



# Killin Park

Killin, Dundalk, Co Louth







# Killin Park

Killin, Dundalk, Co Louth, A91 AE4C

M1 3.5 km, Dundalk 5 km, Blackrock 11 km, Drogheda 39 km, Dublin Airport 78 km, Belfast 86 km, Dublin City 89 km  
(all distances approximate)

## Beautiful period home on about 101 acres in an accessible location

### Ground Floor

Entrance Hall | Dining Room | Sitting Room | Drawing Room  
Family Room | Utility | WC | Kitchen/Dining Room | Sun Room

### First Floor

Master Bedroom Suite with Walk-In Wardrobe  
Four Additional Bedrooms | Two Bathrooms | Office/Bedroom

### Outbuildings

Numerous Multi-Functional Outbuildings and Shed in a Useful Yard  
Garden Room

### Former Clubhouse Building

Derelict State | Lounge/Bar | Associated Stores and Offices  
Ideal Renovation Opportunity (S.P.P.)

### Garden & Grounds

Mature Garden Grounds | River Creggan Frontage | Private Woodland

### Land

Productive Land in a Ring-Fence | Well-Defined Boundary

**40 hectares / 101 acres in total**  
**For sale as a whole by Private Treaty**



#### Michael Lavelle Estate Agents

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## LOCATION & AMENITIES

Killin Park is situated in an idyllic setting just a short distance from the county town of Dundalk and the M1 motorway connecting Dublin and Belfast.

Dundalk (5 km) is a busy, bustling and vibrant town. The administrative centre of County Louth, it offers an abundance of services, amenities, and shopping. Dundalk enjoys a beautiful setting, with the Irish sea along its east boundary and the breathtaking Cooley, Mourne and Slieve Gullion mountains hemming its northern edges. The town hugs the banks of the Castletown River which flows into Dundalk Bay, and it is home to a plentiful array of social, recreational and artistic interests as well as having a strong sporting influence. Nearby Blackrock (11 km) is a popular seafront residential area, nestled on the shoreline of Dundalk Bay, with a host of eateries, shops and pleasant walks along its promenade. Drogheda (39 km), which is now Ireland's largest town, provides a wide range of shops, culture, and professional services.

The property sits in a prime location with excellent transport links nearby including the M1 motorway which is only 3.5 km from the property and connects Dublin to Belfast. Dublin's International Airport is 78 kilometres to the south, while Belfast City Airport is 90 kilometres to the north. There is a regular Dublin to Belfast train service with a station in the nearby Dundalk (5.5 km) and a daily bus service to Drogheda and Dublin City Centre. Thus, the property is within an ideal commuting distance of both capital cities.

There is a diverse range of recreational and sporting activities nearby including an abundance of field and water sports and many designated walking routes along the picturesque Cooley Mountains, all overlooking the Irish Sea. The popular local GAA club, Roche Emmets GAA Club is just 1.5 km away from the gates of Killin Park.

There is no shortage of golf courses nearby with Dundalk Golf Club being 11 kilometres distant, Greenore Golf Club 27 kilometres and Ardee Golf Club 25 kilometres distant. County Louth Golf Club is a spectacular links and championship course in Baltray (45 km) which hosted the Irish Open in 2004 and 2009.

## EDUCATION

There is a great selection of both primary and secondary schools serving the local area. Nearby national schools include Scoil Náisiúnta Eoin Baiste and Scoil Phadraig Naofa. Dundalk Grammar School offers private primary and secondary education to day and boarding pupils, in addition to six other secondary schools in the town. Dundalk Institute of Technology, a progressive higher education Institute, offers third level courses at undergraduate and post graduate levels. It also actively partners with industries in the north east through its regional development centre.

## LOCAL ECONOMY

County Louth is part of the strategic M1 and FinTech corridor and is home to many multi-national as well as indigenous enterprises. This zone excels as a strategic base across financial services, life sciences, digital technologies, engineering and food manufacturing industries. The Louth Local Enterprise Office is very proactive in attracting and engaging with local, national and international businesses operating in the area.







## KILLIN PARK

Killin Park is a substantial and gracious period property, occupying an elevated, private position within a mature setting.

The property has a beautiful approach, flanked by terraced lawns and leads to a parking area to the front of the house. Dating back to circa 1910, the current owners have carried out an extensive program of internal and external renovations ensuring contemporary conveniences while preserving the historical style and characteristics that pervade the entire property.

Externally, the property comprises a beautiful exterior with dressed quoins, buff brick corbelled chimneystacks, moulded mullions, concrete sills and smooth rendered modillioned cornice. The accommodation is well laid out over two floors and extends to about 4,711 square feet (437 square metres). The house affords the opportunity for the buyer to customize the interior and put their personal touches to the property, all while retaining notable period features including sash and case windows, ceiling roses, cornicing, stucco, ornamental mantelpieces and architraves.

The house is entered through a decorative doorway with petal fanlight and opens to a reception hall which leads to three principal reception rooms. The kitchen/dining room is positioned to the rear of the property and is of good size. The kitchen opens to a sunroom which benefits from ample natural light and comprises double glass doors which give access to the rear of the house. Also on the ground floor is a cosy family room, utility and bathroom.

The bedroom accommodation is laid out on the first floor comprising a master bedroom suite with walk-in-wardrobe and en suite, as well as four additional bedrooms, a bathroom and office/bedroom.









# Killin Park

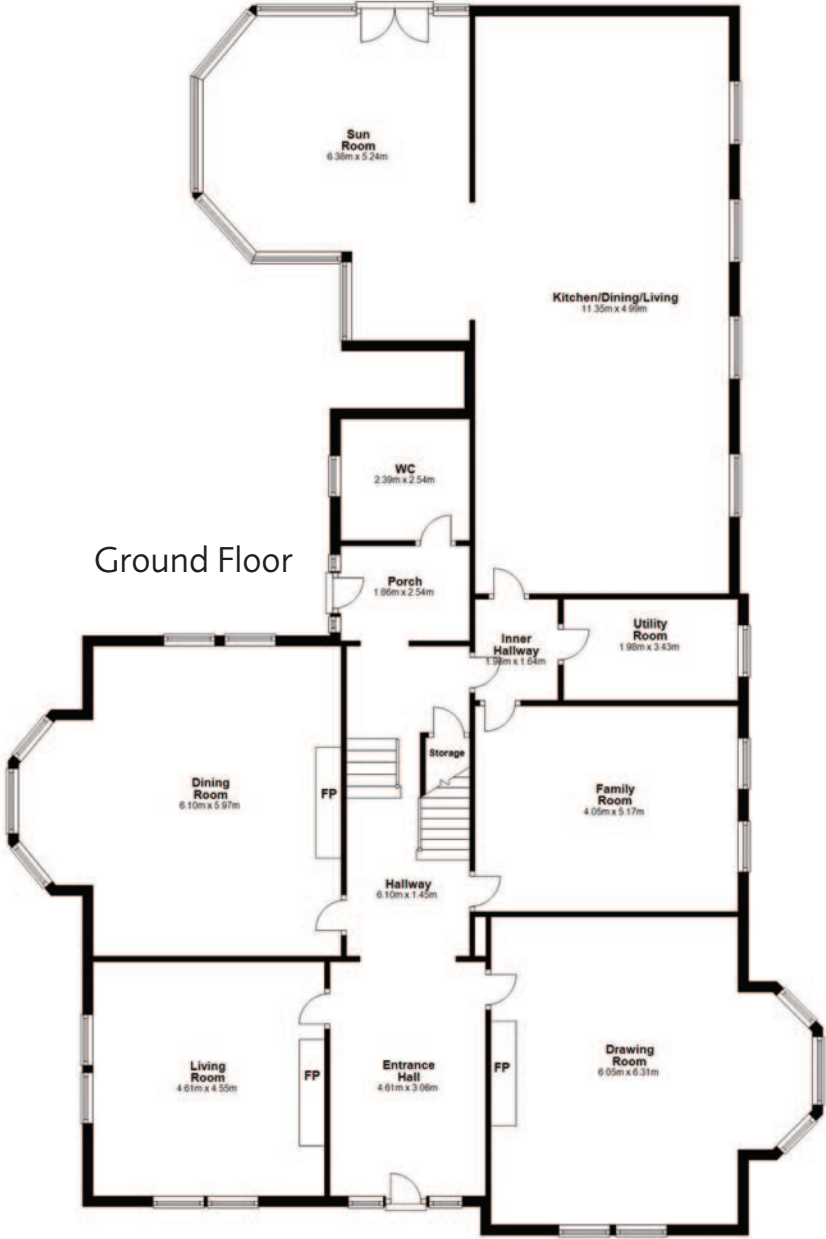
Gross internal area (approx)

## 473.7 sq.m

For Identification Only. Not To Scale.



Ground Floor



First Floor





## GARDEN & GROUNDS

Killin Park sits amidst well-established, landscaped garden grounds which are predominantly laid to lawn. These grounds feature an elegant variety of mature trees that gracefully traverse the estate, offering a perfect setting for serene nature strolls.

## FORMER KILLIN CLUBHOUSE

Killin Clubhouse is situated within the curtilages of Killin Park. It is the former clubhouse to Killin Golf Club which opened in 1992. The clubhouse, originally built as a residential dwelling, is situated on an elevated position to the north of the main house with attractive, south-facing views over the Louth countryside. This property is vacant and in need of renovation but could provide useful additional accommodation, subject to the necessary planning permission.

## OUTBUILDINGS

Killin Park is equipped with a useful range of outbuildings which are positioned to the south of the main house. These buildings were previously used as stores for the golf club and comprise a corrugated shed with up and over roller door and two stores with concrete walls and corrugated roofs.















## LAND

Killin Park is situated in an area which is renowned for its productive farmland and as such, it is well served by merchants, agricultural machinery suppliers and livestock marts.

Previously laid out as a golf course, the land lies within a ring-fence and extends to about 101 acres in total. The entire could be readily adapted to accommodate a broad scope of agricultural, horticultural and equine interests. It includes productive ploughable grassland with fields of a good workable size and shape suitable for commercial farming machinery in conjunction with direct access to the public road. Comprising a southerly aspect, the topography of the land ranges from 13m (43 feet) above sea level on the southern boundary to a high point at the north of the farm of 42m (138 feet) above sea level.

The land is enclosed by a combination of hedging and woodland which provide shelter and is bound by the Creggan River on one side and an old estate wall on the other. The land comprises approximately 1 kilometre of road frontage.





## General Remarks & Stipulations

### Viewing

Strictly by private appointment with the joint selling agents Savills and Michael Lavelle Estate Agents. Given the hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, for your own personal safety.

BER Exempt

### Fixtures & Fittings

All fixtures and fittings are excluded from the sale including garden statuary and other removable fittings, although some items may be available by separate negotiation.

### Local Authority

Louth County Council  
County Hall, Millennium Centre, Dundalk, Co. Louth A91 KFW6  
Tel: +353 (0) 42-9335457 Email: info@louthcoco.ie

### Services

Oil-fired central heating, private water supply and mains electricity.

Please note that the joint selling agents have not checked the services and any purchasers should satisfy themselves with the availability and adequacy of all services.

### Entry & Possession

Entry is by agreement with vacant possession.

### Entitlements to the Basic Payment Scheme

Entitlements to the Basic Payment Scheme are not included in the sale.

### Listings and Environmental Designations

Killin Park is recorded as a Protected Structure by Louth County Council and is recorded on the National Inventory of Architectural Heritage (Ref: 13900739).

### Offers

Offers may be submitted to the joint selling agents.

Savills, 33 Molesworth Street, Dublin 2  
Email address: country@savills.ie

Michael Lavelle Estate Agents, 83-85 Bridge Street, Dundalk, Co Louth  
Email address: info@lavelles.ie

### Best Offers Date

A date for best offers may be fixed and prospective purchasers are asked to register their interest with the joint selling agents following inspection. The seller reserves 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 seller satisfaction that the purchasers have access to the funds required to complete the purchase at the offered price.

### Wayleaves and Rights of Access

The property will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchasers will be held to have satisfied themselves as to the nature of all such rights and others.

Should the property be sold in Lots appropriate rights of access and wayleave rights will be granted and retained as required.

### Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

### Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the joint selling agents and the seller's solicitors, and the purchasers shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

### Generally

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

**Important Notice** Savills, their clients and any joint agents 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 have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure prepared and photographs taken in October 2023.







