Tiled flooring, partially tiled walls, w.c., w.h.b. with vanity unit and shower.

Bedroom 2

15'2" x 8'3"

With carpet.

Bedroom 3

15'1" x 8'7"

With carpet.

Bedroom 4

15'1" x 8'3"

With carpet.

Bathroom

9'10" x 8'6"

Tiled flooring, partially tiled walls, w.c., w.h.b. with vanity unit, bath and shower.

Office

8'3" x 8'2"

With carpet and built in shelf storage.

Double Garage

28'1" x 18'6"

Accessed via enclosed open walkway from Utility.





FIXTURES & FITTINGS

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

FEATURES

- Excellent location close to Tara Hill
- Superb agricultural holding suitable for a variety of uses
- A rated residence
- Planning permission for 6 stables, yard & dungstead
- Excellent layout with spacious accommodation
- 9ft ceilings ground floor
- 8ft ceilings first floor
- Top quality interior décor
- Exceptional landscaped gardens and plantation
- Outdoor patio
- Double garage
- Double glazed windows and doors

SERVICES

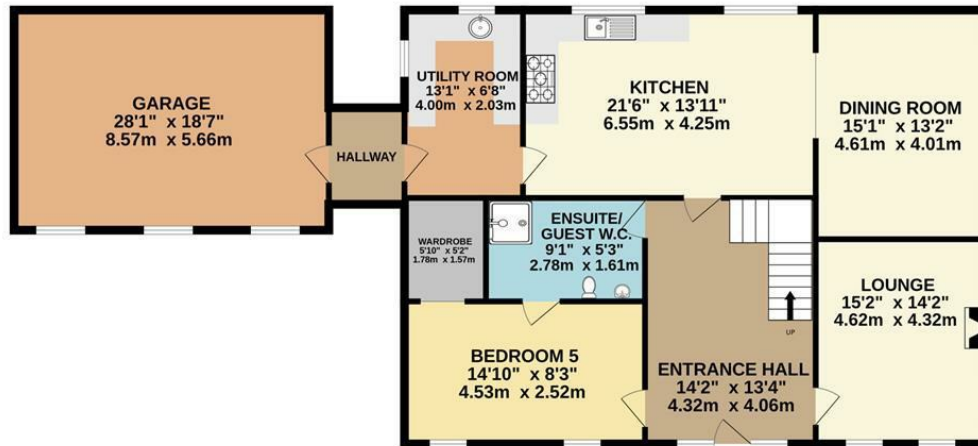
- Air to water heating
- Very well insulated property
- Underfloor heating ground floor
- Zoned heating (4 zones)
- Heatmiser thermostats
- Oakstown biocycle
- Well water
- Automated gates
- Fibre broadband

DIRECTIONS

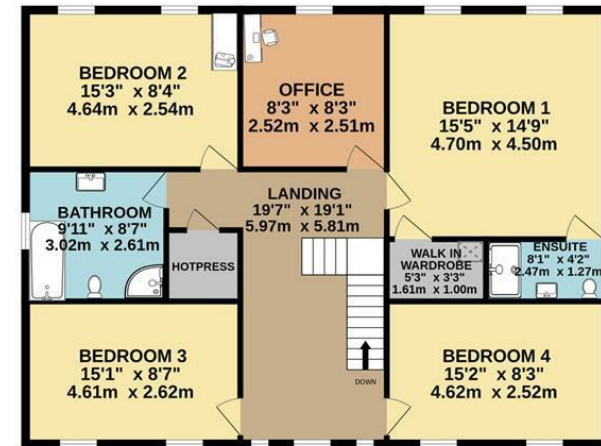
EIRCODE: C15 VAF3



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2390sq.ft. (222.0 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.

Made with Metropix ©2025









0469027666

38 Watgate Street, Navan, Co. Meath, C15 PT8X
raymondpotterton.com

Follow us:

