



ARLONSTOWN HOUSE

Swainstown, Kilmessan, County Meath, C15XY26

BER C3



EXCLUSIVE ASSOCIATE OF





ARLONSTOWN HOUSE, SWAINSTOWN, KILMESSAN, COUNTY MEATH, C15XY26



ARLONSTOWN HOUSE SITS ON APPROX. 3.94 HEC (9.75 ACRES) IN A PRIVATE YET ACCESSIBLE RURAL SETTING, OFFERING A SPACIOUS FAMILY HOME WITH STRONG EQUESTRIAN POTENTIAL. WHILE SOME MODERNISATION IS REQUIRED, THE PROPERTY INCLUDES GENEROUS ACCOMMODATION AND EXCELLENT OUTBUILDINGS, MAKING IT A COMPELLING LIFESTYLE OPPORTUNITY IN A PRIME PART OF COUNTY MEATH.

Approximately 3.94 Hec (9.75 acres)

For Sale by Private Treaty

BER C3 | BER Number: 119180164 | EPI: 224.17 kWh/m²/yr



SPECIAL FEATURES

- Approx. 9.75 acres of quality lands
- Excellent location between Kilmessan and Dunshaughlin
- Spacious family home with strong layout and proportions
- South-facing rear garden with direct access from living areas
 - Adjoining two-bedroom self-contained apartment
 - Six stables, tack room, and large storage shed
- Separate access to yard and lands suitable for all purposes
- Superb commuter location within easy reach of Dublin

DESCRIPTION

Set on approximately 9.75 acres in a superbly convenient yet private rural setting, Arlonstown House represents a wonderful opportunity to acquire a charming family home with excellent equestrian potential. While the residence would benefit from modernisation, it offers generous, well-proportioned accommodation, a separate two-bedroom apartment, and a superb range of outbuildings, making it an ideal lifestyle property in a highly sought-after part of County Meath.

LOCATION

Positioned between the heritage village of Kilmessan and the thriving town of Dunshaughlin, this is an exceptionally well-located home within easy reach of some of Meath's most desirable centres. The surrounding area is steeped in history and known for its strong community, picturesque countryside, and accessibility.

The property sits within a highly regarded commuter belt, offering excellent connectivity to Dublin City Centre and Dublin Airport, while also being conveniently located close to the bustling towns of Trim, Navan, and Dunshaughlin. This central position within one of Meath's most established residential triangles ensures a perfect balance between country living and urban convenience.

The wider area is particularly renowned for its strong equestrian tradition, with many established yards and stud farms nearby, making it an ideal setting for those with an interest in horses or country pursuits.

ARLONSTOWN HOUSE

Arlonstown House is a warm and welcoming family home, centred around a spacious entrance hall that immediately sets the tone for the accommodation throughout. This generous space flows into a large open-plan reception area with doors leading directly to the south-facing rear garden, creating an ideal setting for entertaining and everyday family living.

To the rear of the property, the drawing room is a beautifully proportioned space featuring a fireplace, elegant coving, and an abundance of natural light. The kitchen provides a practical and comfortable family hub, complete with an Aga and a range of fitted units, along with direct access to the garden.









A separate study to the rear offers excellent flexibility and could equally serve as a playroom, TV room, or home office.

The bedroom accommodation comprises four principal bedrooms, including a spacious main bedroom with an en suite and built-in wardrobes. A second bedroom also benefits from a generously sized en suite. There are two further bedrooms, one of which is currently used as a dressing room but could easily be reconfigured as an additional bedroom if required. A family bathroom completes the accommodation.

SELF-CONTAINED APARTMENT

A key feature of the property is the adjoining two-bedroom apartment with its own separate access. This well-laid-out space includes a living area with stove, a fully fitted kitchen, two bedrooms (one double and one single), and a bathroom.

This provides excellent flexibility for guest accommodation, extended family, au pair use, or potential rental income.

GARDENS, LANDS AND EQUESTRIAN FACILITIES

The property extends to approximately 9.75 acres of well-laid-out lands, offering a superb balance of gardens, paddocks, and yard space.

To the rear, a separate access leads to a well-equipped yard, which includes:

- Six stables
- Tack room
- Large hay and machinery shed

The lands are currently divided into a number of paddocks and are suited to all types of farming use. There is ample space for further development, including the potential for a sand arena or additional

facilities, subject to the necessary permissions.

This is an ideal setup for those seeking a manageable holding capable of accommodating horses or ponies, while still offering the comfort of a family home in a prime location.

DISTANCES

Dublin City Centre – approx. 35 km

Dublin Airport – approx. 30 km

Dunshaughlin – approx. 8 km

Navan – approx. 12 km

Trim – approx. 10 km

Maynooth – approx. 20 km

Dunboyne M3 Parkway Train Station – approx. 18 km

(Distances are approx.)





FLOOR PLANS



Measurements and layout are approximate and
for illustration purposes only



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