

C. 48 ACRE RESIDENTIAL FARM

Not to scale and for discussion purposes only.



**Donaghmore,
Dublin Road,
Ashbourne, Co. Meath**
Asking Price €1,500,000

Quillsen
TM

Donaghmore, Dublin Road, Ashbourne, Co. Meath

For Sale by Private Treaty

Welcome to Donaghmore with some of Co Meath's finest lush land. The subject property encompasses approximately 48 acres having an impressive and expansive residence incorporating over 3,500 sq.ft. set within mature gardens. Together with stunning country views, its elevated position over the Dublin Road and within minutes of the M2 and 2.5km south of Ashbourne, this fine residential holding is bound to impress even the most discerning of buyers.

Location

Notwithstanding that this fine holding is set amongst rolling countryside, its location is highly strategic. While the holding is firmly situated in County Meath some 2.5km south of Ashbourne Town Centre and importantly within 500 metres of its current Local Area Plan (LAP) boundary, it is located a mere 3.5km from the Dublin County boundary at Coolquay.

The holding stretches from the R135 (Dublin/Ashbourne Road - former N2) opposite Newbarn Farm to the R125 (Swords/Kilcock Road) at Robertstown Cross Roads just over Donaghmore Bridge from St Patrick's R.C. Church. Newbarn Farm is a farm shop that sells a selection of artisan farm produce alongside home-grown and locally sourced fruit and vegetables. Additionally it hosts their Donkey Shed Restaurant and open farm. The M2 is within close proximity of the property being 1km from Junction 3 (Ashbourne South) and 11km from M50 Junction 5.

2.5km Ashbourne Town Centre & Golf Club both

3.5km Coolquay

9km Fairyhouse Racecourse

12km Swords

17km Dublin Airport

20km Dublin City Centre

1km M2 (Junction - Ashbourne South)

11km M50 (Junction 5)

Ashbourne grew exponentially through the Celtic Tiger years into a prosperous commuter town now boasting an excellent range of facilities particularly from a retail perspective. One will be spoilt for choice. Dunnes, SuperValu, Tesco, Aldi and Lidl all have outlets in the town. Ashbourne also offers an extensive range of schools and amenities. It plays host to many fine sporting facilities including those for rugby, soccer and GAA along with golf amongst others. There is hunting available locally with the Meath and Ward Union packs and horse racing enthusiasts will not be left wanting with racecourses at Fairyhouse, Bellewstown, Navan, Leopardstown and Punchestown easily accessed.

The Lands

Extending to approximately 19.343 hectares otherwise 47.79 acres or thereabouts statute measure, the lands are essentially set out in one block conveniently arranged in two adjacent divisions which are intersected by the Broadmeadow River, providing a valuable unfailing water supply.

The primary division comprises an arable block that has borne barley, potato and turnip crops in recent years. The second division, a small grassland strip is located alongside the R125 (Swords Road). The lands are of superb quality and are suitable for a multitude of agricultural crops and enterprises.

The holding has road frontage to both the R135 (Dublin/Ashbourne Road, former N2) and the R125 (Swords/Kilcock Road) well in excess of a combined 500 metres.

Given the position of this holding close to Ashbourne within 500 metres of its current Local Area Plan (LAP) boundary, this property appears to have future development potential.

The Residence

Set amongst rolling countryside, the predominately two storey residence sits within mature gardens with paddock adjacent being essentially enclosed by timber stud type railed fence.

The substantial and well-appointed residence comprises a number of reception rooms including one that spans an impressive 11.9 metres by 5.85 metres being ideal for entertaining, a large conservatory and five double bedrooms alongside the other usual ancillary accommodation including en-suites, walk-in wardrobe and laundry/utility room.

Features

- A tremendous residential farm with some of Co. Meath's finest land
- Elevated position with beautiful views
- Strategically located 2.5km on the Dublin side of Ashbourne
- Convenient to M2 to M50
- Frontage & access to both R135 (Dublin Road) & R125 (Swords Road)
- Intersected by the Broadmeadow River
- Presently in tillage with small grassland portion
- Suitable for a multitude of agricultural crops & enterprises
- Impressive 5 bedroom residence, over 3,500 sq.ft.
- Shed measuring 6.3m by 4.2m adjacent to house
- South facing conservatory with tiled floor
- Feature fireplaces in living room & reception room (gas)
- Residence is fully alarmed including shed
- Mature gardens & paddock
- Oil fired central heating (oil tank in shed)
- Close to Dublin City, Airport, M50 & Fairyhouse Racecourse
- Close to current Local Area Plan (LAP) boundary, huge future potential



Floor Area

Approximately 332 Sq. Metres (circa 3,574 Sq. Feet)

Accommodation

Ground Floor

Entrance Hall
4.90m x 3.66m

Wonderful sweeping foyer with a beautiful wooden stairs at its centre. Turn right to find the reception room and left towards the kitchen and dining room.

Reception/Ballroom
11.90m x 5.85m

An exceptionally large room that feels as natural as it does stately. There is a large bay window at the rear of the room. Opening to side of house and Liscannor stone pathway with beautifully manicured hedging. Egress to outdoor patio area.

Kitchen/Living Room
9.36m x 5.48m

This room is best described as a gallery. Long and spacious with a dining table across from the island and seemingly endless counter space. In front of the feature fireplace in a snug corner of the living room there is a bright and comfortable sitting area. One set of double doors leads out to the conservatory with another patio door leading to the courtyard.

TV Room
3.84m x 3.00m

The perfect breakaway room to set up the TV for those cosy nights in. Another ideal use for this room is as an office, looking out onto the countryside and entrance to the property.

Conservatory
4.60m x 4.40m

Enjoy the benefits of all the natural sunlight beaming in as you relax in the conservatory. This room is very tastefully finished with tiled floors, exquisite brickwork that is a perfect visual fit with the high end carpentry work and glass frame.

Bedroom 5
3.90m x 3.34m

Downstairs bedroom with fitted wardrobes and ensuite.

Ensuite
2.10m x 1.50m

Tiled floor to ceiling with shower, whb and toilet.

Laundry Room
4.00m x 2.36m

Long and spacious for extra storage with a door to the back patio.

Guest WC
1.60m x 1.50m

Tiled floor to ceiling.





First Floor

Landing

5.20m x 4.76m

Mahogany bannisters guide visitors up the stairs to this fantastic carpeted landing area.

Master Bedroom

5.90m x 5.63m

To the rear right of the dwelling you will find the master bedroom with ensuite and walk in wardrobe attached. The form of the room means that this master bedroom is worthy of accommodating a king or queen, with views of the prevailing land from all aspects through the bay window or side windows.

Ensuite

2.50m x 1.95m

Porcelain tiles, tiled floor to ceiling.

Walk-in Wardrobe

2.50m x 2.50m

Tiled floor, very spacious with large access door to attic.

Bedroom 2

4.60m x 3.30m

Carpeted with sliderobe (mirrored fitted wardrobe)

Bedroom 3

4.00m x 3.35m

Carpeted with fully fitted wardrobes. Crawl space into attic through back of wardrobe.

Bedroom 4

3.95m x 3.88m

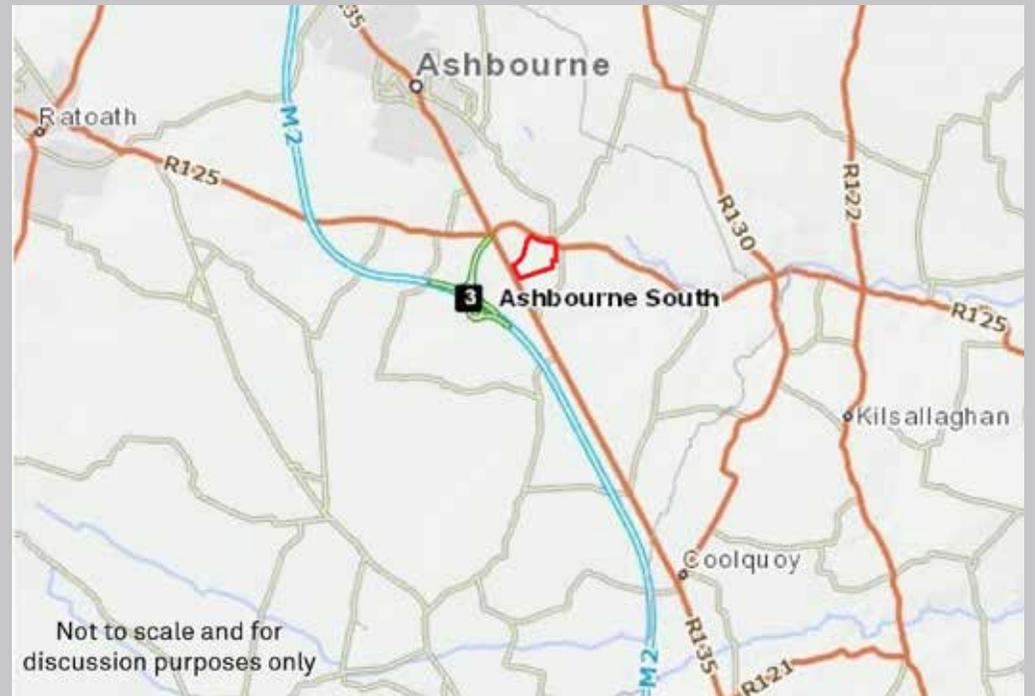
Carpeted with fitted wardrobe.

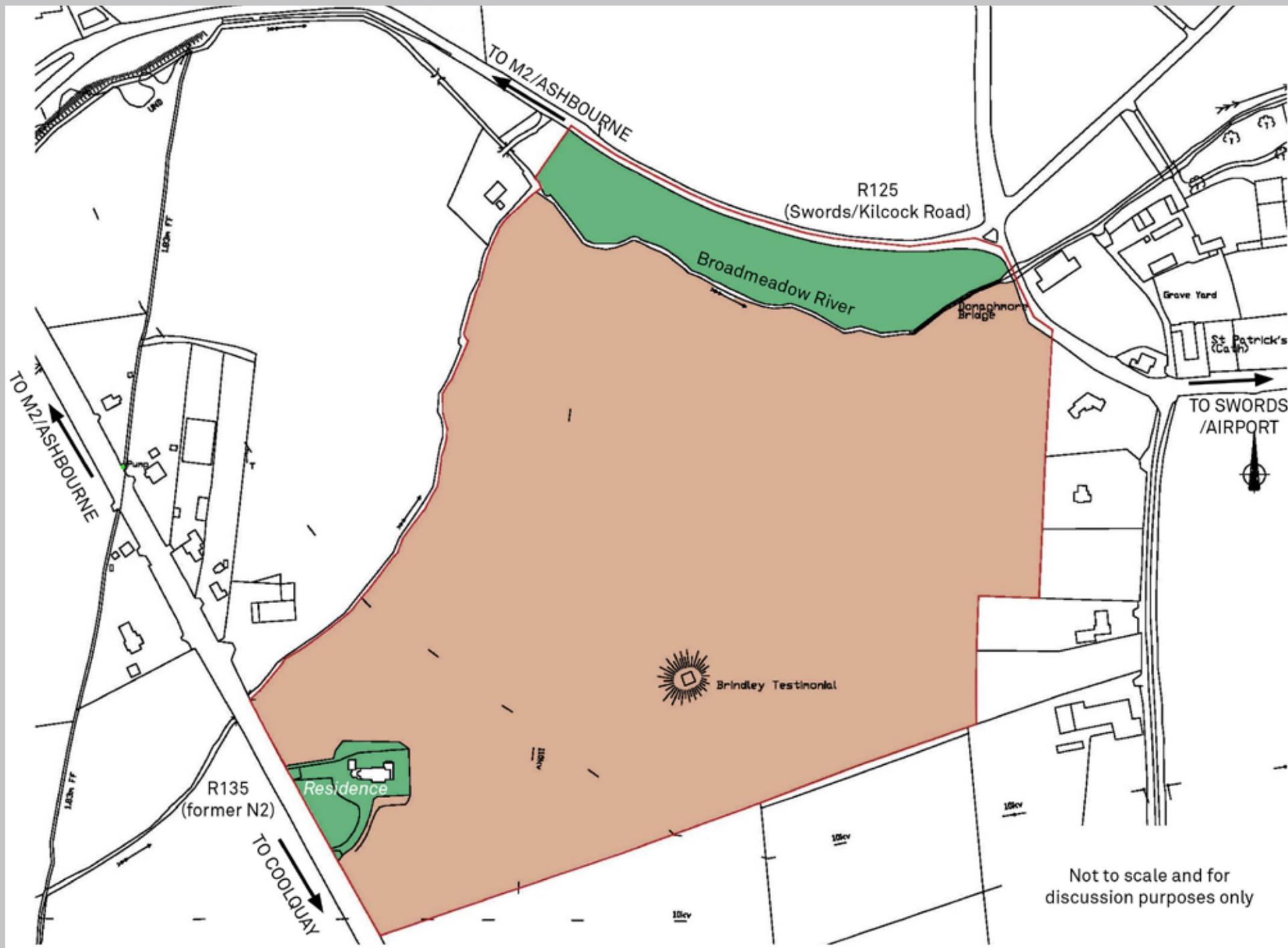
Family Bathroom

3.88m x 2.90m

Tiled wall and floor (half wall in parts of room). Jacuzzi bath and separate shower with large whb and counter.







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DIRECTIONS

From Dublin continue to and along the M50 leaving it at Junction 5 in the direction of M2 North (Ashbourne/Derry). Proceed along the M2 exiting at Junction 3 (Ashbourne South). Continue to first roundabout following the exit where you take the fourth exit, sign-posted R135 Coolquay. From this roundabout the property is located 400 metres on the left hand side fronting the R135, identified by our for sale sign. For ease of finding the property, its GPS coordinates are estimated as 53.492, -6.379 (approximate, not absolute) and the Eircode for the residence is A84WD66.

VIEWING

By appointment with the sole agent.

BER **BER D1**

BER No 108570425
Energy Performance Indicator:
245.37 kWh/m²/yr

OUTSIDE

The dwelling is approached from the R135 through electronically controlled vehicular wrought iron entrance gates over a tarmac surfaced driveway flanked by lawns and mature gardens. There are generous parking and turning areas to the front of the house which also lead to a back entrance opening onto the R135 too. To the rear of the house is a large enclosed paved patio area and further garden. There is a shed measuring 6.3m by 4.2m adjacent to house. There is also a grass paddock to the front house.

CONTACT

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