

For Sale

Asking Price: €750,000

Sherry
FitzGerald
Sherry



Derryclare, Lagore Big, Ratoath,
Co Meath, A85 A721

sherryfitz.ie



Derryclare is a stunningly designed 4-bedroom residence, with bright and spacious accommodation filled with natural daylight.

The property occupies a generous approx. 0.61 Ha / 1.51 acre plot, featuring a north-facing back garden for privacy and a south-facing front garden for abundant sunlight throughout the day.

Located on the Lagore Road, Ratoath, Co. Meath, Derryclare provides a serene country living experience while being conveniently close to local amenities and major transport links.

On arrival at Derryclare, a welcoming stone wall and pillared entrance guides you to a beautifully landscaped front garden. The interior boasts a large sitting room, ideal for both relaxation and entertainment.

The open-plan kitchen dining area, equipped with an Aga, is a chef's delight, combining functionality with stylish design. A practical boot room at the back adds to the convenience.

The ground floor hosts two well-sized bedrooms, perfect for guests or family members. Upstairs, you are greeted by an expansive space. The incredibly large master bedroom comes complete with an ensuite, offering a private sanctuary. Additionally, a guest room with an ensuite and a dedicated office space provide versatility and comfort.



Accommodation

Entrance Hall A naturally bright and welcoming space, opening up to all areas of the home.

Sitting Room A grand space, with elegant features, exuding a sense of grandeur and sophistication. The living room is the perfect space for relaxation and entertaining, complimented by an exquisite stove creating a rich and warm ambience.

Kitchen Dining Room The large kitchen at Derryclare is a chef's delight, featuring an AGA stove that adds both style and practicality. With its spacious layout, marble-topped island, and seated dining area overlooking the serene back garden, this beautifully designed kitchen offers a perfect balance of functionality and elegance.

Utility/Boot Room An efficiently designed room with direct access to the rear of the home. It offers plentiful storage space and includes an additional cooker, sink, prep area, fridge, and washer/dryer setup. This functional room serves as a convenient hub for household tasks and supplementary food preparation, enhancing the overall practicality of the home.

Bedroom 1 A spacious, ground floor, front bedroom looking out on the front gardens.

Bedroom 2 A bright double room on the ground floor, looking out over the back garden with direct access to the W.C

Bathroom A large bathroom on the ground floor.

Master Bedroom The master bedroom at Derryclare is an expansive sanctuary that offers abundant space for relaxation and privacy. It features built-in wardrobes for ample storage, and a beautifully appointed ensuite bathroom. With its generous proportions and beautiful view of the rear garden, this room provides a luxurious retreat within the home.

Bedroom 4 The guest room is equally spacious, offering a generous layout that emphasizes comfort and hospitality. Bathed in natural light, it creates a bright and welcoming atmosphere. The room includes its own ensuite bathroom, ensuring privacy and convenience for visitors.

Office The office is a quiet space upstairs, perfect for work or study. It provides a peaceful atmosphere, ideal for tasks that require concentration and productivity.





Gardens

Derryclare features secure electric gates and a tarmac driveway extending to the front and rear, offering ample parking space. This ensures privacy, convenience, and a welcoming entrance for residents and guests.

Derryclare's meticulously maintained gardens are a standout feature. The north-facing back garden ensures privacy, making it a perfect retreat for relaxation and leisure activities.

The spacious south-facing front garden is bathed in sunlight, ideal for outdoor gatherings and enjoying the serene surroundings.

Mature trees and hedging encompass the property, enhancing privacy and providing a peaceful atmosphere.

Special Features & Services

- Exquisite 4-bedroom home
- Stunning accommodation extending to 294 Sq.M / 3,165 Sq. Ft..
- Situated on expansive grounds measuring approx. 0.61 Ha / 1.51 Acres
- Beautifully designed interior with high-quality finishes
- Spacious and meticulously maintained gardens.
- Private off-street parking
- Approx. 4km to Ratoath
- Approx. 7km to the M3 Motorway
- Within 40 minutes' drive to Dublin City & Airport

SERVICES | Mains electricity, Mains Water, Oil-Fired Central Heating, Septic Tank.





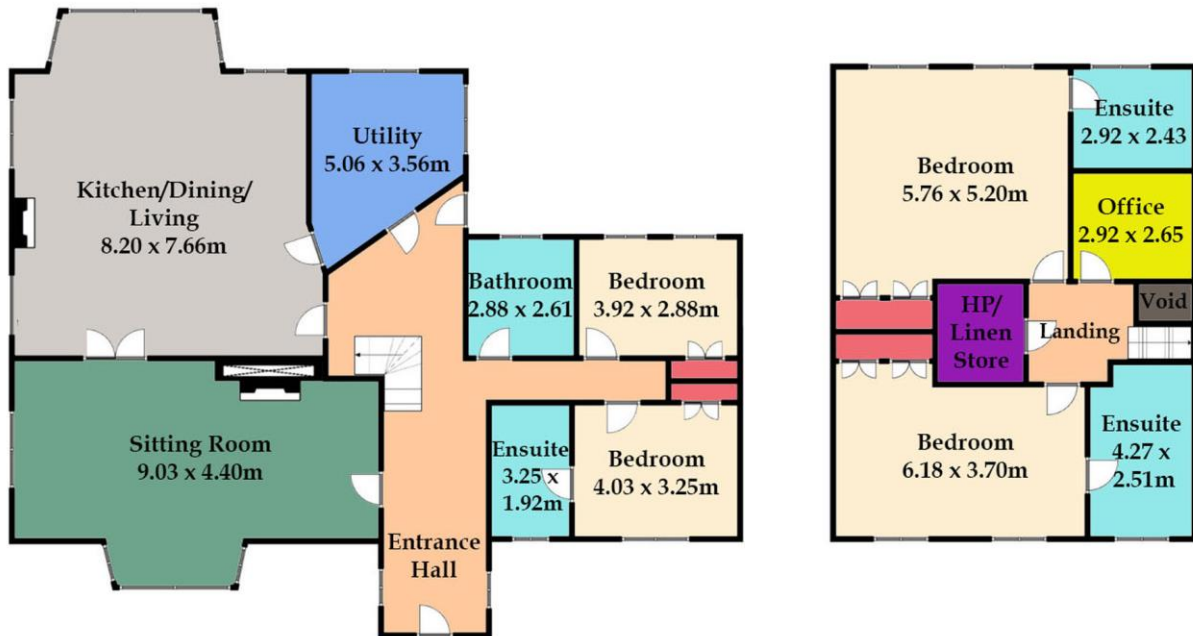
Location

Nestled in the picturesque area of Lagore, Ratoath, Co. Meath, Derryclare offers a tranquil rural setting with easy access to essential amenities and vibrant community life. The nearby village of Ratoath, approximately 4 km away, features a range of local shops, cafes, and schools. For sports enthusiasts, the area is home to several clubs, including the Ratoath GAA Club, Rugby Club and local soccer clubs. There is also 2 primary schools and a secondary school nearby.

Derryclare is ideally situated with Dunshaughlin just a short 7 km drive away, offering a variety of shops, cafes, and 4 schools. Additionally, the vibrant town of Ashbourne is only 10 km away, providing further amenities, dining options, and recreational facilities.

Proximity to the M3 motorway, just about 7 km away, ensures convenient commuting to Dublin City and Dublin Airport, both within a 40-minute drive. This prime location offers the best of both worlds, combining the tranquility of countryside living with the accessibility of urban conveniences.





294 Sq Metres
 Measurements and layout are approximate and
 for illustration purposes only



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