

For Sale

Asking Price: €950,000

Sherry
FitzGerald
Sherry



Bodeen, Ratoath,
Co Meath, A85 KD63

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Sherry FitzGerald Sherry is thrilled to introduce this magnificent residence and equestrian holding to the market—a charming 4/5-bedroom residence with a rich equestrian heritage boasting exceptional facilities, perfect for horse enthusiasts who cherish country living. Bodeen is an enchanting residence that exudes character and distinctive charm surrounded by approx. 2.68 hectares (6.6 acres) of lands boasting exceptional equestrian facilities. The property is located in the heart of Co. Meath and less than 10 minutes from Ratoath.

The property is a well-appointed four/five-bedroom home offering approximately 194 Sq.M (2,088 Sq. Ft.) of spacious living. Nestled on 6.6 acres (2.67 hectares), this property is a dream for equestrian enthusiasts, featuring top-notch facilities and a storied history. It includes a classic brick-built L-block with 9 stables and a wash bay, a separate barn with a bathroom and tack room, and 6 additional stables in an ancillary barn. The horse walker, 2.2 furlong gallop, grass turnout area, sand arena (ready for upgrades), and two all-weather turnout paddocks with a run-in shed enhance its appeal.

Bodeen is renowned for its deep heritage in the world of racing, having been the cherished home of Sublimity, a decorated racehorse celebrated for his remarkable achievements. Sublimity made history by winning the Cheltenham Festival Champion Hurdle in 2007, beating National Hunt greats Brave Inca and Hardy Eustace, cementing his place as one of the greats in national hunt racing. His legacy is a testament to Bodeen's storied past and its significance within the equestrian community.



Accommodation

Upon entering Bodeen, you are welcomed by a bright and elegant entrance hall that leads to a cozy sitting room looking out over the gardens. The open-plan kitchen and dining area offer a stylish and functional space for daily living and entertaining. The property also includes a formal dining room with an adjoining open sitting area, perfect for both relaxed family gatherings and formal entertaining. A generously sized utility room adds practical convenience to the home's layout, completing this well-designed living space.

Bodeen offers versatile and spacious accommodation, featuring four well-sized bedrooms, including a master suite with an en-suite bathroom. Additionally, a fifth bedroom provides flexibility and could serve as an ideal home office or walk-in wardrobe.

Gardens and Grounds

The house links seamlessly with the gardens and grounds. The gardens are extremely private and secure with electric gates and mature hedging along the boundary to the front and are immaculately landscaped, with several well-placed trees and shrubs providing shelter to the residence.

To the rear of the house is a beautiful patio area with an elegant pergola, ideal hosting guests whilst enjoying the afternoon and evening sun.

Sitting on some 2.68 Hectares/6.6 Acres, the property boasts comprehensive equestrian facilities, including nine stables housed in a classic brick-built L-block with a wash bay. An ancillary barn provides an additional six stables, perfect for further accommodation or storage needs.

The dedicated barn includes a bathroom and a tack room, ensuring convenience and practicality. For equestrian training and exercise, the property features a horse walker, a 2.2 furlong gallop for speed conditioning, and a grass turnout area for grazing. The sand arena, which is ready for upgrades, offers a versatile space for various training needs, while two all-weather turnout paddocks with a run-in shed ensure your horses have comfortable and reliable turnout options regardless of the weather.

Equestrian Focus

Bodeen is ideally located for equestrian enthusiasts, surrounded by a rich tapestry of equestrian heritage and facilities, located in the heart of County Meath. Located adjacent to the property is respected racing establishments such as Dermot McLoughlin racing and Lee Valley training facilities. A 10-minute drive will take you to Tattersalls Ireland, a renowned bloodstock auction house, and to Killossery Lodge Stud is close by, which offers excellent training facilities and hosts various equestrian events. Situated on a quiet cul-de-sac, the property is perfect for hacking, with scenic routes providing a peaceful and enjoyable riding experience. The area is also home to multiple pony clubs and nearby racecourses, fostering a vibrant equestrian community.

This exceptional location offers ample opportunities for both competitive and leisure riding, ensuring that all aspects of the equestrian lifestyle are well-supported





Accommodation

Entrance Hall The entrance hall is bright and elegant, setting a welcoming tone as you enter the home.

Sitting Room The sitting room offers a lovely view of the garden, providing a tranquil and relaxing space

Kitchen Dining Room The open-plan kitchen and dining area feature sleek quartz countertops and a Range Master cooker.

Formal Dining Area The formal dining and seating area features an elegant dining table and a comfortable seating area with a TV. This layout is ideal for sophisticated gatherings and casual relaxation, enhancing both everyday meals and special occasions

Guest Bedroom (Downstairs) The downstairs guest bedroom is a comfortable double room, offering privacy and convenience

Master Bedroom The master bedroom is spacious and includes a luxurious en-suite bathroom and built-in wardrobes.

Bedroom 3 & 4 Two double bedrooms upstairs are well-sized, providing comfortable and versatile living spaces

Bedroom 5 An additional bedroom upstairs could serve as a home office or walk-in wardrobe, offering flexible usage

Utility Room The utility room, located at the back entrance of the house, features essential appliances such as a washer and dryer, adding practicality and convenience to daily chores

Bathroom There is a convenient W.C downstairs for guests, and an additional W.C upstairs for easy access

Special Features & Services

- Charming 4/5-bedroom residence with elegant living spaces and a versatile layout.
- Set on 6.6 acres (2.67 hectares), including extensive equestrian facilities.
- Historic significance as the former home of Sublimity, the Cheltenham Festival Champion Hurdle winner in 2007.
- Equestrian amenities include 15 stables, a horse walker, a 2.2 furlong gallop, sand arena and all-weather turnout paddocks.
- Beautiful gardens with a patio and elegant pergola, perfect for outdoor relaxation.

Location

Bodeen is situated in the scenic area of Ratoath, Co. Meath, offering a serene rural setting with convenient access to local amenities. The nearby village of Ratoath features a range of shops, schools, and recreational facilities. With Dublin City and Dublin Airport just a short drive away, commuting is made easy thanks to the nearby M3 motorway while local roads like the N2 and N3 ensure seamless travel to other local towns like Ashbourne, Ratoath and Navan.





194 Sq Metres
Measurements and layout are approximate and
for illustration purposes only



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