

Coonan
PROPERTY



MULBERRY MANOR

Rathbeggan Lane, Dunboyne,
County Meath on 13.6 acres (5.5 ha)



Mulberry Manor

Impressive residence on approx. 13.6 acres (5.5 ha) in County Meath



5 Bedrooms



3 Reception Rooms



5 Bathrooms

For Sale by Private Treaty

Price on Application

coonan.com



The Property

Mulberry Manor is an exquisite example of modern convenience with old world charm. This private residence is approached via electric gates and a long private, tree lined driveway. This driveway gives separate access to the stunning house and the equestrian yard.

This 5-bedroom residence, built in 2003, extends to approx. 6000 sq.ft (557 sq.m), providing spacious accommodation with views to the surrounding private land. Upon stepping through the charming front door, you are greeted with an exceptional entrance hall, where a chandelier sets the stage for this charming home and an open fire immediately welcomes visitors. Off the entrance hall to the right is the drawing room, featuring deep coving and cornicing that are a key feature throughout this home.

The stunning kitchen and dining area are off to the left of the entrance hall, with light flooding in from the garden. This home benefits from its wonderful aspect, with the sun rising at the front of the property, streaming through the bay windows into both the front bedrooms, which includes the master suite, and the kitchen area.

Throughout the day the kitchen and dining area bask in sunlight through the ten Georgian styled windows before the sun sets in the evening at the far end of the kitchen, filtering through the double French patio doors. There is also the Stübli, a much-utilised snug living area off the open plan kitchen. This area of the home also encompasses the dining area with the convenience of a fully shelved pantry. Further along through the black and white marble tiled hallway there are the modern conveniences of a laundry/utility room which houses two Sheila maids in the specially designed lofted ceiling area, guest toilet, and boot room. The lobby off the main entrance hallway encompasses an office, a wine cellar, a large cloakroom/guest toilet and hosts the splendid staircase to the first floor.

Upstairs there are 5 bedrooms, including a magnificent master suite with a reception room and ensuite, a main bathroom and a Jack and Jill bathroom. On the second floor, accessed via a staircase in the master bedroom reception, the wood panelled, fully carpeted attic area has been laid out to provide a vast amount of storage space including over 6 meters of covered hanging space. Towards the rear of the property, there is also a large space, currently laid out as a living space/teenager's den. From the utility area, a staircase leads to a self-contained apartment with an ensuite wet-room and kitchenette, providing the potential for a self-contained living space.

Outside, the immaculate manicured lawns are easily maintained and multiple water features are to be found on the grounds. In the yard, an equestrian's dream comes to life with the large 4 bay barn, with 3 double doors making for easy access to an array of different paddocks. The large, open plan barn also houses 8 stables and a fully alarmed tack room, there is also a large electric shutter door which allows access to home a 40' horse lorry. There is a well-maintained, fully drained 4 railed, fully panelled arena, a 6 unit horse walker and both the arena and walker are surfaced with silica sand and fibre. There are also 8 stud railed paddocks easily accessible from the yard, which are also safely fenced for sheep. Behind the barn, the yard also houses a cattle/sheep crush.



Accommodation

GROUND FLOOR

Reception Hall 4.32m x 4.97m

Marble tile floors, deep coving and cornicing, feature ceiling coving with chandelier, picture rail, fireplace

Drawing Room 6.58m x 6.31m

Bay window, carpet flooring, feature cast iron fireplace with gas insert, deep coving and cornicing, deep skirting boards, double sash windows, feature centrepiece with chandelier

Kitchen/Dining Area 4.6m x 11.77m / 3.42m x 4.63m

Marble tile floors, granite countertop, 4 oven Aga with gas fired rings double doors to patio area

Pantry 1.54m x 3.25m

Marble tiled floor, wall and floor shelving

Stübli 4.32m x 4.32m

Solid wooden floor, Clearview Self-cleaning solid fuel stove with reclaimed brick surround, downlighters, deep coving

Black and White Hallway 2.42m x 7.77m

Black and white marble tiled floor, door to courtyard, guest toilet

Utility/LaundryRoom 3.33m x 4.16m

Ceramic tiled floor, wall and floor units, marble Belfast sink, two Sheila maids in the specially designed lofted ceiling area, storage room, rear cloakroom, marble countertop, integrated white goods, door to rear, stairs to self-contained living space

Living Area/Teenagers Den 6.26m x 8.54m

Wooden floor, Clearview Self-cleaning solid fuel stove, picture rail, down lighters

Guest Toilet 3.3m x 2.4m

Marble tiles, w.c., feature washstand with marble countertop and integrated sink, downlighters, coving

Office 3.10m x 3.86m

Wooden floor, private door to exterior, deep coving, downlighters

Wine Cellar 2.4m x 1.3m

With racking

Staircase

Return with feature window, panelled dado rail, carpeted stairs with mahogany handrail



Accommodation

FIRST FLOOR

Master Suite 6.58m x 6.31m

Carpet flooring, cast iron fireplace, built in wardrobes, feature bay window

Reception Room 3.10m x 3.46m

Carpet flooring, built in presses, stairs to attic

En-suite 3.10m x 2.59m

Ceramic tiled wall and floor, w.c., two w.h.b., shower, towel radiator

Main Bathroom 4.32m x 3.00m

Marble tiled wall and floor, corner bath unit, w.c., w.h.b., shower

Bedroom 2 4.60m x 6.24m

Carpet flooring, bay window, book shelves, built in wardrobes, coving and cornicing, window seat and storage, picture rail

Bedroom 3 5.19m x 4.45m

Carpet flooring, built in wardrobes, picture rail, downlighters, Jack and Jill bathroom

Jack and Jill Bathroom 2.10m x 4.35m

Ceramic tiled wall and floor, w.c., two w.h.b., shower unit, towel radiator

Bedroom 4 5.05m x 4.35m

Carpet flooring, picture rail, built in wardrobes, door to Jack and Jill bathroom

Self-contained apartment 4.33m x 8.19m

Tiled floor, built in wardrobes, storage cupboard, down lighters, kitchenette area

Ensuite 1.67m x 1.83m

W.h.b., w.c., shower, ceramic tiles

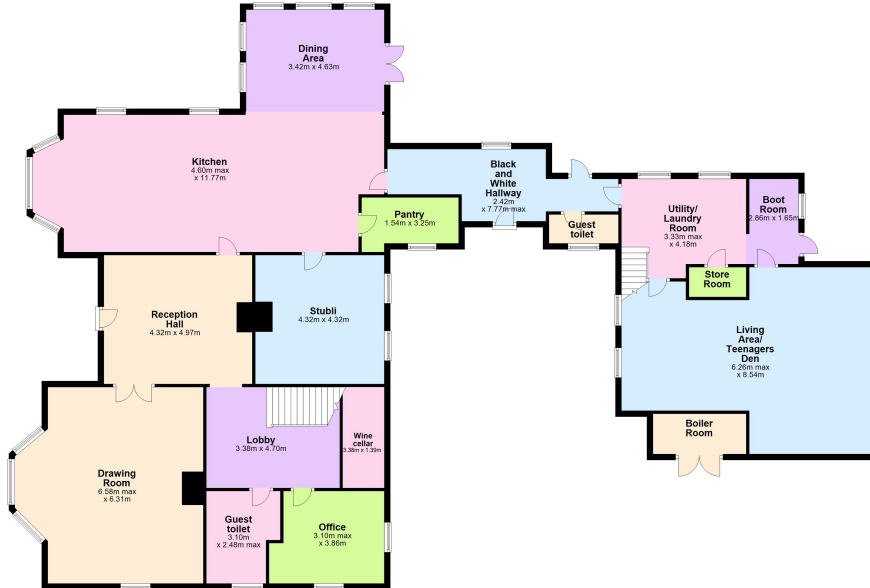
Second Floor

Attic 4.08m x 9.62m

Staircase, wood panelled wall and ceiling, full length, carpeted floors, three Velux windows



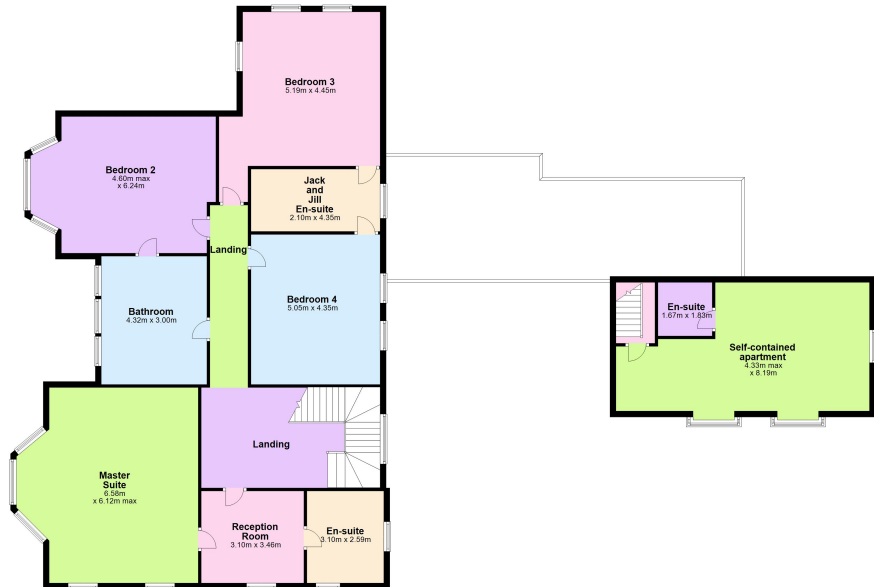
Ground Floor



Floor Plans

Internal area
approx. 557 sq. m. / 6000
sq. ft.

First Floor





Equestrian

4 Bay Barn 12.4m x 11.1m 8 stables, 3 double doors, concrete floor

11.34m x 24m Large electric roller shutter door to allow access for 40' horse lorry, concrete floor

5.6m eaves height
Part walled and part cladded
ESB connection

- 8 stud railed paddocks
 - Stock proofed
- Sand area (40m x 30m) silica sand and fibre surface, fully drained
- 6 unit horse walker, fully enclosed with silica sand and fibre surface
- Barn with 8 stables (3.8m x 3.6m each) and fully alarmed tack room
 - Concrete expanse

Services:

OFCH
Well water
Biocycle septic tank

Outside Area

- Electric gates
- Blue Bangor slates
- Granite windowsills
- Tree lined driveway
 - Tarmac drive
- Feature mature trees
- Patio area and water features
 - Barbeque area
 - Raised deck area
- Low maintenance gardens presently maintained by 3 robotic lawnmowers
 - Large walk through rockery area, scattered with huge Granite boulders
 - Security lighting and fully alarmed



Additional Information

- Handcrafted kitchen
 - Feature island unit
 - Laundry shoot
- Central vacuum system
 - Gas fires
- 2 Clearview self-cleaning solid fuel stoves
- Concrete floors upstairs and downstairs
- All amenities, including oil boiler, water softening unit etc., have been serviced on an annual basis





DIRECTIONS

Eircode: A85 Y832



VIEWING

By appointment only

CONTACT INFORMATION

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