



**THE GRANGE**  
Drumollard, Virginia, Co Cavan A82 FP46





## THE PROPERTY

Delightful restored and extended period house (1890) together with guest cottage, indoor heated swimming pool, 6.5 acres of colourful grounds and lake frontage.

Carried out over a 2 year period (1999/2000) the total restoration, with great care taken to preserve the period character, involved stripping the house back to the bare bones and virtually rebuilding, with concrete floors and ground and first floor, re roofing, wiring, plumbing and the installation of oil fired central heating and double glazing throughout.

Not satisfied with just undertaking the enormous restoration of the house the owners added a further sitting room and impressive entertainment room as well as the spacious indoor swimming pool which is currently floored for a family wedding.

All outbuildings were also restored including the coach house which is now a 2 bedroom guest cottage/mews and the charming summer house which with its terrace overlooks the grounds.

The property is discreetly tucked away off the Dublin/Cavan/Donnegal Road between Virginia 6Km, and Cavan 23 Km. A 50-minute drive to J6 M50 and 60 minutes to Dublin Airport.

## LOCATION

Hourly Dublin Bus Eireann service passes the gate. Airport Express service stop at Virginia.

A wide choice of primary and post primary schools in the area and environs with a considerable range of shopping facilities and social amenities within easy proximity. Numerous leisure and sport pursuits at the doorstep. Hunting with the Ballymacad's. Golf in Virginia, Slieve Russell and Headfort.

Or perhaps just stay at home and enjoy the swimming pool, tennis gymnasium or a leisurely boat trip and picnic on the lake!









## ACCOMMODATION

The pillared entrance porch leads to the truly impressive reception hall with its feature marble fireplace and oak flooring. Off this radiate the comfortable drawing and dining rooms and the stairs hall with cloakroom and fire staircase. The hall opens to the long open plan kitchen/breakfast room with living area which at one end opens to the south facing conservatory and at the other end leads to a boot room, utility and swimming pool room and the family room which in turn connects to the grand entertainment room with high beamed ceiling, feature open fireplace and mezzanine level. Upstairs there are 5 bedrooms, 2 share a Jack & Jill bathroom, the master is ensuite and there is a family bathroom.













## THE GROUNDS

The house is set well off the country road and is approached via a long tree lined avenue with a millrace on either side, each of which flowed to separate corn mills in Victorian times. The avenue leads to an extensive forecourt parking and divides going through the manicured grounds to the courtyard. The grounds are mainly in lawns with colourful beds interspersed with walkways leading to the lake. There is also a hardcourt tennis court.

## FEATURES

- Totally restored and extended period house
- Cut stone coach house/mews
- Summer house with terrace
- Hardcourt tennis court
- Frontage to coarse fishing with landing stage
- Delightful woodland and grounds
- 3 bay car port with gym over







## **BUILDINGS**

### **THE MEWS**

A charming 2 storey cut stone building with on the ground floor a living room/dining room, kitchen, shower room and upstairs 2 bedrooms and a shower room. The upstairs also connects to the large gym.

### **THE SWIMMING POOL**

This impressive structure of 158 sqm has a range of French doors opening to the grounds, a mezzanine area and a plant room. Currently timber flooring covers the pool as it was used for a family wedding.

### **THE SUMMER HOUSE**

The main room has exposed stone walls and folding patio doors opening to a large paved terrace. There is also a small snug bar with counter.

### **CARPORT & GYM**

A modern 3 bay car port with stairs to 57 sqm gym.





# FLOOR PLANS





## SERVICES

- Well Water
- Septic tank drainage
- Oil fired heating

## PRICE

€1.6 million

## VIEWINGS

All viewing of the property is strictly by appointment through the Joint Selling Agents.



## CONTACT



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