

REA

O'BRIEN COLLINS



Tourism-approved upgraded 5 bedroom B & B property / detached family home (approx 200.6 sqm / 2,160 sq ft) set on large mature grounds in Slane village. Magical gardens – seeing is believing!

FOR SALE BY PRIVATE TREATY

Castlevue House B&B
St Erc's Terrace
Slane Village
Co Meath
C15 XT53

Asking Price €495,000

BER C3





LOCATION

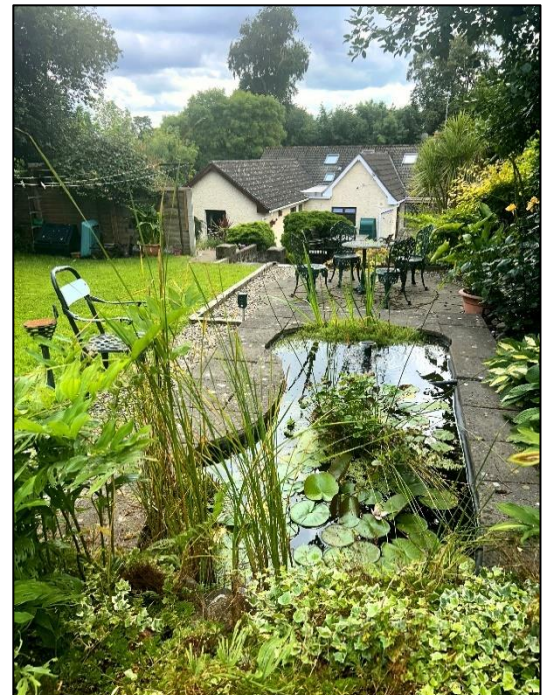
Castleview House B&B is situated atop a large elevated site in Slane Village overlooking Slane Castle Demesne. There is excellent connectivity to Dublin via the N2 / M2 and M1 with the added benefit of several daily Bus Eireann and Collins bus services to the city.

Village life offers a selection of cafes, pubs and restaurants. Sporting clubs and amenities are plentiful in Slane and include GAA, soccer, rowing, tennis and fishing in addition to well established walking routes in and around Slane itself.

DESCRIPTION

Castleview House B & B is a large spacious family home which has been in hospitality use for several decades and has been exceptionally well maintained by its present owners. Sitting atop an elevated site overlooking the densely wooded grounds of Slane Castle Demesne, there is an approach driveway leading to a rear car parking area. A glazed front porch opens into an inner hall which has a sitting room immediately on the left. This attractive room has a picture window to the front and a marble fireplace with wood burning stove inset. On the other side of the hall, there is a 5th bedroom / 2nd reception room. A shower room immediately opposite has an electric shower, wc & whb and has a tiled floor and tiled wet areas. To the front and side, there are 4 no. bedrooms, laid out as doubles or twins, each with ensuite shower rooms / bathrooms. All bedrooms are carpeted and come with bedroom furniture. All ensuites are modern and fitted with tiled floors and wet areas. On the other side of the house, there is a good-sized dining room with picture window to the rear garden. This, in turn, connects to the generously

proportioned eat-in kitchen which was newly fitted with stylish contemporary units and floor tiles 6 years ago. Integrated appliances include 2 no. electric ovens, 5-ring gas hob, extractor hood, fridge freezer and dishwasher. Washing machine included. Double patio doors lead out to the rear parking area and 2 no. outbuildings, both of which have an electricity connection. Steps lead up to a really gorgeous mature rear garden with several individual relaxation zones / terraces. Seeing is believing!



ACCOMMODATION

- Entrance porch to hall
- Front sitting room: 3.73m x 3.62m; marble fireplace with wood burning stove inset.
- Front bedroom 1 / 2nd reception: 3.18m x 3.45m
- Shower room opposite: 1.75m x 1.72m; electric shower, wc & whb; heated towel rail
- Front bedroom 2: 4.2m x 3.44m
Full ensuite bathroom: bath with electric shower, wc & whb; tiled floor & part tiled walls.
- Side bedroom 3: 3.18m x 2.74m
Ensuite shower room, electric shower, wc & whb
- Side Bedroom 4: 3.58m x 2.9m
Ensuite shower room: 2.9m x 1.37m; electric shower, wc & whb
- End Bedroom 5: 4.07m x 3.3m
Ensuite shower room: 2.9m x 1.35m; electric shower, wc & whb, heated towel rail.
Side door to car park & rear garden.
- Dining Room: 3.62m x 3.0m & 2.18m x 1.61m; laminate floor & picture window to garden.
- Eat-in Kitchen: 4.64m x 3.92m: excellent range of contemporary wall & floor units; tiled floor. Appliances include: 2 x electric fan ovens, 5-ring gas hob, extractor hood canopy, integrated fridge / freezer & dishwasher. Washing machine. Patio doors to outside.



ATTIC CONVERSION:

- Toilet: 1.5m x 1.1m; wc & whb
- Office: 3.22m x 3.02m
- Room 1: 3.2m x 3.02m
- Room 2: 3.2m x 2.5m
- Store room: 1.66m x 1.53m; 2 x built-in storage areas

OUTSIDE:

- Outbuilding 1: 4.34m x 2.93m; electricity connection
- Outbuilding 2: 3.19m x 2.5m; electricity & plumbing connection.
- Good car parking to rear.
- Front lawn in grass with perimeter flower beds well stocked with flowering plants & specimen shrubs.
- Steps leading up to a mature private long rear garden. Several individual relaxation / terrace areas including a Zen garden complete with water feature and overlooked by the resident Buddha! Wild garden with pond.



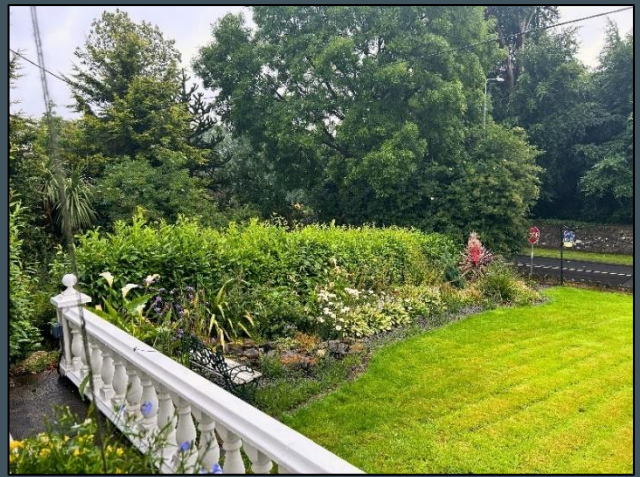
FEATURES

- Exceptionally well-maintained property in "move in" condition.
- Well established B&B / accommodation provider property within a few minutes' walk of historic Slane Village.
- 4 no. ensuite bedrooms with 5th bedroom option.
- Attic conversion: 4 no. rooms
- Stunning gardens to front & back. Rear garden is a gem with its individual feature zones / seating areas and a large variety of flowers, plants & shrubs.
- 2 no. block-built outbuildings.

SERVICES:

- Mains electricity (**THREE PHASE**), water & sewer
- Oil fired central heating system; new hot water cylinder & condenser boiler installed 5 years ago
- Fully alarmed.
- Water softener has been installed.
- Central fire alarm system & emergency exits





PRICE

Asking Price €495,000

VIEWING

By appointment. Contact us at:

REA O'Brien Collins

John Street, Drogheda, Co. Louth.

T: +353 (0)41 9875444

E: info@reaobriencollins.ie

www.rea.ie

DIRECTIONS

From the centre of Slane village, travel westwards along the Navan Road and you will find Castlevew House B & B approx. 200m on the right hand side overlooking the grounds of Slane Castle Demesne -
USE EIRCODE C15 XT53

For more photos of this property please go to WWW.REAOBRIENCOLLINS.IE

You can also view this property at
WWW.MYHOME.IE WWW.DAFT.IE

Walk through video: <https://youtu.be/1PaYWFoN6ZQ>
BER: C3 BER NO 117600262



Conditions to be noted:

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