



Broghan House

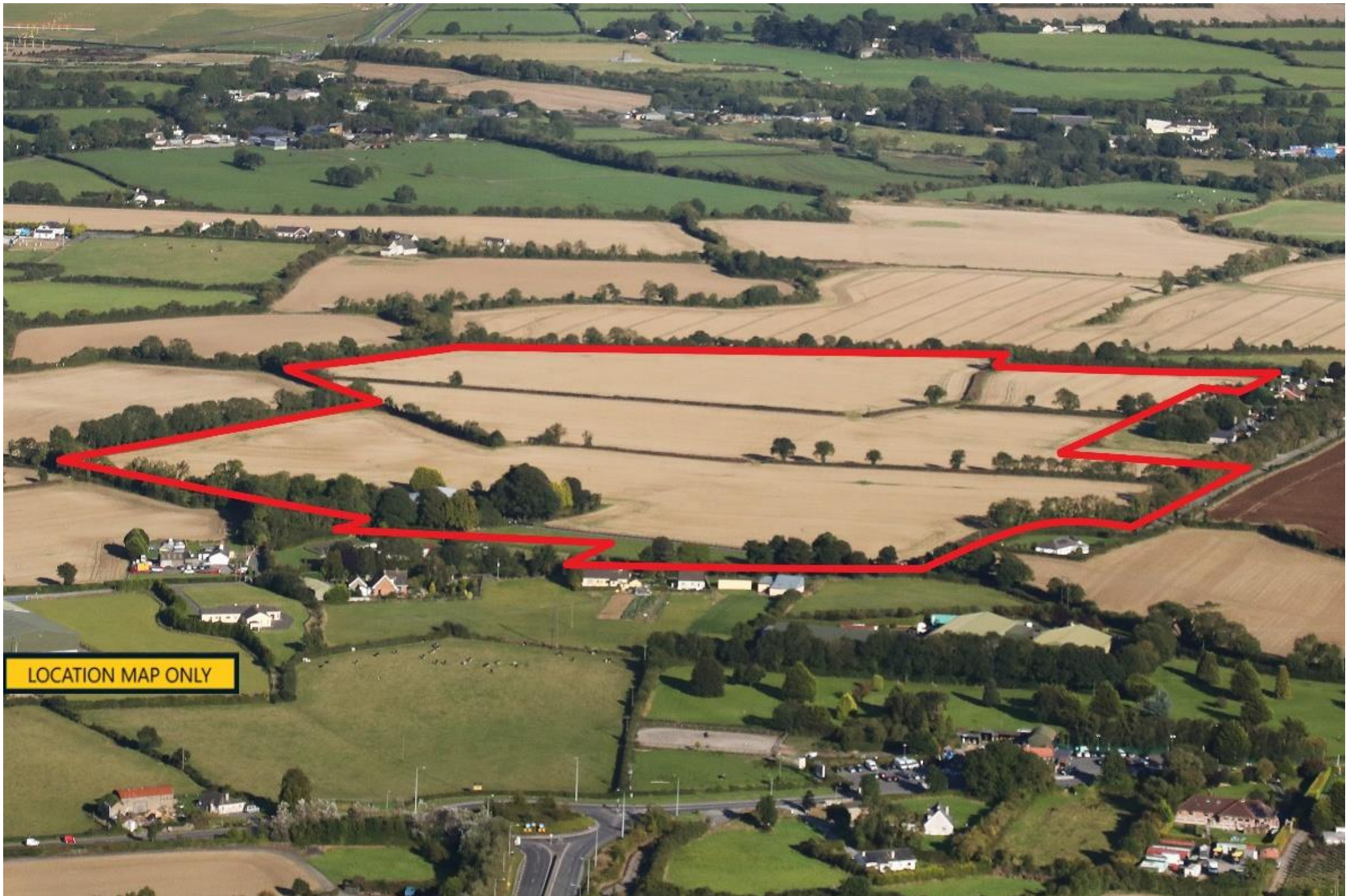
on c. 57 Acres

The Ward, Co Dublin, D11 WP08



 (01) 490 3201

 www.jpmdoyle.ie



LOCATION MAP ONLY

LOCATION

Situated just off the N2 at the Ward, in north Co. Dublin, on the outskirts of Dublin city. The property benefits from good transportation links, including the M1, M2 and M50 motorways and is close to Dublin Airport, as well as being just 8 Miles from Dublin city centre and close to the northern entrance to the Port Tunnel, giving access to Dublin City, the IFSC as well as Dublin Port. The towns of Ashbourne (7 Mile) and Swords (7 Mile) are also close by.

DESCRIPTION

An outstanding opportunity to acquire this substantial land bank on the outskirts of Dublin city with possible future development potential. This beautiful period property approached via a long driveway well set back from the public road and with gate lodge at the front entrance. The property comprises of a Two Storey Red Brick Period Farmhouse with Extensive Farm Buildings, Stables and Gate Lodge on c. 57 Acres of top-quality tillage lands.

The house itself extends to c. 306 Square Metres/ 3,302. Sq. Ft. and is laid out on the Ground Floor in Hall, dining room, sitting room, Drawing room, Sunroom, Kitchen, Utility, W.C. and on the First Floor in Four Bedrooms (Master En Suite) and a Bathroom.

The Farmyard & Stables comprise of Front Yard with Eight Stables, 3 Bay Shed and The Back Yard comprised of Two 3 Bay Sheds with 12 Stables, an Indoor Sand Arena, and a range of Outhouses. At the entrance of the long driveway to the house, there is a one-bedroom Cottage.

The lands are of excellent quality with extensive road frontage to Two roads and are some of the best quality lands in Ireland, laid out in Four fields and a small paddock.



ACCOMMODATION:

The Main House:

Hall:	7.88m x 2.10m	With Central Stairwell.
Dining Room:	5.57m x 4.43m	With Period Fireplace.
Sitting Room:	5.51m x 4.40m	With Marble Fireplace.
Drawing Room:	5.41m x 4.53m	With Fireplace.
Sunroom:	3.82m x 1.98m	
Kitchen:	4.52m x 4.41m	Fitted & AGA Cooker.
Utility:	2.58m x 1.14m	
WC	2.58m x 1.14m	

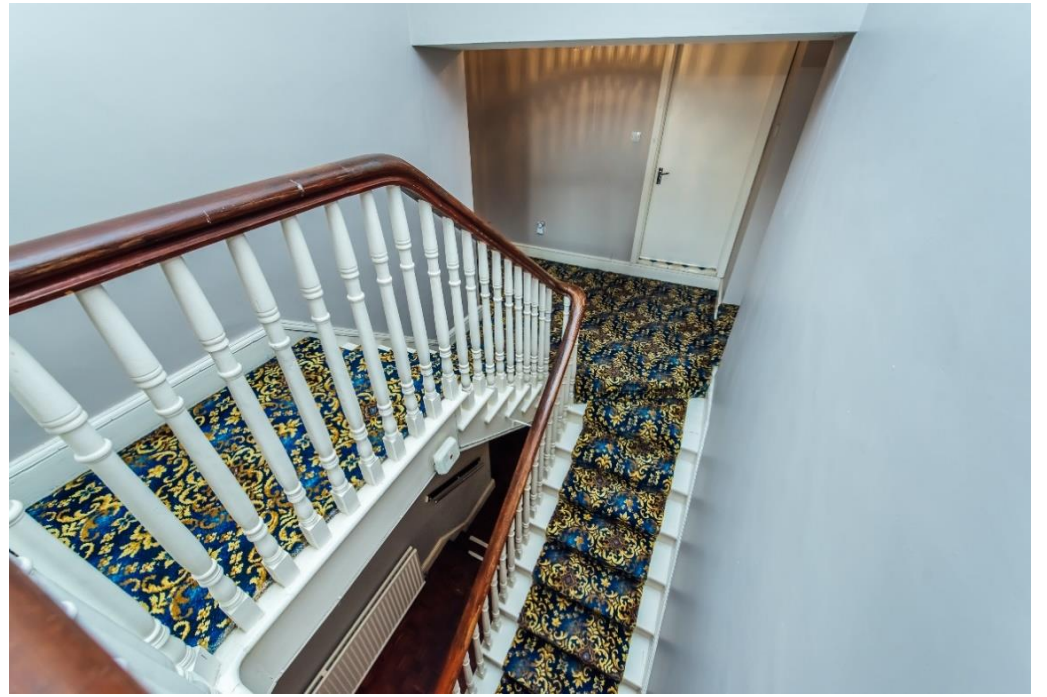
Rear Hall & Boiler Room.

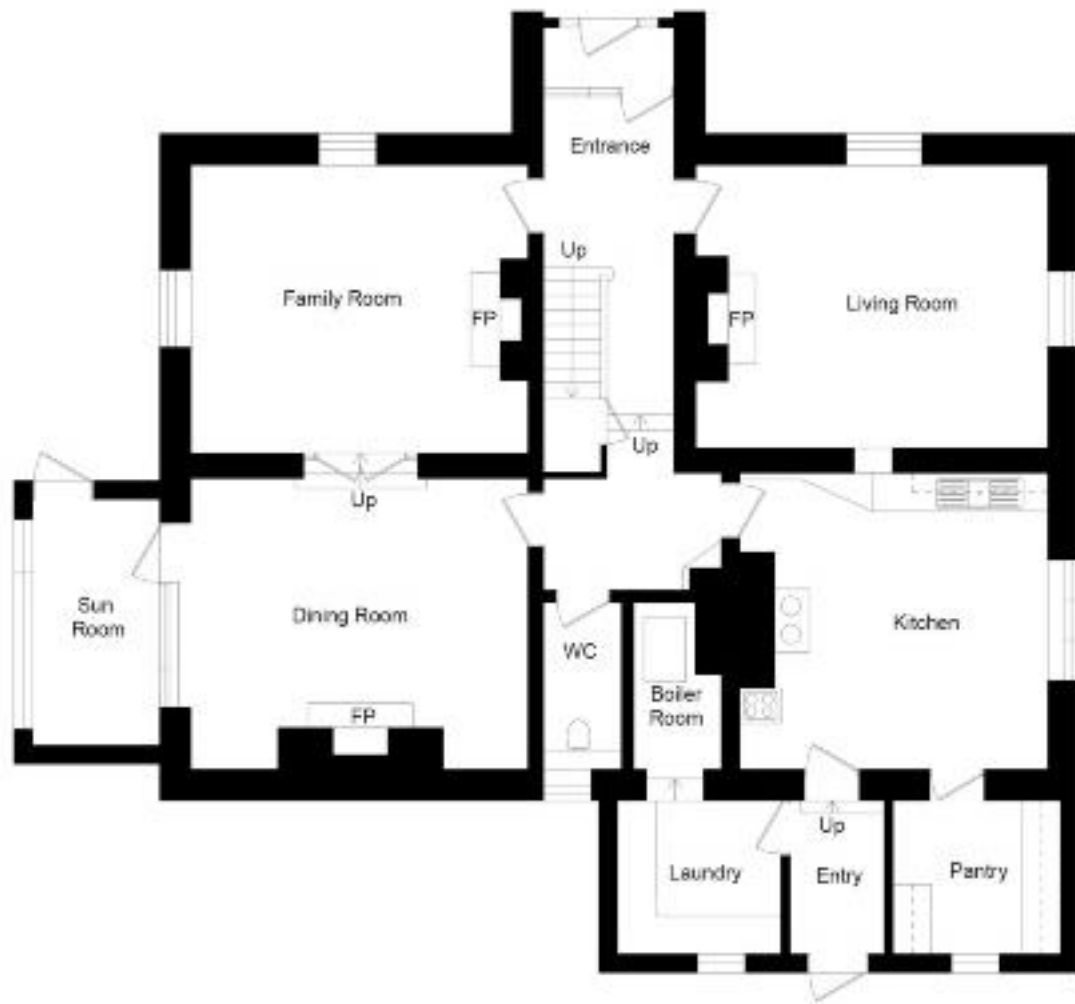
First Floor:

Large Hall & Landing:

Bathroom:	3.15m x 2.77m	Bath, W.C, W.H.B.
Bedroom 1:	5.64m x 4.88m	Shower, W.H.B.
Bedroom 2:	4.88m x 4.84m	W.H.B.
Bedroom 3:	5.63m x 4.56m	W.H.B.
Bedroom 4:	5.67m x 4.54m	W.H.B.







ACCOMMODATION:

The Gate Lodge:

Attractive detached cottage with oil fired central heating.

Hall:

Living Room: 4.89m x 3.16m

Bathroom: 2.02m x 1.62m with shower, W.C, W.H.B.

Bedroom: 3.88m x 3.12m





ACCOMMODATION:

The Farm Buildings:

The Farmyard & Stables comprise of Front Yard with Eight Stables, 3 Bay Shed and The Back Yard comprised of Two 3 Bay Sheds with 12 Stables, an Indoor Sand Arena, and a range of Outhouses. At the entrance of the long driveway to the house, there is a one-bedroom Cottage.

The Lands:

The lands are of excellent quality with extensive road frontage to Two roads and are some of the best quality lands in Ireland, laid out in Four fields and a small paddock.

Town Planning:

The overall property is shown on the Fingal Development Plan 2017-2023 as zoned GB (Green Belt) there are uses that are open to consideration or permitted in principle on the plan such as Recreational facility/sports club, Agri-Tourism, Boarding Kennels, Burial Grounds, and many more.



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