





Archgate Cottage is a charming traditional cottage set in a convenient countryside location between Moynalty and Kingscourt. Standing on a mature site of approximately 0.25 acre, this detached two-bedroom home combines cottage character with generous living space and a versatile additional room.

Archgate Cottage, Carnakelly, Kilmainhamwood, Co. Meath A82T267

 1000.00 sq ft

 2 Bedrooms

 1 Bathrooms

INTRODUCTION

A gated entrance leads to the cottage, where established trees and hedging create an appealing sense of privacy.

Inside, the lounge is the heart of the home. Its impressive stone archway fireplace and stove provide a striking focal point, complemented by timber flooring and fitted shelving.

The spacious kitchen/dining room has country-style cabinetry, a range cooker and ample space for family dining.

Extending to approximately 1,000 sq ft, the accommodation comprises an Entrance Hall, Inner Hallway, Lounge, Kitchen/Dining Room, Two Bedrooms, Bathroom and a Multi-Use Room.

The bathroom features a freestanding bath and separate shower.

Outside, the grounds include a front lawn, a paved patio for outdoor dining and a storage shed. The property also benefits from solar panels, a septic tank and its own well, with a new pump installed in recent years.

FEATURES

- Charming detached traditional cottage
- Mature site extending to approximately 0.25 acres
- Impressive stone archway fireplace with stove
- Solar panels
- Own well with pump installed in recent years
- Spacious country-style kitchen/dining room
- Versatile multi-use room
- Gated entrance, front lawn and paved patio
- Storage shed
- Septic tank





FIXTURES & FITTINGS

All curtains, blinds, flooring, appliances and the garden shed are included in the sale.
Some items of furniture may be available by separate negotiation.

ACCOMMODATION

Entrance Hall

13'5 x 6'6
With tiled flooring.

Inner Hallway

13'9 x 5'9
With wooden flooring.

Lounge

20'11 x 13'9
Featuring the stone archway fireplace with stove, wooden flooring and fitted shelving.

Kitchen / Dining Room

20'8 x 14'6
With tiled flooring, under counter units and upper ceiling height kitchen units, range cooker, Belfast sink and Dining Area. Double doors to rear garden.

Bedroom 1

9'6 x 8'10
With wooden flooring and fitted wardrobe.

Bedroom 2

9'6 x 8'10
With wooden flooring.

Bathroom

9'6 x 5'6
With tiled flooring and fully tiled walls, w.c., w.h.b., freestanding bath and separate shower.

Multi - Use Room

18'4 x 10'9
With carpet. Offering flexible space for a home office, study or hobby room.

DIRECTIONS

Archgate Cottage is situated in the townland of Carnacally, just off the Moynalty-Kingscourt Road and a short drive from Kilmainhamwood village. Its countryside setting is complemented by convenient access to Kells and the M3 Motorway.

EIRCODE: A82 T267



FLOOR PLAN



TOTAL FLOOR AREA : 1000sq.ft. (92.9 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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