





AUCTION - WEDNESDAY 23RD SEPTEMBER AT 3PM IN ROOM & ONLINE

c. 13 ACRES IN LOTS

LOT 1: RESIDENCE, FARMYARD, COURTYARD, AGRICULTURAL BUILDINGS & LANDS ON C. 2 ACRES

LOT 2: ST. FINIAN'S CHURCH

LOT 3: LANDS - C. 11.4 ACRES LOT 4: THE ENTIRE

Anneville is an impressive four-bedroom detached period residence, dating from circa 1920 and occupying an attractive rural setting at Clonard, Co. Meath. Set on approximately 13 acres (5.66 hectares), the property combines a substantial character-filled family home with mature gardens, traditional stone outbuildings, stables, an extensive farmyard and agricultural lands, with the Clonard River forming a boundary along one side of the holding.



Anneville, Clonard, Co. Meath A83 RH26



2260.00 sq ft



4



3

INTRODUCTION

The residence is a handsome three-bay, two-storey house distinguished by its attractive red-brick façade and full-height canted bay windows flanking the principal entrance. A pitched slate roof, traditional chimney stacks, granite windowsills and lintels, and a particularly attractive timber entrance door with Art Nouveau-style sidelights and fanlight contribute to the architectural character of the property.

Internally, Anneville offers generously proportioned and versatile accommodation, retaining many traditional features throughout. High ceilings, decorative cornicing, substantial timber joinery and a collection of attractive period fireplaces give the house a distinctive sense of character. The principal reception rooms are bright and spacious, with large windows providing excellent natural light and pleasant views over the surrounding grounds. The accommodation also includes a well-proportioned kitchen, utility facilities and four spacious bedrooms.

Outside, the residence is surrounded by mature gardens and established trees and hedging, providing an attractive and private setting. A paved terrace offers an inviting outdoor area overlooking the gardens. Of particular interest is the traditional stone-built courtyard, comprising a range of characterful outbuildings with timber doors and traditional detailing. The adjoining stables and ancillary buildings provide useful accommodation with potential for equestrian, hobby or storage purposes, subject to any necessary consents.

Beyond the residential grounds is a substantial farmyard, incorporating a range of enclosed and open-fronted agricultural sheds arranged around generous concrete and gravelled working areas. These buildings provide useful facilities for machinery, livestock, general agricultural or storage purposes and complement the wider holding. The lands are predominantly laid out in grass and extend around the residence, farmyard and outbuildings. Mature hedgerows, established trees and traditional field boundaries create an appealing rural environment, while the Clonard River provides a particularly attractive natural boundary.

A remarkable feature of the property is Saint Finian's Church, a disused church dating from 1808, standing on the historic site of an abbey. Retaining many original architectural features, the church is surrounded by an historic graveyard and adds a unique historical dimension to the property.

Anneville enjoys an attractive rural setting at Clonard, Co. Meath, while remaining conveniently located for commuters. Enfield and access to the N4 (R148) are approximately 13 minutes away, providing excellent connectivity to the capital and surrounding towns. Dublin City Centre is approximately 45 minutes by car, while Dublin Airport is approximately 45 minutes away.

Lot 1: The Residence, Farmyard, Cut-Stone Courtyard, Agricultural Buildings & Lands extending to circa 2 acres.

Lot 2: Saint Finian's Church

Lot 3: Remaining high-quality agricultural lands extending to circa 11.4 acres.

Lot 4: The Entire





FEATURES

- Impressive Four-Bedroom Detached Period Residence
- Attractive Red-Brick Three-Bay Façade
- Set on Approximately 13 Acres (5.66 Hectares) of grassland
- Generously Proportioned Accommodation Throughout
- High Ceilings and Decorative Cornicing
- Bright and Spacious Reception Rooms
- Mature Private Gardens and Established Grounds
- Paved Patio / Outdoor Entertaining Area
- Traditional Stone-Built Courtyard
- Stables and Range of Ancillary Outbuildings
- Extensive Farmyard with Agricultural Sheds
- Lands Predominantly Laid Out in Grass
- Clonard River Forming a Boundary Along One Side

FIXTURES & FITTINGS

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

ACCOMMODATION

Entrance Hall

17'8" x 8'1"

With carpet, solid wood front door with glass panel inserts and glass side panels and coving and centrepiece.

Lounge

19'0" x 13'10"

With carpet, dark timber fireplace surround with decorative detailing, cream stone inset and hearth, cast-iron fire grate and brass fender, ceiling coving and centrepiece and double doors to dining room.

Sitting Room

19'0" x 14'2"

With carpet, dark timber fireplace surround with decorative detailing, red tiled inset and hearth, cast-iron fireback and brass fender, ceiling coving and centrepiece.

Kitchen

14'4" x 10'9"

With tiled flooring, wooden built in wall to floor units with laminate worktop, tiled splashback, oven, hob, extractor fan, dishwasher, fridge freezer and stainless-steel sink.

Dining Room

15'8" x 12'7"

With carpet, timber fireplace surround with carved decorative detailing, ornate cast-iron inset with tiled side panels and black tiled hearth, ceiling coving and centrepiece, French doors to rear garden and open plan to kitchen.





Rear Hallway

11'11" x 6'4"

With tiled flooring, dado rail and PVC door with glass side panels to courtyard.

Utility Room

8'2" x 5'0"

With tiled flooring, built in laminate worktop and washing machine.

Shower Room

8'0" x 6'4"

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

Guest W.C.

5'6" x 3'4"

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

Landing

Split level with carpet and hotpress.

Bedroom 1

19'8" x 14'0"

With carpet and timber fireplace surround with cast-iron inset, decorative tiled side panels, and green tiled hearth.

Bedroom 2

19'7" x 14'4"

With carpet and painted timber fireplace surround with cast-iron inset, decorative floral tiled side panels, and tiled hearth.

Bedroom 3

15'8" x 12'6"

With carpet and painted timber fireplace surround with cast-iron inset, decorative floral tiled side panels, and cast-iron grate.

Bedroom 4

8'1" x 6'10"

With carpet.

Bathroom

7'11" x 7'4"

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

DIRECTIONS

EIRCODE: A83 RH26

AUCTION DETAILS

The Auction will take place on the 23rd of September at 3pm in our Auction Room and online. Pre registration for online bidding by the 22nd of September.

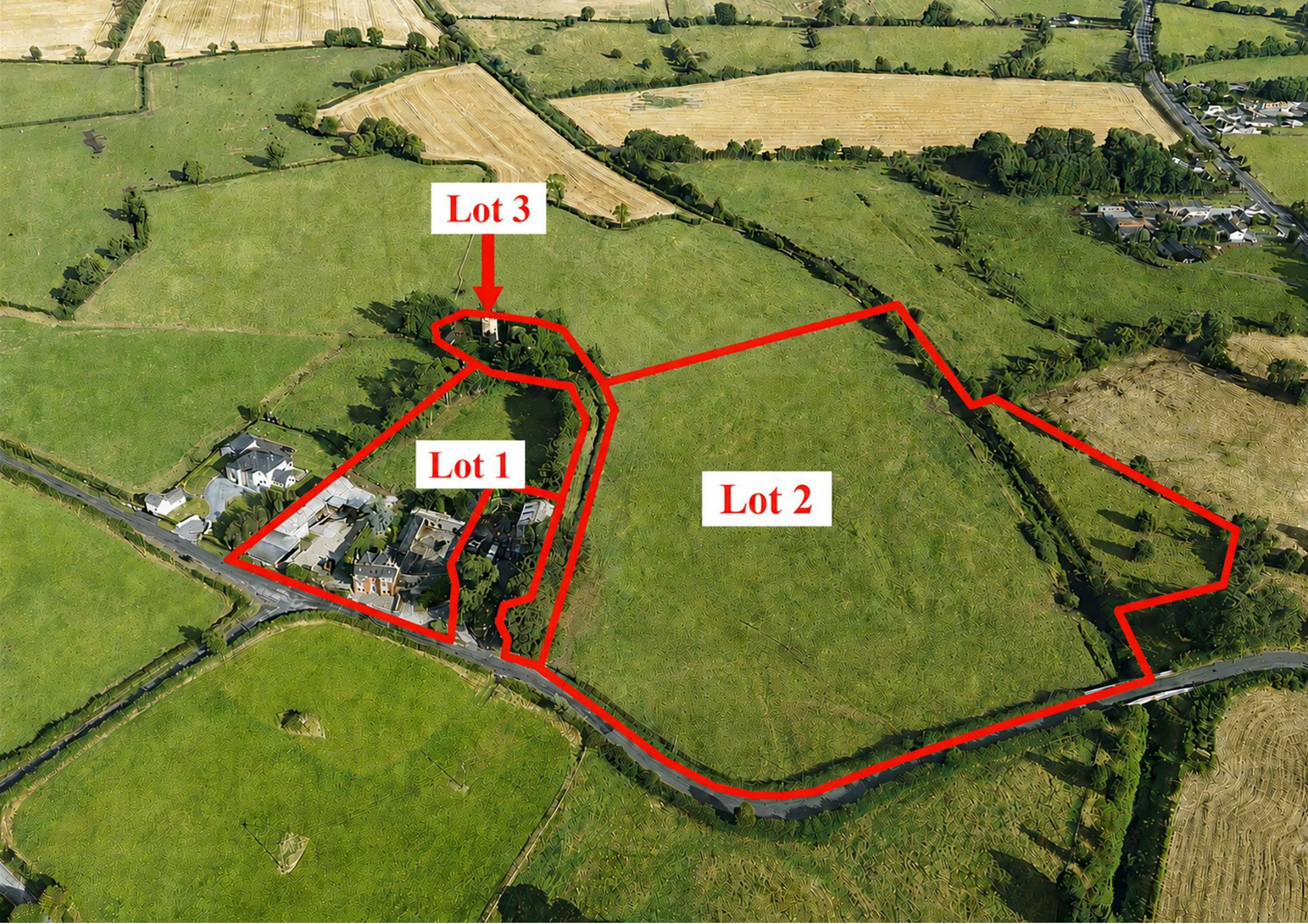
SOLICITOR DETAILS

Michael Ward Solicitors, Edenderry, Co. Offaly









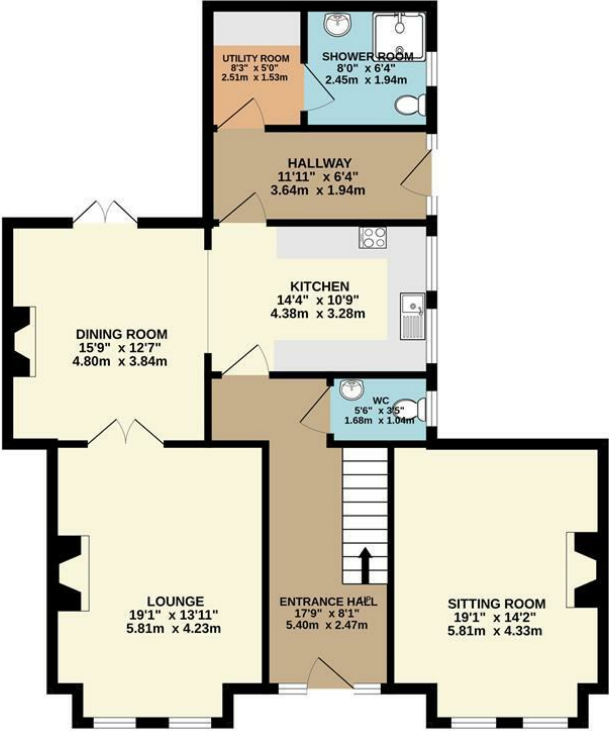
Lot 3

Lot 1

Lot 2

FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2260sq.ft. (210.0 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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