

A charming gate lodge and artist's studio in a tranquil setting

Marlay, Grangebellew, Co. Louth, A92 NY33



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About this property

Marlay is a delightful 3-bedroom gate lodge located in a serene and secluded setting, yet conveniently close to M1.

The charming gate lodge is a two-storey house and was originally part of the Rokeby Hall estate which was designed by Francis Johnston. It is believed that the ground floor was built first in c.1780 at the same time as Rokeby Hall and the first floor was added when the railway was built in c.1820 since the road had been raised to accommodate the railway bridge. The current owner purchased the property in 2012 and undertook an extension and partial restoration, featuring an impressive façade with symmetrical flanking walls.

Nestled off a peaceful country road, the gravel driveway gently slopes down to a parking area beside the house. As you ascend the raised steps to the front entrance, you are welcomed into a sitting room and two bedrooms, on double and one single. The lower ground floor includes another sitting room, an open-plan kitchen, a bedroom and a bathroom. The sitting room features bi-fold doors which open out towards the garden. While requiring some upgrades internally, the house offers great renovation potential. Features include underfloor heating (ground floor only), a hipped slate roof and sash windows.

In all the accommodation extends to about 1,461 sq ft or 135 sq m as shown on the accompanying floorplans.

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Property Details

Studio/Writing Room

Adjacent to the gate lodge is a studio/writing room which extends to about 213 sq ft / 19.8 sq m and is ideal for use as a creative space or a work from home office.

Gardens & Grounds

The gate lodge is complimented by well-maintained gardens creating a tranquil atmosphere which is ideal for those seeking a retreat property. The garden has a west facing aspect and is idyllically set beside a stream. The boundaries are also well defined with a variety of mature specimen trees providing shelter. A wood/fuel store is accessed from the side of the house.

In all the grounds extend to about 0.42 acre / 0.17 hectare.



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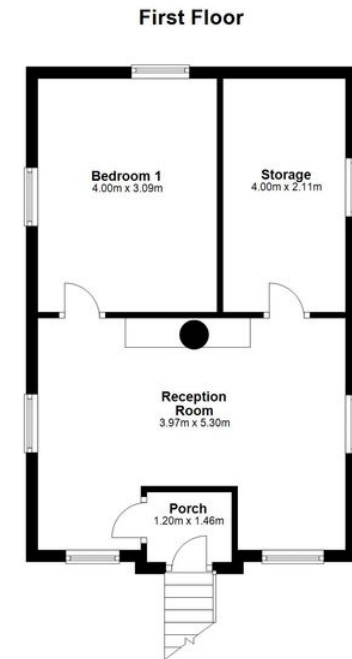
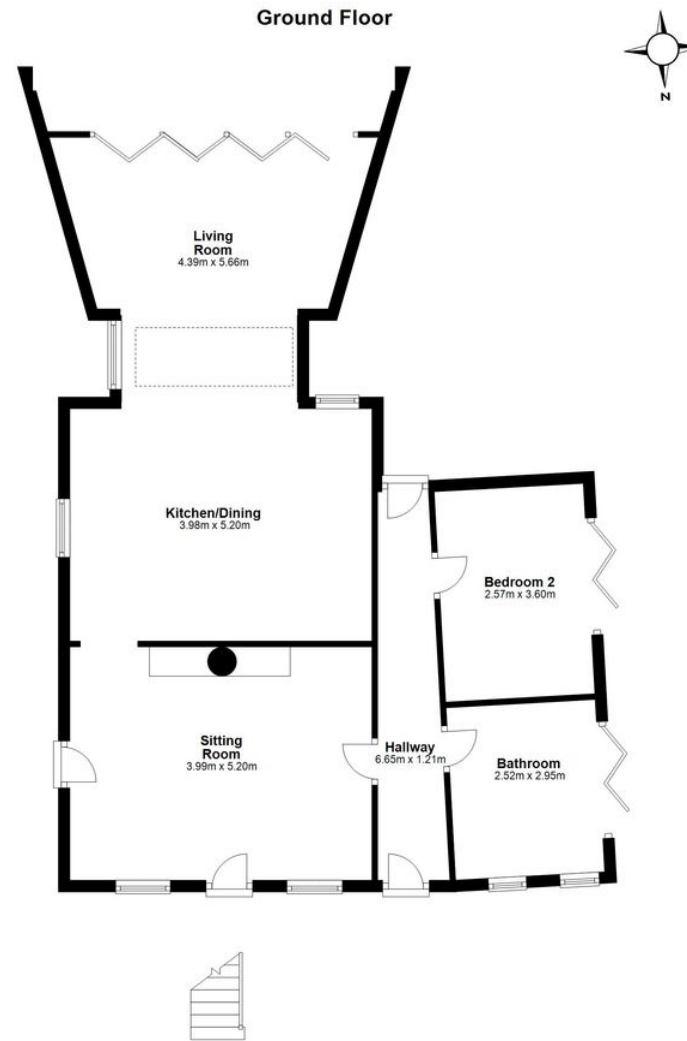
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Plans

 1,461 sq ft

 0.42 acre



Total area: approx. 135.8 sq. metres
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Local Area

Marlay is situated close by to the village of Dunleer (3 km), halfway between Dundalk and Drogheda, and provides local amenities and shopping with further options available in the larger towns nearby. The surrounding area is known for its situation amidst rich and rolling agricultural landscape.

The village of Clogherhead (9 km) is nearby and offers the sandy blue flag Port Beach and is a fantastic amenity for locals to enjoy swimming, water sports and a day at the beach.



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Property Details

Key Features

Extended and partially renovated
Private and rural setting - ideal as a retreat
Gate lodge dating from c.1780
Studio
About 0.42 acre of gardens and ground alongside a stream

Services & Additional Information

BER

BER Rating = Exempt

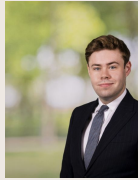
Marlay is listed on the NIAH as a protected structure (Reference number: 13901809)

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Enquire



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