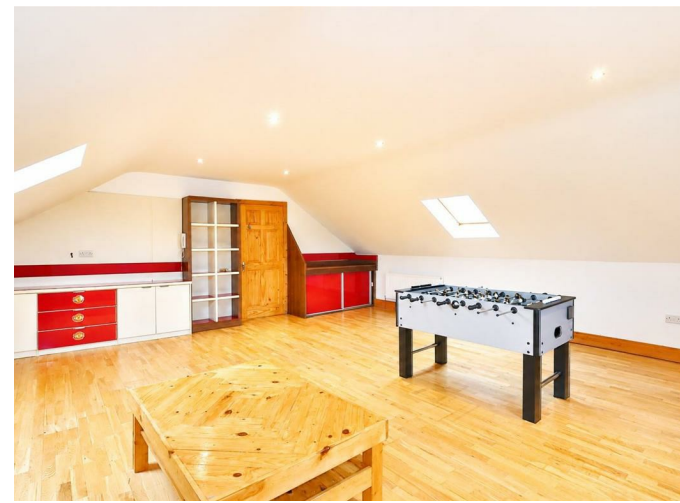






Raymond Potterton Auctioneers are delighted to present this exceptional detached family residence extending to approximately 4,040 sq.ft., occupying an elevated and private 1.2-acre site with breathtaking panoramic views across the rolling Meath countryside.



Cregg, Nobber, Co. Meath A82 W8R9



4040.00 sq ft



5



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INTRODUCTION

This impressive home has been thoughtfully designed with modern family living in mind, offering an abundance of bright and spacious accommodation finished to an excellent standard throughout.

The accommodation flows effortlessly through a selection of generously proportioned reception rooms, a superb family kitchen complete with extensive fitted units and a wood pellet stove, together with a substantial utility room and a range of versatile multi-purpose rooms to suit every family's needs.

The first floor continues to impress, featuring spacious bedrooms, including a magnificent principal suite complete with an en-suite bathroom and extensive fitted wardrobes.

The remaining bedrooms offer excellent built-in storage, while the luxurious family bathroom, walk-in wardrobe and generous landing further enhance the practicality of this outstanding home.

Stepping outside, the property truly sets itself apart. Designed for entertaining throughout the year, the beautifully landscaped grounds feature a bespoke Scandinavian barbecue cabin complete with a central grill, alongside a stunning covered outdoor entertainment area incorporating a luxurious hot tub, creating the perfect space to relax and entertain family and friends in every season.

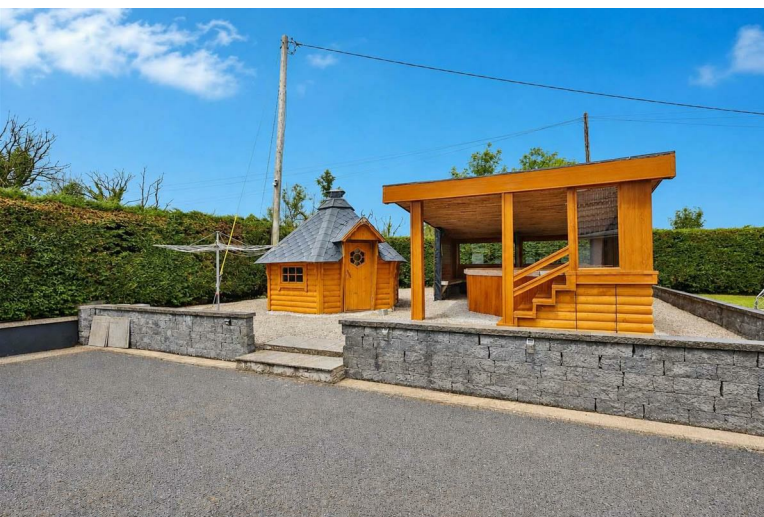
The extensive tarmac driveway provides parking for numerous vehicles and leads to an exceptionally large garage with additional rear storage, ideal for car enthusiasts, hobbyists or those requiring substantial workshop space.

Mature hedging surrounds the property, ensuring complete privacy while framing the spectacular countryside views that stretch for miles.

Combining exceptional accommodation, outstanding outdoor amenities and a tranquil rural setting just minutes from Nobber, Kells and Kingscourt, this is a rare opportunity to acquire a truly remarkable family home offering an exceptional lifestyle in one of County Meath's most scenic locations.







FIXTURES & FITTINGS

All flooring, curtains, blinds, stove, wood fired hot tub and BBQ house.

FEATURES

- Approx. 4,040 sq.ft. detached family residence
- Private site extending to approx. 1.2 acres
- Elevated position with panoramic countryside views
- Spacious and versatile family accommodation
- Gym / multi-purpose room
- Multiple multifunctional rooms
- Four bathrooms, including principal en-suite
- Large integral garage with additional rear storage
- Electric entrance gates
- Extensive tarmac driveway with ample parking
- Scandinavian-style BBQ cabin with central grill and covered outdoor entertainment area
- Hot tub / Jacuzzi
- Mature landscaped gardens with expansive lawns
- CCTV security system
- Double glazed uPVC windows
- PVC fascia and soffit
- 3 x solar panels
- Private well
- Septic tank
- Oil fired central heating
- Just 3km from Nobber Village

ACCOMMODATION

Entrance Hall

16'0" x 11'9"

With wooden flooring.

Lounge

12'9" x 12'5"

With wooden flooring and insert solid fuel stanley stove.

Room 7

12'9" x 11'1"

With wooden flooring.

Guest w.c.

6'10" x 6'2"

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

Room 8

10'2" x 10'9"

With wooden flooring.

Living Room

12'9" x 14'5"

With wooden flooring.

Kitchen

26'6" x 13'5"

With tiled flooring, built in wall and floor units, oven/hob, extractor fan, fridge/freezer and wood pellet stove.

Utility Room

26'6" x 6'10"

With tiled flooring, built-in wall and floor units and washing machine.

Walk in shoe press/wine cellar

5'10" x 3'7"

With tiled flooring.

Gym

24'11" x 24'7"

With wooden flooring.

Room 1

14'5" x 28'6"

With wooden flooring and built-in wardrobes.

Ensuite

8'2" x 7'6"

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

Room 2

21'7" x 20'4"

With wooden flooring and built-in units.

Room 3

20'4" x 18'4"

With wooden flooring and built-in units.

Room 4

20'8" x 10'9"

With wooden flooring and built in wardrobes.

Room 5

10'5" x 8'2"

With wooden flooring.

Room 6

12'1" x 10'5"

With wooden flooring.

Walk in wardrobe

5'2" x 6'10"

With wooden flooring.

Bathroom 2

8'10" x 9'2"

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

Landing

45'3" x 7'2"

With wooden flooring.

Bathroom 1

14'1" x 8'6"

With tiled flooring, tiled walls w.c, w.h.b, (dual vanity unit) bidet and shower.

Hot Press

14'1" x 4'11"

With wooden flooring and shelving units.

Back garage

19'8" x 18'11"

Main Garage

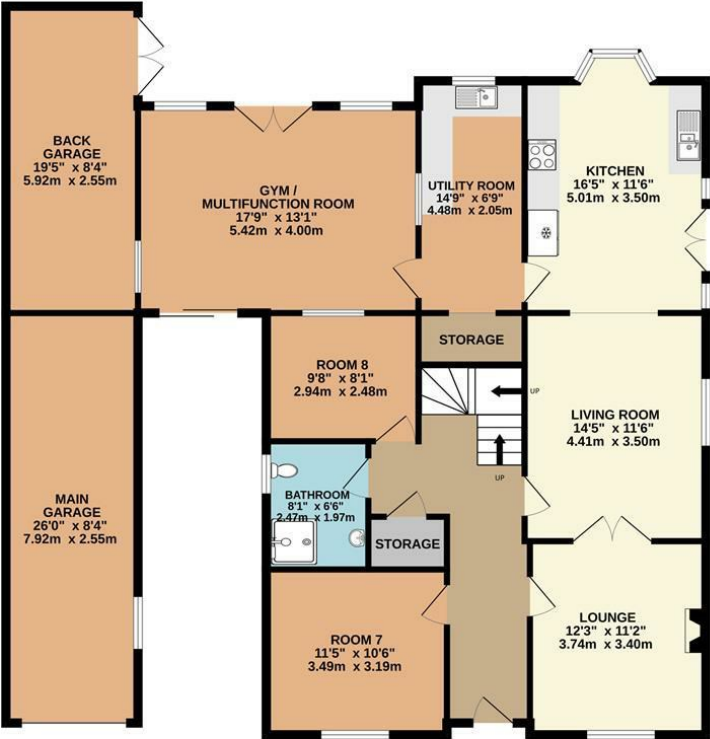
43'11" x 19'8"

With roller door.

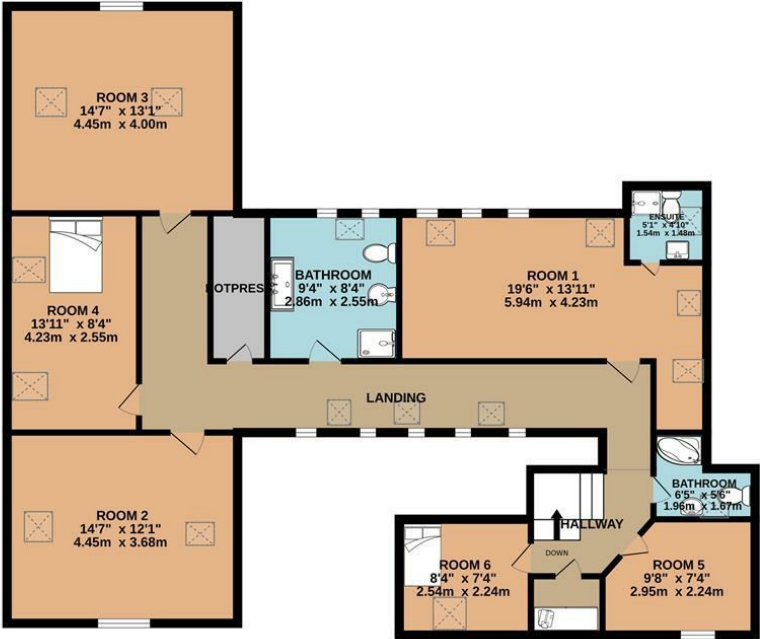


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 4036sq.ft. (375.0 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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