



WILLIAMSTOWN COURT

CASTLEBELLINGHAM, CO. LOUTH.





WILLIAMSTOWN COURT

CASTLEBELLINGHAM, CO. LOUTH.

In all on approx. 12.1 ha / 30 acres

For Sale by Private Treaty

Williamstown Court is a charming country home in a courtyard setting surrounded by its mature gardens and land.

Ground Floor

Entrance hall, living room, large country kitchen / dining area with Aga & stove, pantry, sunroom, back kitchen, office, 2 x WC, coal room, walk-in hot press, double garage with WC

First Floor

4 bedrooms, 2 en suite bathrooms, main bathroom, billiards room, party room

Courtyard & Farmyard

Courtyard with numerous outbuildings, garages, stores, coach houses, barns

Cottage

Living room, kitchen, 2 bedrooms, 2 shower rooms

Gardens and Land

Mature garden, tennis court, approx. 9.7 ha / 24.2 acres of farmland



Savills Country

20 Dawson Street,
Dublin 2

harriet.grant@savills.ie

+353 (0)1 663 4350

LOCATION AND AMENITIES

	Km
Castlebellingham	3
Ardee	12
Drogheda	22
Dundalk	15
Dublin City	76
Dublin Airport	61
Belfast	101
Newry	40

The village of Castlebellingham is a short distance away and will provide all the daily requirements, while further afield are the large and busy towns of Drogheda (22 km) and Dundalk (15km). Both towns have seen massive development over the last number of years and now have major shopping centres.

The M1 motorway is 5 minutes from the property and it connects Dublin to Belfast. Dublin City Centre is a one-hour drive, while Belfast is also an easy drive of just over an hour. There is an excellent Dublin – Belfast train service which stops in both Drogheda and Dundalk. Dublin commuter trains run every 30 minutes during busy times.

County Louth boasts many activities and country pursuits. There is a beautiful coastline running the length of the entire county and the nearest blue flag beach at Clogherhead is only 19 km away.

The keen golfer is well catered for with a choice of courses. Locally there is the Ardee Golf Club and Dundalk Golf Club. The County Louth Golf Club at Baltray is a 30-minute drive and it is a championship course, which has hosted the Irish Open on a number of occasions.

The local hunts are the Louth Foxhounds and the Oriel Harriers and they hunt twice a week in the general area.

There are choices of local primary schools and for secondary education there are excellent schools in Dundalk, Drogheda & Dunleer including The Dundalk Grammar School, which offers both day and boarding.

DESCRIPTION

Williamstown Court is a wonderful character filled home which is set within an old world stone courtyard and surrounded by mature trees, gardens and its own lands.

The house is approached by a private tree lined avenue, which branches to the right into the large enclosed courtyard. Within this charming courtyard is found the main house, a two-storey cottage and an array of useful stone buildings.

Williamstown is an utterly charming home laid out over two stories with great living and entertaining space and full of potential, both in the main house and surrounding courtyard.

The accommodation comprises of a large country style kitchen, living room, study and spacious sunroom together with the associated service rooms at ground floor. At first floor level there are four generous sized bedrooms, two of which have en suite bathrooms.

In addition, on the east side of the house there is both a large games room with a full sized snooker table and a party room, which has accommodated up to 80 people seated.

These rooms could easily be taken into the fabric of the overall main house as extra accommodation be it bedrooms, reception rooms or even a separate accommodation.







COURTYARD AND FARMYARD

In addition to the main house and cottage the main courtyard also houses an array of useful stone buildings. These include two coach houses, garages and stores.

The farmyard adjoins the main courtyard and comprises three barns, storage sheds, lean twos and an old grain store.

THE COTTAGE

There is a two storey stone cottage with two bedrooms, one of which has an en suite shower room. The cottage is good in size and laid out well, but is in need of some refurbishment and upgrading.

GARDENS AND LAND

The south facing garden is accessed by several points from the house opening onto the paved patio and bbq area. This sheltered patio overlooks the well-kept lawn and garden, which is interspersed with an array of shrubs, flowerbeds and specimen trees.

Williamstown Court is set amidst a wonderful rural landscape framed by mature trees, with a small pond and is surrounded in many parts by beautifully crafted stone walls and beach hedges. In the garden there is an en tout cas flood lit tennis court.

POTENTIAL USES

As well as a fine family home there is scope to develop further accommodation, generating extra income or to go a step further and set up a hospitality venue hosting weddings, retreats or other such enterprises.

SERVICES

Well and mains water, septic tank drainage, oil fired central heating, ESB, broadband and phone watch alarm

DIRECTIONS

From Dublin

Take the M1 Northbound and continue for 50 km. Exit at junction 13 from M1. At the roundabout at the end of the motorway off-ramp, take the R132 for Castlebellingham. Follow this road for approx. 5.1km.

Before reaching Castlebellingham village, take the left turn signed Stabbanan. Drive 1.2 km then take a right turn through a large walled entrance opposite Hoey Plant Sales. Williamstown Court is 300 metres up on the right hand side.

VIEWING BY APPOINTMENT

Harriet Grant
Savills
20 Dawson Street
Dublin 2
Harriet.grant@savills.ie
+353 (0)1 663 4350

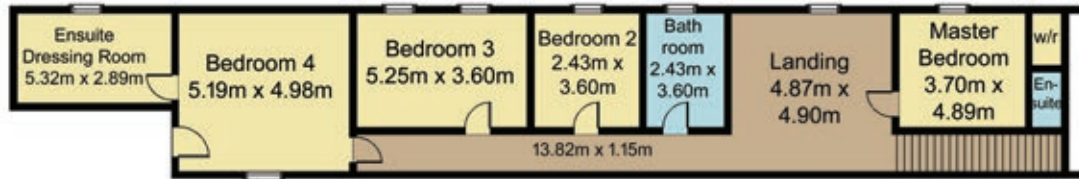








FLOOR PLANS



FIRST FLOOR

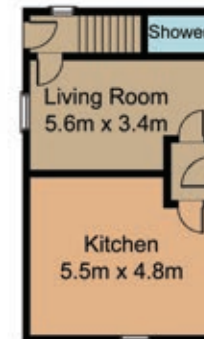
WILLIAMSTOWN COURT

Total approx. Area - 537.3 sq.m / 5,783 sq.ft

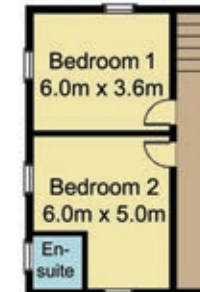


GROUND FLOOR

COTTAGE -
GROUND FLOOR



COTTAGE -
FIRST FLOOR





Savills Country
20 Dawson Street,
Dublin 2
country@savills.ie
+353 (0)1 663 4350

Important Notice: Savills and their clients give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function; prospective purchasers/tenants should satisfy themselves as to the fitness of such equipment for their requirements. We have not made any investigation into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. Photographs were taken in September 2015. Particulars prepared in November 2015.