



Kingston Lodge,
Hayes, Navan, Co. Meath
in all c.19.77 ha (48.85 acres)



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For Sale by Private Treaty

A glorious late Georgian residence of generous proportions set in a delightful setting with breath-taking views over the surrounding parkland

GROUND FLOOR

Main Entrance Hall, Drawing Room, Dining Room, Study, Sitting Room, Games Room, Kitchen, Utility, Boot Room, 2 x WCs, Front & Rear Staircase.

FIRST FLOOR

5 Bedrooms, 3 Bathrooms, Shower Room

GARDEN APARTMENT

Reception room, Kitchen, Bathroom, 2 Bedrooms

GARDENS

Manicured landscaped gardens, Sunny terrace, Mature specimen trees, Paddocks with stud railing

OUTBUILDINGS

Enclosed cut stone courtyard, Stables, Tack Room, Feed Room, Wash Room, Double Garage/Coach House, 5 bay barn, Stableyard, Sand arena, Separate road access

DISTANCES

Navan 6km, N2 6km, Slane 9km, Drogheda 23km, Dublin city centre & Dublin Airport 48km

Description

Kingston Lodge was the former hunting lodge of the Earl of Mayo built between 1805 and 1825. It is a unique property offering a substantial family home in Meath's finest countryside and sits on an elevated site looking across unspoilt rural views. The property, nestled in the centre of its own lands, is approached along a private avenue meandering through magnificent trees and parkland. One arrives at the house, an imposing two storey, five bay house with twin double fronted bay end with an impressive forecourt.

On arrival at the front door, you are welcomed into the main house by an impressive light-filled full height entrance hall with an elegant original cantilever staircase. The entrance hall leads to all the principal reception rooms and kitchen, which are all glorious, bright, spacious well laid out rooms creating effortless modern family living within an abundance of original period features. Of particular note, are the large drawing room and dining room, both with high ceilings, wooden floors, marble fireplaces and floor to ceiling four bay windows, which have wonderful views of the countryside. Further accommodation comprises of a large family sitting room, a study with a Cecil Aldin frieze, a games room and two Wcs. The traditional open plan kitchen has a large dining area with stunning

picture windows. Off the kitchen is a large utility room with ample shelving and a boot room.

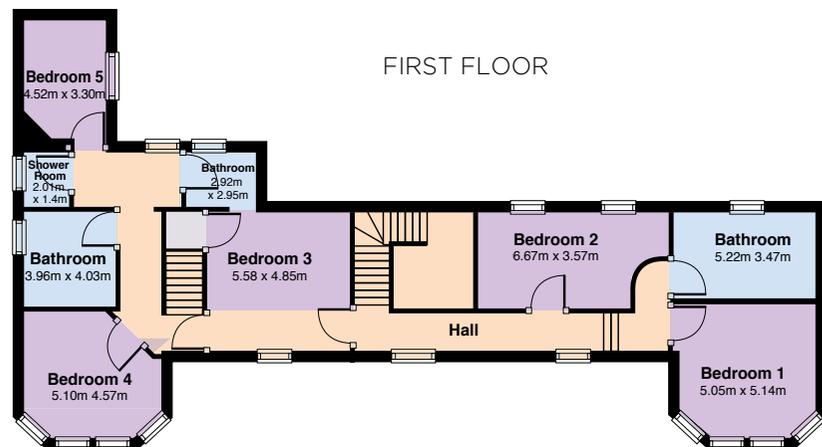
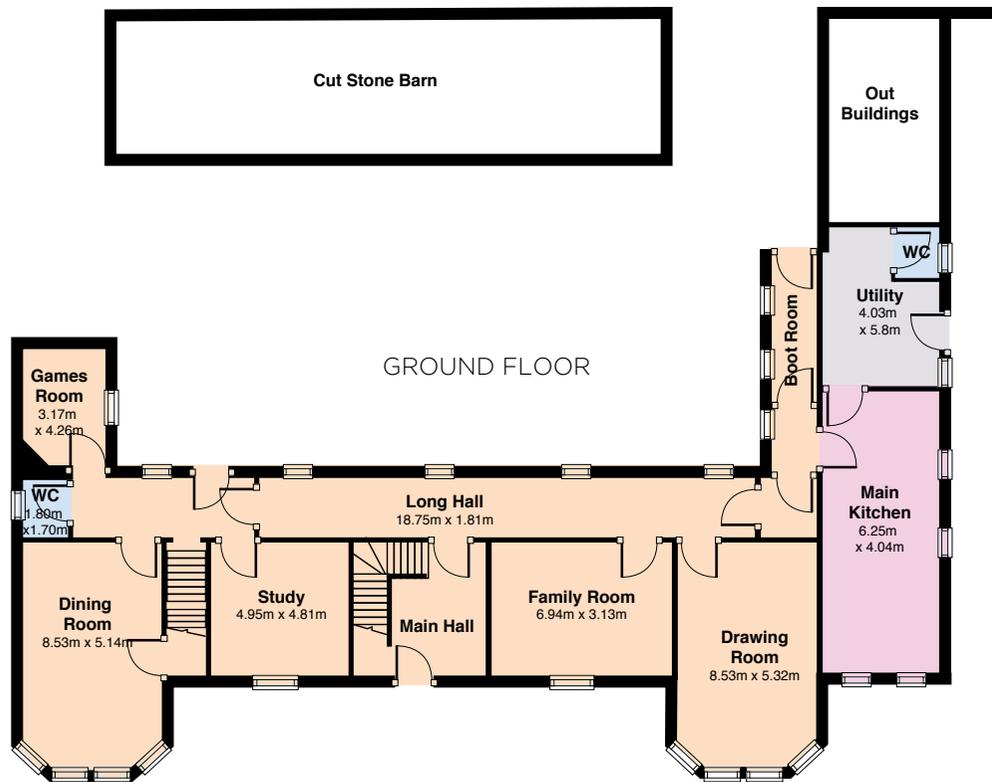
Upstairs are five large well-proportioned bedrooms with wonderful views and four bathrooms. To the rear of the house is an original stone courtyard, entered from the property through a stone archway. It currently contains stables, tack & feed rooms, a wash bay, tool room and double arched garage. On the upper floor of the stone barn is a pristine, self-contained, 2 bedroom apartment with full length windows and its own private access. At the rear of the courtyard is the stableyard containing a large five bay barn with adjoining lean-to, further stables and fodder and bedding store and a sand arena. There is road access from the yard.

The excellent quality parklands and paddocks are well fenced with an abundance of natural shelter and a variety of mature trees dotted throughout the lands, which is a haven for wildlife.

The entire property has been beautifully restored and maintained by the current owners and is a superb small sporting estate.

Accommodation

Approx. 5,156 sq ft (479 sq m)



Reception Room/ Living and Circulation Areas
 Kitchen
 Bathroom
 Bedrooms
 Storage

Location

Kingston Lodge is located in the beautiful 'royal county' of Meath, close to the thriving market town of Navan. There is a large array of shops, restaurants, schools, sporting clubs, a cinema, theatre and other amenities. Kingston Lodge is very accessible, situated between the N2/M2 and M3 motorways in a great location for travelling to Dublin Airport and Dublin city centre.

This area in Co Meath is surrounded by lush green countryside. The county boasts many of the country's best amenities and tourist attractions including The Boyne Valley, Trim Castle and Newgrange.

For the avid sporting and recreational enthusiast the county has a vast array of activities to enjoy with Navan Rugby Club and Senechalstown GAA on the doorstep and two tennis clubs within a 6 kms radius.

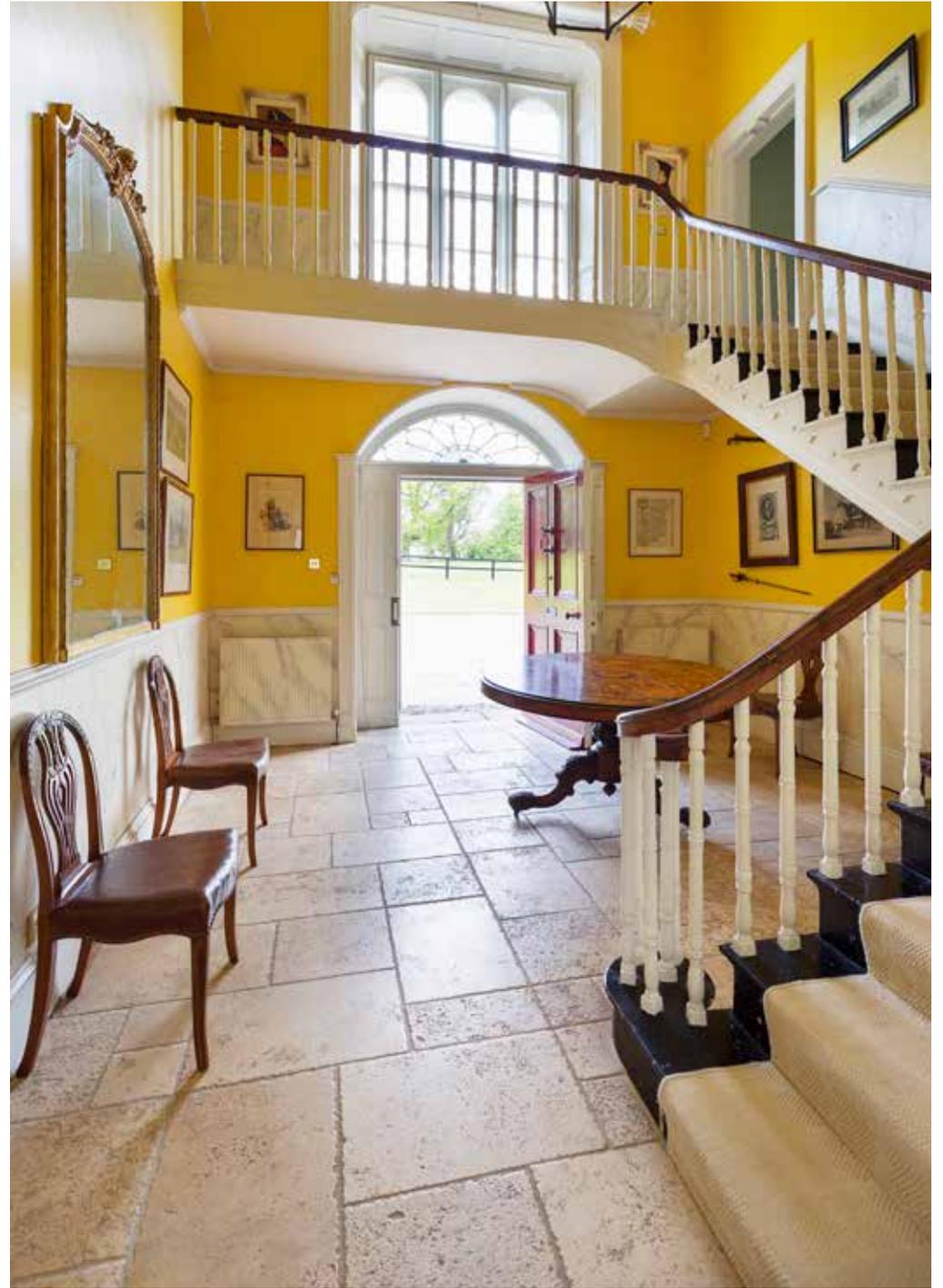
Fairyhouse, Navan and Bellewstown racecourses are all within a thirty minute drive. The Tara Harriers, Meath Foxhounds and The Ward Union hunts all have meets nearby.

For a golf enthusiast there are a number of good quality and championship courses to choose from such as Royal Tara, Headfort and Killeen Castle.

Private schools within a 45 minutes' drive include Clongowes Wood College, Headfort Prep School, Mount Sackville, Castleknock College, Belvedere College and Kings Hospital.

Kingston Lodge is ideally placed for the nearby coastal village of Mornington on the banks of the River Boyne with its long sandy beaches.

















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Directions

Coming from Dublin proceed along the M2 until you reach the roundabout at the end. Take the first exit sign posted Derry/Slane N2. Continue on this road (N2) for 17 km until you reach the GreatGas garage on the right, take the left after this sign posted (L1013). Continue on this road for 3.8 km and take a right. Follow this road for 2 km and take a left signposted Navan. Continue for 800m and Kingston Lodge will be on your right through cream recessed walls and black gates.

Services

OFCH. Well Water, Broadband

Viewing

Strictly by appointment only

BER Rating

BER EXEMPT

