



Headstown,
Castletown, Navan, Co. Meath
On c. 27.53 hectares/ 68 acres



Headstown
House



**Headstown,
Castletown,
Navan,
Co. Meath**
On c. 27.53 hectares/68 acres

For Sale by Private Treaty

A wonderful opportunity to acquire a unique residence surrounded by excellent quality lands with yard in the much sought after area Castletown.

**Entrance Hall • Drawing /Dining Room • Snug • Kitchen/Dining/Living Room • Conservatory • Utility • Games Room • Office • 5 Bedrooms • 2 Bathrooms
Landscaped Gardens • Pond and Stream • Double Entrance • Sweeping Countryside Views • Balcony • Traditional Stone Stores • 3 Stables • Store Room**

**Lands in grass • natural boundaries • farmyard • Slatted Shed • Straw Bed Sheds • Machinery Sheds • Straw/Fodder Shed • Caving Unit • Cattle Handling Facilities
Managers Accommodation • Separate Farm Entrance**

Navan 20km • Ardee 15.7km • Dublin 69km • Kells 16km

Description

Headstown House is an impressive traditional style residence which was extended over the years and has been upgraded and maintained to a very high standard. It is surrounded by traditional iron estate fencing, with two entrances; approached up a short driveway to a forecourt at the front of the residence. Throughout the property are glorious bright and spacious rooms to create effortless modern living with a country style.

The house is entered via a spacious hall which leads into the snug with fireplace and double doors to drawing room/dining room, this is a formal room filled with light, with an open fireplace. A large country style open plan kitchen, dining, living room complete with Aga in the kitchen and open fireplace in living area, this is an ideal space for family living. Double doors leading to conservatory giving light to entire room with doors out to patio area. Off the kitchen is a useful utility room with wc off and back door. Games Room with separate entrance and office off, leaves these rooms ideal for many uses. Upstairs there are five bedrooms, one of which is ensuite and a family bathroom.

Outside surrounding the house are splendid landscape gardens with mature trees, pond fed by natural stream, flowering plants and shrubs. The sun can be enjoyed from the terraces, and has the added advantage of a balcony over the entire property, giving views over the surrounding countryside.

To the back of the residence is a large forecourt with ample parking, traditional stone buildings and stairs to balcony. For the equestrian lover there are three stables and store room.

Lands and Farmyard

The land is of excellent quality, in one block and currently in grass and tillage with no waste. Divided into four fields all with piped water and each are bound by natural hedging.

A working farmyard stands beyond the residence with its own separate road entrance. This is an extensive concrete yard, well laid out in excellent condition with a large slatted shed, straw bed shed, machinery and fodder sheds, various storage sheds along with cattle handling facilities. This is a very functional farm yard presently been used as a cattle yard but would be ideal for conversion to other uses. Managers accommodation with kitchen area and separate room, this can also be used as a canteen.

Location

Headstown House is located along the N52 which is the main road from Kells to Ardee, and just off the R162 which runs between Navan and Kingscourt. Headstown is well located on the outskirts of these great market towns, with excellent shops and restaurants. Easy access to the M3 and N2 motorway, leading to all main infrastructure.



There is excellent shopping in the local towns and various shopping centres such as Blanchardstown, Navan and Ashbourne are just a short drive away. A number of national, secondary and private schools are in close proximity, including Gormanstown College.

County Meath is also home to many historic sites, such as Newgrange (Bru na Boinne World Heritage Site), Hill of Slane and the famous Battle of the Boyne site. For those keen on equestrian pursuits the property is within easy reach of the Louth Foxhounds, the Meath Foxhounds and the Ward Union Hunt. There is racing at Fairyhouse, the Curragh, Navan, Laytown and Leopardstown. For keen golfers there are several championship golf courses located nearby including Balbriggan, Portmarnock, Baltray, Laytown (with its unique strand racecourse) and Bettystown, Luttrellstown, Clonsilla and St Margarets. The safe, sandy beaches of Laytown and Bettystown are just a short 40 minute drive away.







Reception Room/ Living and Circulation Areas
 Kitchen
 Bathroom
 Bedrooms
 Storage





01 662 3255

8-34 Percy Place, Dublin 4

Aideen Gilsonan
agilsonan@ganlywalters.ie

Robert Ganly
rganly@ganlywalters.ie

Carter Jonas

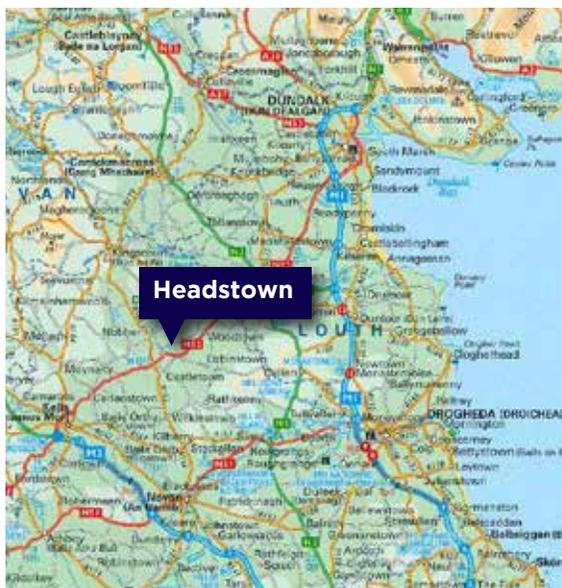


PSRA No: 001896

Important Notice

Ganly Walters for themselves and for the Vendors of this property whose agents they are given notice that: Receipt of these particulars implies an obligation to conduct all negotiations through this company only. The contents shall not be construed to form that basis of any contract. Whilst every care is taken in their preparation, the company will not hold themselves responsible for any inaccuracies contained therein. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, let or withdrawn.

ganlywalters.ie



Directions

In Navan town head for the Kingscourt road and continue out that road for about 10kms until you come to a major four cross roads and take the right hand turn N52 towards Ardee.

When you take the N52 travel about 0.5kms and Headstown House is the first farm on the left hand side, enter through the farm entrance.

Viewing

Strictly by appointment through Ganly Walters.

Services

Oil fired central heating, private water and sewage.

BER Rating

BER E1

BER Number 108597360