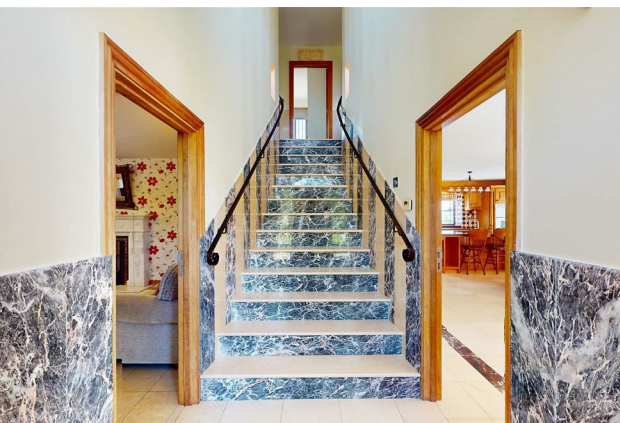




Castlepole, Kells, Co. Meath, A82 C6W4

Asking Price €675,000





Set behind mature woodland and rolling Meath countryside, this exceptional residence enjoys a wonderfully private setting just minutes from Kells.





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2599.00 sq ft



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INTRODUCTION

Extending to approximately 2,600 sq.ft., the property was thoughtfully designed and built to an exceptional standard, offering spacious, energy-efficient accommodation over three levels together with beautifully landscaped grounds of almost one acre.

A sweeping entrance through electronic gates leads across a feature stone bridge, past a private lake and onto generous paved parking areas, immediately setting the tone for the unique lifestyle this home offers.

The exterior combines handcrafted cut stone, brick detailing and a natural slate roof, while inside the property balances timeless character with modern comfort including geothermal underfloor heating, concrete floors throughout and an impressive B1 BER rating.

The accommodation is both flexible and family-oriented. A bright welcoming entrance hall leads to an elegant sitting room with marble fireplace and bay window, while the heart of the home is undoubtedly the expansive kitchen, dining and living area filled with natural light from multiple aspects.

The adjoining sunroom overlooks the lake and gardens, creating a peaceful space to relax throughout the seasons.

A ground floor bedroom with ensuite provides ideal guest or multigenerational accommodation, while upstairs the principal suite incorporates a dressing room and luxurious ensuite bathroom. Additional bedrooms are generously proportioned with fitted wardrobes and shared ensuite access to two further bedrooms

The basement level includes a large double garage and additional storage space, adding further practicality to this substantial home.

Outside, the grounds have been carefully designed to maximise privacy and enjoyment of the surrounding landscape. Lawns, mature planting, specimen trees and the tranquil lake combine to create a truly special outdoor environment with the sounds of nature ever-present.

Despite its peaceful setting, the property is exceptionally convenient. Kells is within easy reach, which offers an extensive range of schools, shops, cafés, sporting facilities and commuter services.

The nearby M3 provides straightforward access to Dublin and beyond, making this an ideal choice for those seeking countryside living without sacrificing connectivity.

FIXTURES & FITTINGS

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





FEATURES

- A spectacular residence of circa 2,500 sq.ft.
- Turnkey home
- Amazing setting
- Private lake with feature stone bridge
- Natural cut stone exterior with slate roof
- Geothermal underfloor heating throughout
- B1 energy rating
- Spacious kitchen/dining/living area with sunroom
- Large basement with double garage and storage
- Elevated sun deck overlooking the grounds
- Electronic gated entrance
- Septic tank
- Conveniently located close to Kells and the M3 motorway



ACCOMMODATION

Entrance Hall

2.44 x 1.84

Hardwood front door with glass side panels and fanlight, gallery window, tiled flooring with marble centrepiece, marble wall panelling and wrought iron stair railing.

Lounge

5.53 x 4.30

With tiled flooring, marble fireplace with marble hearth and bay window to front.

Kitchen/Dinning

8.31 x 5.40

Tiled flooring with marble border, built in wooden wall to floor units, granite worktop, eye level oven, gas hob, extractor fan, kitchen island with granite worktop, stainless steel sink, dishwasher, double doors to elevated decked area and door to rear gardens.

Sunroom

3.75 x 3.70

With tiled flooring and doors to exterior and to stairs leading to garage in basement.

Utility Room

2.48 x 2.11

With tiled flooring and built in wall to floor units with marble worktop.





Guest W.C

1.59 x 1.52

With tiled flooring, tiled walls, w.h.b, w.c. and built in storage cabinets.

Bedroom 5

3.41 x 3.18

With tiled flooring and built in wardrobe.

Ensuite

1.86 x 1.66

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

Landing

2.80 x 1.26

With carpet.

Bedroom 1

5.36 x 5.25

With carpet.

Ensuite

3.16 x 2.50

With tiled flooring and fully tiled walls, Independent Italian Teuco shower, bath, w.h.b and w.c.

Dressing Room

2.51 x 2.15

With tiled flooring and built in wardrobe and storage units.

Bedroom 2

5.30 x 3.50

With carpet and built in wardrobes.

Bedroom 3

4.32 x 3.20

With carpet and built in wardrobes.

Jack & Jill Ensuite

2.31 x 1.88

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

Bedroom 4

2.81 x 2.51

With carpet and built in wardrobe.

DIRECTIONS

A82C6W4



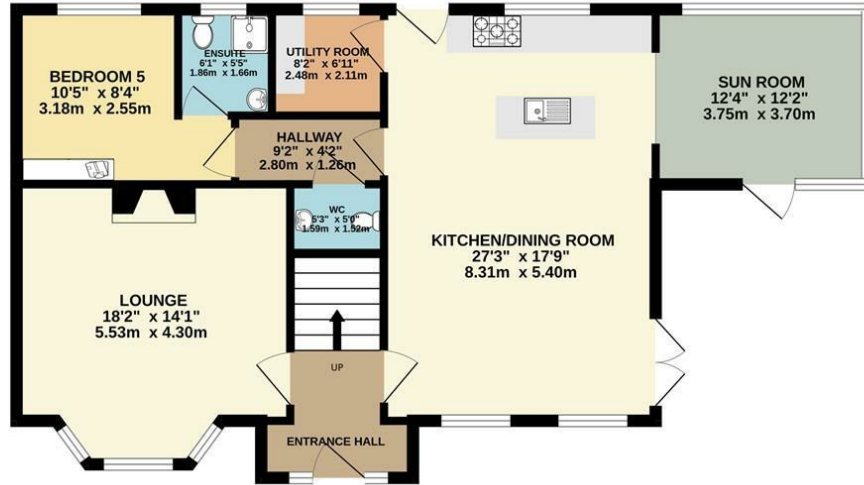




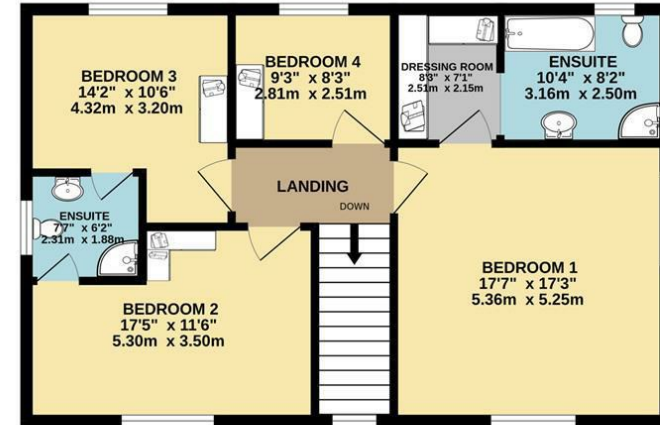


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2599sq.ft. (241.5 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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