

Liscarton House

NAVAN, CO. MEATH, C15 V3P8





Beautifully maintained Georgian house
dating back to 1820 on the banks of the
River Blackwater

ACCOMMODATION

- ▶ Entrance Hall
- ▶ Drawing Room / Dining Room
- ▶ Living Room
- ▶ Kitchen with oil fired Aga / Dining Room
- ▶ Utility Room
- ▶ Sun Room
- ▶ Master bedroom En suite and walk in wardrobe
- ▶ 3 further double Bedrooms
- ▶ Spacious Landing
- ▶ Family Bathroom

OUTBUILDINGS

- ▶ 9 Stables
- ▶ Tack Room
- ▶ Feed Room
- ▶ Numerous multi-functional Stores
- ▶ Boiler House
- ▶ Huge potential to convert these outbuildings buildings S.P.P.

GARDENS & GROUNDS

- ▶ Mature Gardens and attractive Lawns
- ▶ Patio
- ▶ Tree lined avenue
- ▶ Direct River Access
- ▶ About 5.5 Acres

- ▶ For Sale by Private Treaty

History

The McKnight Family who previously owned Liscarton House bred the winner of the 1972 Irish Grand National on the property. The Horse Dim Wit was trained by the great Paddy Mullens, father of Willie, Tom and Tony. Dim Wit was jockeyed by Matt Curran on the day.

The property was also the family residence to the first Irish Cardinal, Cardinal Paul Cullen known for his role in crafting the “Papal Infallibility” on the first Vatican council. Cardinal Cullen was appointed Archbishop of Armagh followed by his role as Archbishop of Dublin and was also the Rector of Pontifical Irish College.



Location

Liscarton House occupies a peaceful and rural setting, nestled on the banks of the river Blackwater, just a few minutes' drive from the county town of Navan, which is internationally famed for its heritage, ancient history, and excellent amenities on its doorstep. It is home to renowned attractions such as the Hill of Tara, the famous megalithic burial tombs of Newgrange (Brú na Bóinne World Heritage Site) and the Battle of the Boyne Site – all within easy reach.

The town of Navan (3.6 km) is the county town of Meath and the fifth largest town in Ireland. Located at the confluence of the River Boyne and River Blackwater, Navan provides a range of amenities including, supermarkets, retail outlets, lively pubs, and excellent restaurants.

The property benefits from excellent transportation links, including the M3 (6.5 km) and the N2 (15 km) which connects Navan to Dublin City. Dublin's International Airport is 60 kilometres distant, while Dublin City Centre is 53 kilometres from the property. A park and ride train service is available from the M3 Parkway (39 km), serving Dublin City hourly from early morning to late night.

County Meath has a proud sporting history and offers a wide variety of quality sporting and recreational activities. Racing enthusiasts are well catered for with Navan, Fairyhouse, Bellewstown as well as bloodstock auctioneers Tattersalls.

There is plenty of choice for golf enthusiasts including the famous Jack Nicklaus-designed course at Killeen Castle (25.9 km). Other challenging courses nearby include Headfort Golf Club in Kells (11.9 km) Black Bush Golf Club (29.1), County Meath Golf Club (22.4 km) and Laytown/Bettystown (39.3 km).

A selection of excellent primary and secondary schools (including St Patricks Classical School) are available locally in Navan and Kells. In addition to the nearby Headfort Preparatory School, there is a variety of exceptional private schools including Castleknock College, Mount Sackville, and the Kings Hospital.



DISTANCES

- ▶ Navan 3.6 km
- ▶ Kells 12.8 km
- ▶ Slane 15.5 km
- ▶ Dublin City Centre 53 km
- ▶ Dublin Airport 60 km
- ▶ (All distances approximate)



Description

Liscarton House is a beautifully maintained Georgian house dating back to 1820, perfectly nestled on the banks of the River Blackwater.

The residence briefly comprises of a lobby, drawing / dining room, living room, sitting room, kitchen, utility, four bedrooms including the master bedroom completed with en suite and walk in wardrobe and a family bathroom.

As you enter Liscarton House you are met with high ceilings which boast lavish coving and detailed centrepieces - the owners care and attention to the upkeep of the home is evident throughout especially when it comes to the period features and decoration of the home. From the hallway you have access to the sitting room to your right, which is completed with ceiling rose and cornicing and the drawing / dining to your left which is an ideal space for entertaining. From the dining room you can access the lobby, which was a redbrick extension built in 1910 which houses the guest WC and access to the rear of the house.

Moving on you enter the living room, that features parquet floors, a marble fireplace and mantle, complete with a solid fuel burning stove. This is a lovely cosy room that the current owners use on a daily basis. The kitchen looks out onto the rear of the property and features high and low shaker style cupboards and granite counter tops. The heart of the kitchen is the cream two oven oil fired Aga cooker. The adjoining utility room is plumbed for washer, dryer and American style fridge, this room may also be used as a pantry.

The first floor of the residence comprises 4 Bedrooms and a family bathroom. The master suite benefits from the inclusion of a walk-in wardrobe, and en suite and the room is spacious, and light filled with dual aspect. The other bedrooms are spacious and have lovely views over the gardens and in some cases, the river. The family bathroom boasts original bare timber floors with a cast iron bathtub and walk in shower and is well equipped for a growing family. In addition there is potential to convert the attic which features lovely old church beams to further living / home office accommodation.

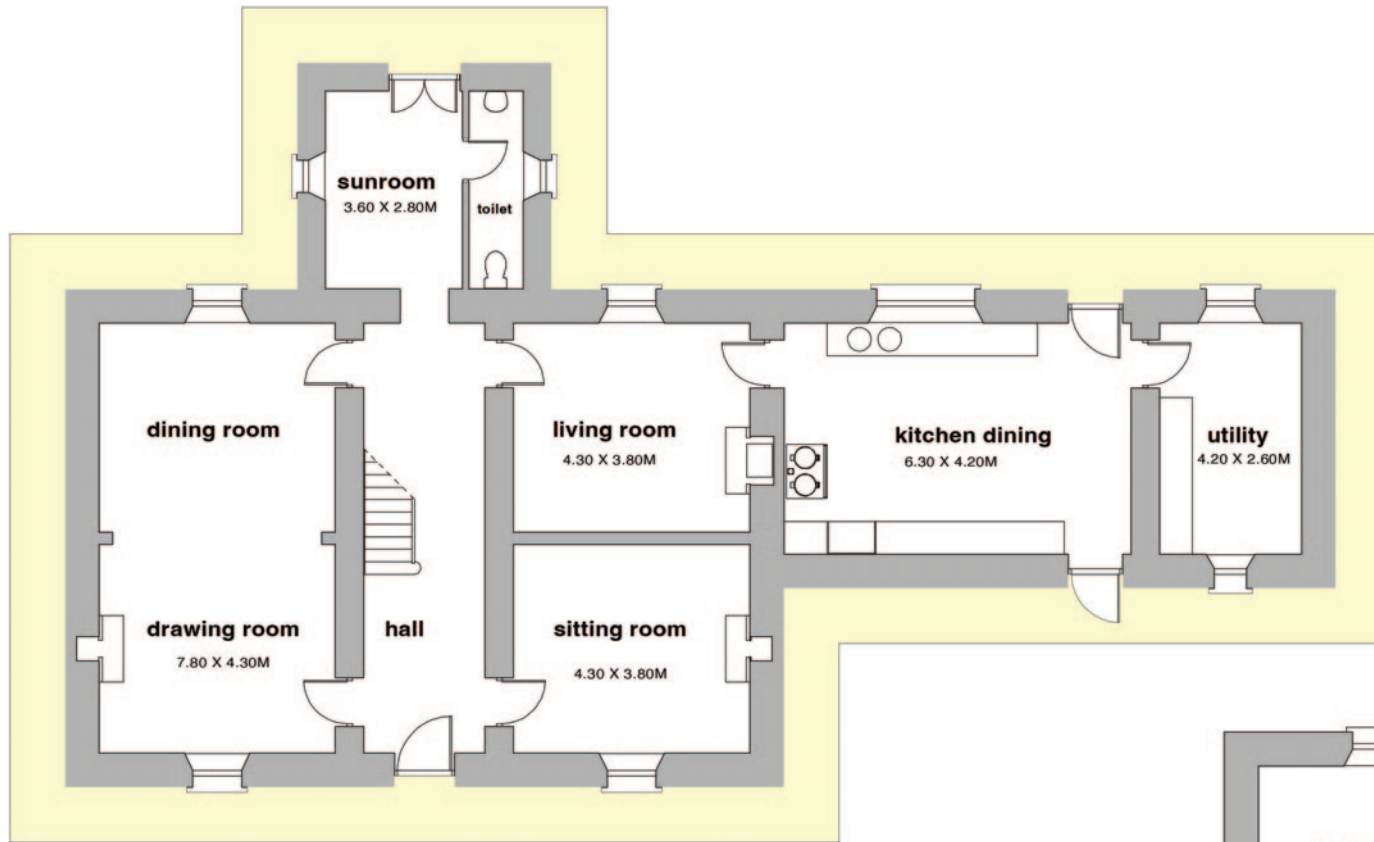




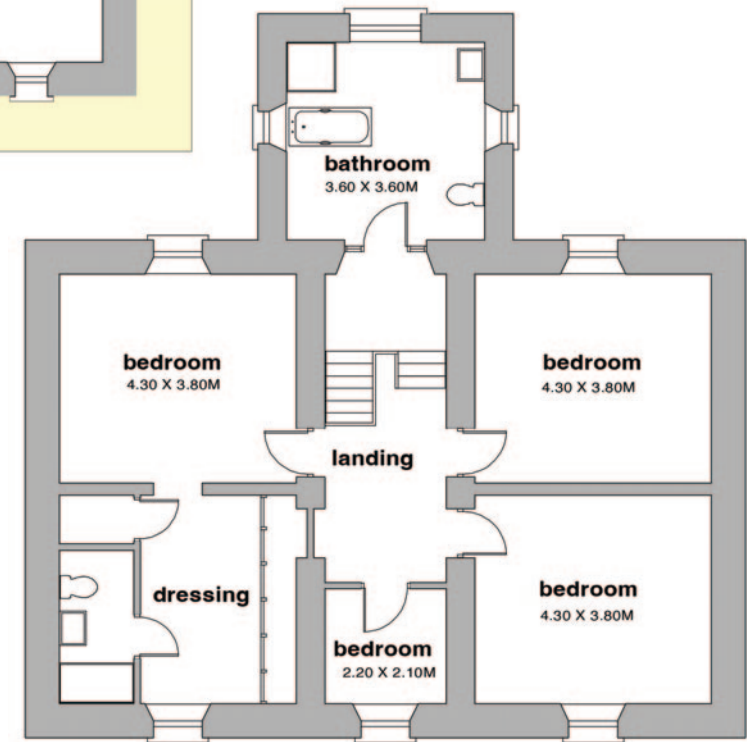




Floorplans



Ground Floor



First Floor



Outbuildings

To the rear of the property, beside the kitchen, you will find two block-built storage sheds/boiler room, perfect for additional storage and fuel for the open fires in the home. Further down the garden towards the water, there is a covered car parking area and nine stables for those who have an equestrian interest. These buildings may also be converted (S.P.P.) to further accommodation to compliment the house or indeed to use as a standalone business producing an income - more detail on this can be gained from the agents. All outbuildings benefit from electric connections and running water.



Gardens & Grounds

Liscarton House is set nicely back from the road being approached over a long tree lined avenue which sweeps around to a large forecourt parking area to the front of the house before continuing under a gorgeous stone arch leading to the rear courtyard. The grounds are certainly a feature of this property incorporating extensive lawned areas interspersed by numerous ornamental trees and shrubs together with a copse, Bee Apiary, sand arena and paddock. The easily kept grounds have been well maintained by the owners and the entire property is presented in super condition.





General Remarks

VIEWING

Strictly by private appointment with Savills Residential & Country Agency and REA T E Potterton.

BER

BER rating - D2

BER number - 117370361

EIRCODE

C15 V3P8

FISHING RIGHTS

The property benefits from fishing rights along this stretch of the river.

FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale including garden statuary, light fittings, and other removable fittings, although some items may be available by separate negotiation. Further details available on request from the selling agents.

SERVICES

Oil Fired Central Heating (OFCH), well water, septic tank, Fibre broadband.

Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

ENTRY & POSSESSION

Entry is by agreement with vacant possession.

OFFERS

Offers may be submitted to the selling agents -

Savills Residential & Country Agency, 33 Molesworth Street, Dublin 2.

Email address: country@savills.ie.

REA T E Potterton, The Property Exchange, Emmet St, Trim Co Meath

Email address: info@reatepotterton.ie

BEST OFFERS DATE

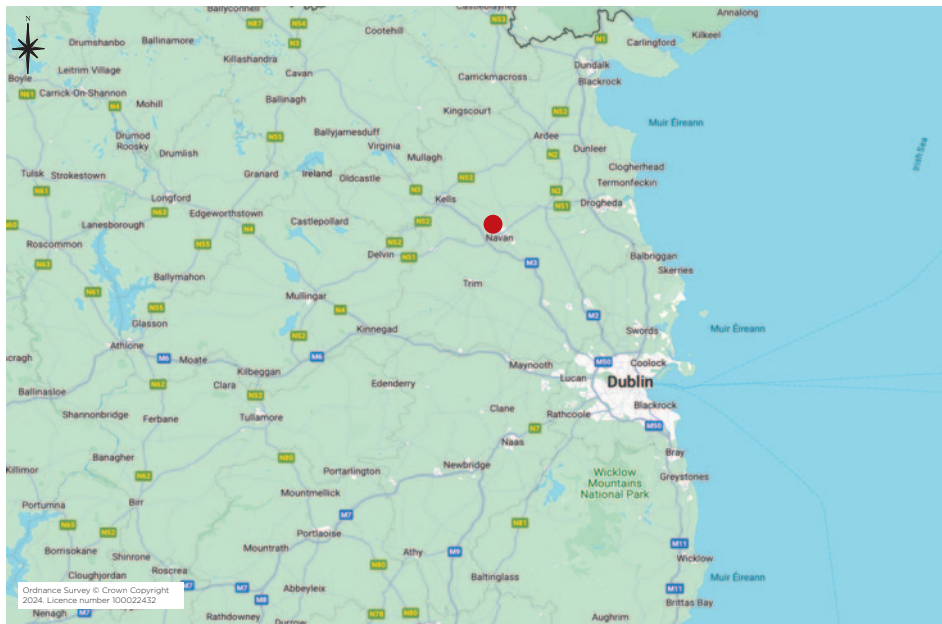
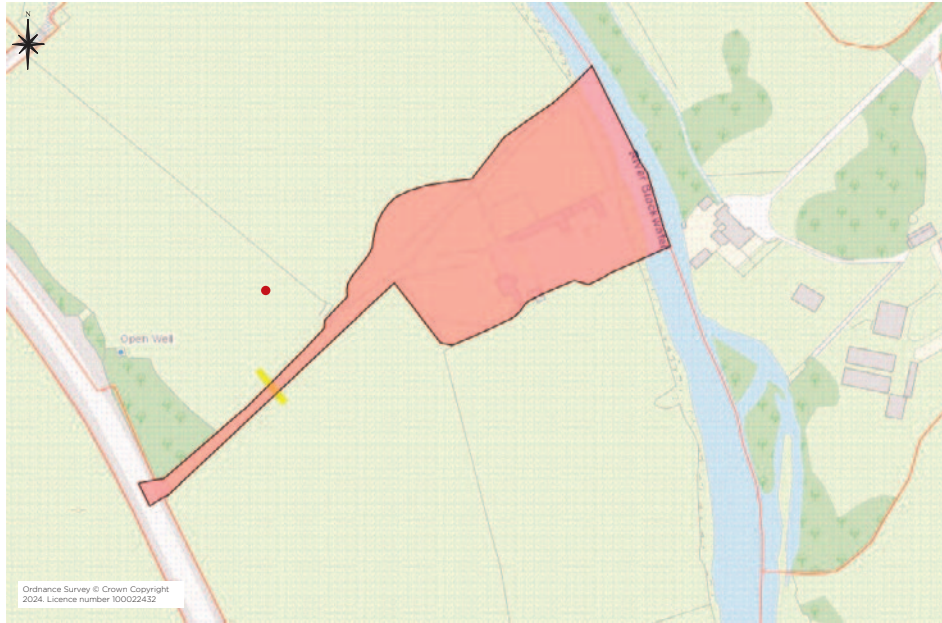
A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

FINANCIAL GUARANTEE

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

GENERALLY

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.



Contact

Joint Agents



Savills Residential & Country Agency
33 Molesworth Street
Dublin 2 D02 CP04

savills.ie

PSRA Licence No. 002233

Cianan Duff

+353 (0)1 663 4307

cianan.duff@savills.ie



REA T E Potterton
The Property Exchange, Emmett Street
Trim, Co. Meath

info@reatepotterton.ie

PSRA Licence No. 001255-001249

Thomas Potterton

046943 1391

info@reatepotterton.ie

Important Notice

Savills, REA T E Potterton and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills or REA T E Potterton have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure prepared in May 2024.