



Stonefield, Ballinlough, Kells, Meath

A82AH27

Asking Price: €175,000



DESCRIPTION

DNG O'DWYER ARE EAGER TO BRING TO THE MARKET THIS ORIGINAL AND MODERN 2 BEDROOM DETACHED STONE COTTAGE ON c.1 ACRE.

ACCOMMODATION

Sitting Room 3.4m x 3.7m (11'2" x 12'2").

Back Hall 1.3m x 2.3m (4'3" x 7'7").

Kitchen 3.5m x 3.7m (11'6" x 12'2").

Utility Room 1.6m x 1.8m (5'3" x 5'11").

Bedroom 1 2.9m x 2.7m (9'6" x 8'10").

Bedroom 2 2.8m x 2.5m (9'2" x 8'2").

Bathroom 2.7m x 1.9m (8'10" x 6'3").

KEY FEATURES

- This is an original stone built cottage that has been extended, maintained and restored by current owners to provide chic modern living whilst retaining the quaint cottage feel.
- The dwelling is located on a large 4.3 hectare / 1.06 acre site that offers the property extensive gardens with mature hedging with dimensions large enough to also be used as a paddock.
- The south facing gardens are tiered to provide unrivalled views of countryside from its southern most boundary.
- The current owners of the house have taken extra steps to protect and encourage natural wildlife within the grounds by avoiding the use of any pesticides in the past 5 years resulting in an abundance of said wildlife to include foxes, pine martens, hedgehogs, frogs and lizards and blackbirds, wrens, finches etc





- There are landscaped lawns within the site with the remainder deliberately left wild for the wildlife and pollinators.
- The grounds are also planted with eating and cooking apples, plums and pears and a hazel tree. Cherry and plum trees in front garden. Blackcurrant, redcurrant, blueberry and gooseberry and thornless blackberry bushes.
- Steel shed and wooden firewood shed.
- 40sqm patio to rear with custom made, clear roofed pergola.
- Rurally located within scenic surroundings the property is also conveniently located 2.7km from the village of Ballinlough with local school, church, public house and shop.
- The property is also located only 4.8km off the Main Virginia/Dublin Rd.(N3) at Whitegate Cross with the nearby towns of Kells and Virginia situated 14.4km and 12.4km respectively away.
- Also located only 9.1km from the village of Kilskyre where there is a Fibre Hub with office pods suitable for the remote worker.
- Most of the original cottage is drylined and floors insulated. Loft insulation to 300mm.
- Dual fuel central heating complete with new stove with back boiler installed November 2019 and new hot water cylinder installed 2019.
- Electricity smart meter September 2022
- Double glazing installed throughout
- Septic Tank Sewerage
- Private Well Water Supply
- Folio : MH17513

BER DETAILS

BER: G

BER No: 109035287

Energy Performance Indicator: kWh/m2/yr

FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG. For further information please contact:

Damian Keogan,

049 854 7622

dkeogan@dng.ie