

Beautiful period style home with 21
acres

Killyvane House, Monaghan, Co. Monaghan, H18 C529

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About this property

Killyvane House is a beautifully designed, well built, modern family home that blends refined style, energy efficiency, and everyday family comforts. The home opens into a bright and spacious entrance and reception hall, setting the tone for the well-proportioned and light-filled interiors throughout. Flanking the hall are two elegant reception rooms, a living room and a sitting room, both finished with solid fuel-burning stoves and warm parquet flooring, creating cosy yet sophisticated spaces for relaxation or entertaining. At the heart of the home lies a generous open-plan kitchen, dining, and living area, designed for modern family life. The kitchen features sleek cabinetry, integrated appliances, and a large island unit with a stone countertop, ideal for casual dining or gathering with friends. A combination of large windows including a bay window, and a skylight bathe the space in natural light and provide direct access to a sunny patio, perfect for seamless indoor-outdoor living. A separate utility room and boot room provides extra storage and functionality to the rear of the kitchen while the dedicated entertainment room, complete with a built-in bar unit and double doors opening out to the garden patio is an ideal space for hosting guests or further space for a growing family. Adjacent to the house is a two-car garage, offering secure and convenient parking as well as further

storage. Going upstairs, a dramatic staircase rises from the inner hallway to a spacious landing, illuminated by a feature skylight. The home offers four generously sized bedrooms, each with its own en suite and large windows framing countryside views. The master bedroom suite includes a walk-in wardrobe and a private en suite bathroom, all of which are impeccably finished. There is also a reading area / chill out area to the front of the house that could be used for a variety of activities.

Garden & Grounds: The landscaped gardens surrounding the property are thoughtfully designed for outdoor enjoyment, with a generous patio area. There is also a separate two car garage to the front of the house.

Land & Equestrian Facility: Killyvane House has the benefit of first-class equestrian facilities including 6 loose boxes, a tack room and a very useful kitchen with adjoining WC. The stables are in excellent working order, well-presented and ready for a new owner to enjoy. There is also a fenced sand arena and a turn-out area adjoining the stables. The land currently in grass but suitable for a range of agricultural enterprises.

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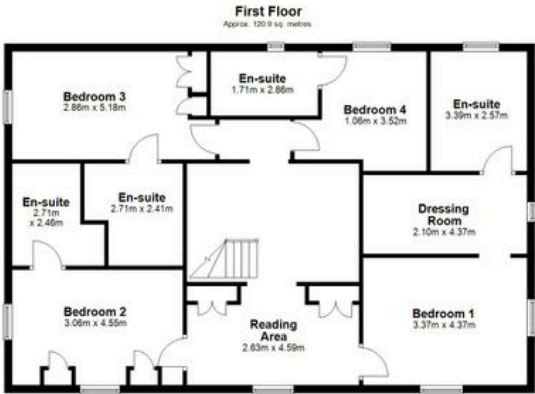
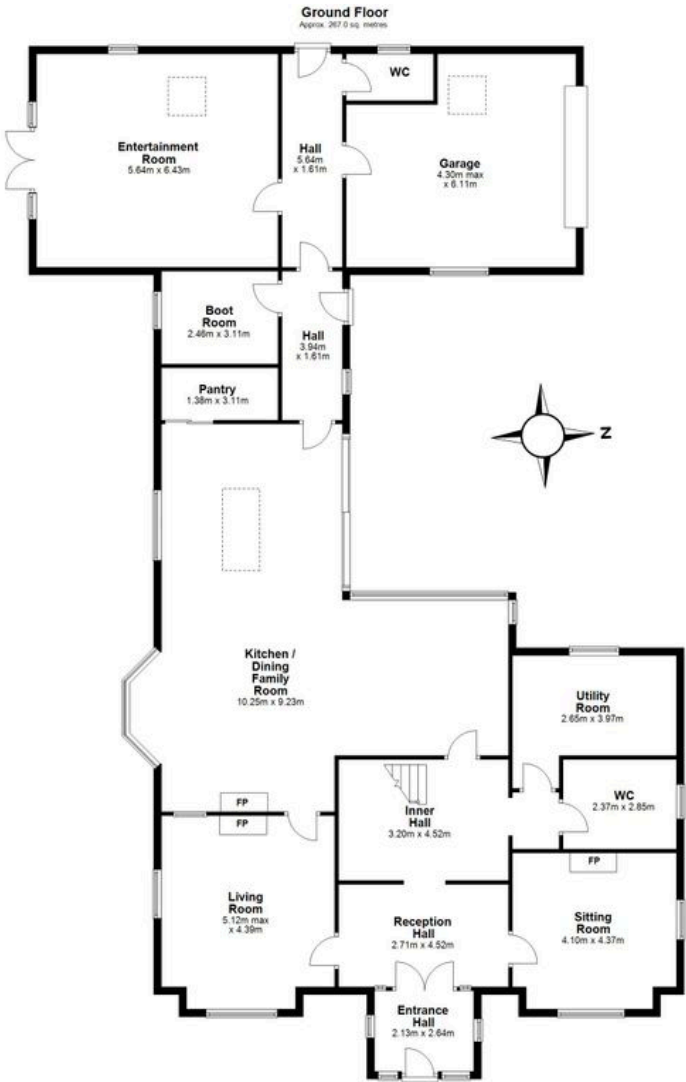
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Plans

 4,176 sq ft

 21 acres



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Local Area

Killyvane House is located on the Ballybay Road just outside of Monaghan Town, offering close proximity to a complete range of services and amenities.

Monaghan town is well serviced with excellent transportation links, to include Bus Eireann and local link services. The N2 motorway links the town to Dublin City Centre (122km) and Dublin Airport (119km) via the M1. Belfast International Airport is also easily accessible at 90km distant.





Property Details

Key Features

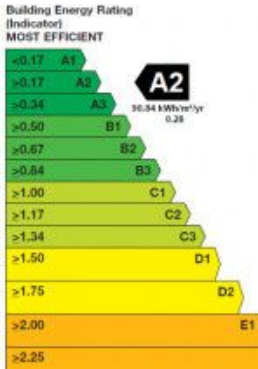
- High end joinery finishes throughout
- Ideal family home with well designed layout
- Equestrian facilities
- Edge of town location
- Dublin and Belfast Airports within easy reach

Services & Additional Information

With a BER of A2, Killyvane House boasts triple-glazed windows and a high-performance air source heat pump, delivering energy efficiency and year-round comfort. The home also includes fibre broadband, mains water and sewerage, electric gates with a security panel.

BER

BER Rating = A2



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Enquire



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