



**FOR SALE BY AUCTION AUGUST 9TH
GREVILLE ARMS HOTEL AT 3PM**

**GAYBROOK PARK ESTATE,
BELFIELD,
MULLINGAR,
WESTMEATH,
N91 XV02**

AMV: POA

BER D1

DESCRIPTION

Property Partners McDonnell are excited to present to the open market this rare opportunity to acquire a Gem of Westmeath Heritage which is Gaybrook Park Estate, located a short distance from Mullingar.

Ideally located in the heart of Westmeath with easy access to Mullingar, Kinnegad, M4 (Dublin / Sligo) and M6 (Dublin / Galway). Standing on c. 111½ acres of beautiful Parkland Farmlands with Woodland, the property hosts a Stunning 18th Century Cut Stone Stableyard & c. 6-acre feature walled-in garden, plus modern 3 Bay Double Slatted shed with central Passageway.

While the Original "Big House" is long demolished, the Residence is an attractive 4 Bed Modern Bungalow, ideally positioned in the centre of the Farm overlooking the Parkland fields and the woodland area which is host to a huge diversity of wildlife including Woodpeckers (which is a treat to hear for the first time).

Viewing is highly recommended to take in the true beauty and History of this property. Cut Stone farmyard Complex & Walled-in Garden: According to the historic building of Ireland records, the Cut stone farmyard, built c.1790, is A substantial complex of outbuildings/stable block and a walled garden associated with Gaybrook House (now demolished), which survives in good condition and retains most of its early form, fabric and character.

This complex is well-built and retains its early plan, which is representative of its type and date. Gaybrook House itself, (a three-storey block over basement built by Ralph Smyth in 1790) was demolished by the Land Commission c.1960 and the surviving Farmyard complex structure now acts as an historical reminder of this once great demesne and of the Smyth Family now built it and lived here. This complex provides an interesting historical insight into the extensive resources needed to run and maintain a large country estate in Ireland during the nineteenth century. The enormous 6 acre walled garden (one of the largest in Westmeath), the gates and the bridge add to this composition and completes its setting.





ACCOMMODATION

Front hall
6.6m x 3.77m
Bright and spacious. Open plan space. Solid Oak Flooring.

Sitting room
4.75m x 3.7m
Dual aspect windows. Feature marble fire place.

Kitchen/Dining Room
7.4m x 3.825m
Open plan kitchen/dining/living space. Fully fitted Solid Oak wall & floor kitchen units with tiled splash back. Tiled flooring at kitchen area. Solid Oak flooring in Dining/living space. Solid fuel Stove with Back Boiler.

Conservatory Area
5.8m x 2.5m
Double doors to rear Patio

Utility Room
1.808m x 3.36m
Tiled floor & walls. Fully fitted units. Door to rear
Shower room (off Utility room)
With Tiled floors & walls, W.C. & W.H, B. & Electric Shower

Bedroom 1 Master Ensuite
4.582m x 3.624m
Double room. Dual aspect. Timber flooring. Built-In wardrobe and ensuite.

Main bathroom
3.351m x 2.224m Tiled floors and walls. With bath and shower. Heated towel rail.
'Jack & Jill' layout with doors to hall & Master Bedroom 1. Hot-press off.

Bedroom 2
3.304m x 2.665m
Double room. Timber flooring.

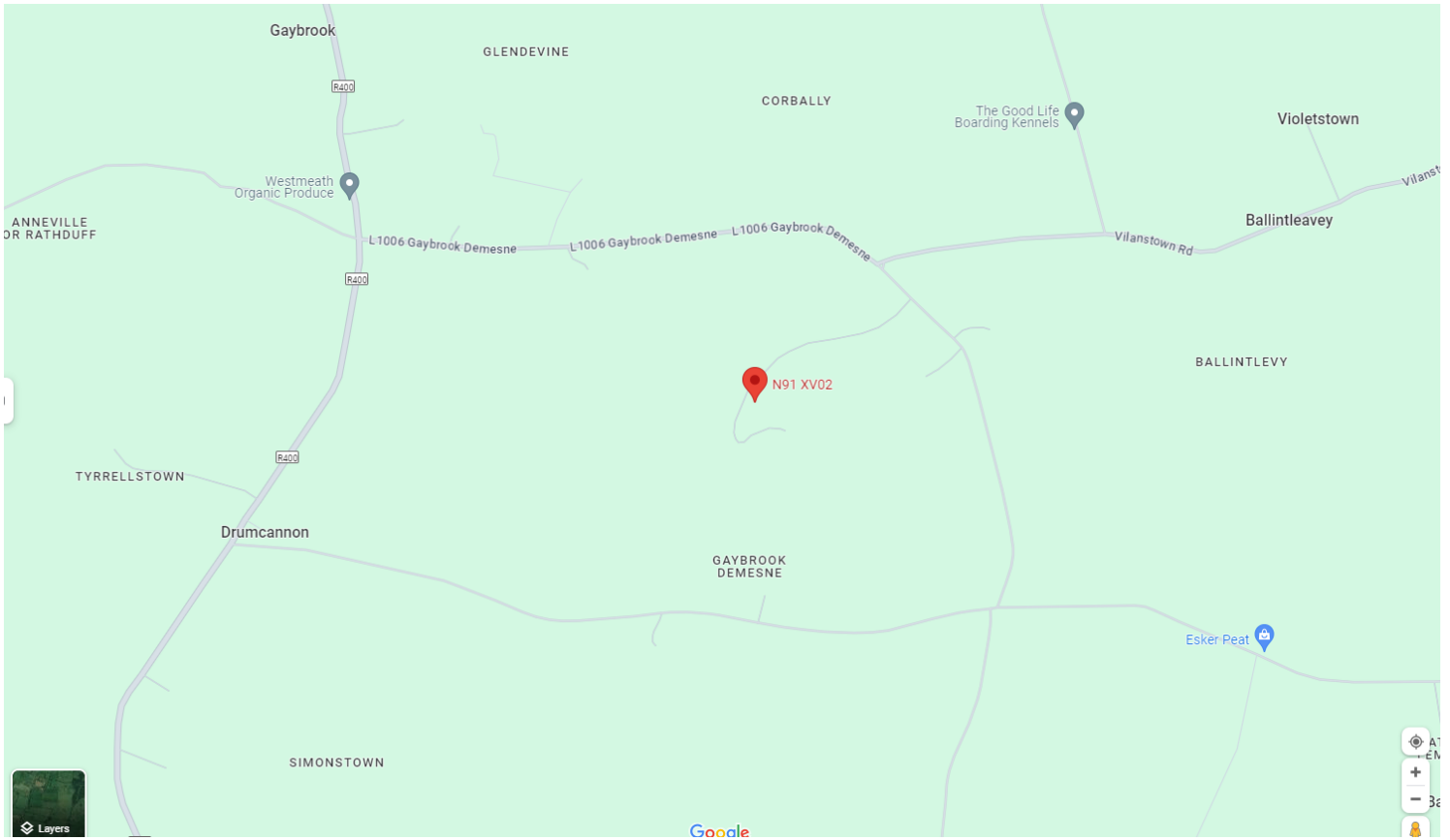
Bedroom 3
2.774m x 2.7m
Double room. Timber flooring.

Bedroom 4/ currently in use as Office
2.6m x 2.4m
Front aspect. Wood flooring. Suitable to use as a fourth bedroom or an office/Study.



SPECIAL FEATURES

- c.111½ acre historic Estate property in Idyllic Parkland setting. 18th Century Cut Stone Stable yard complex & 6 acre walled in garden.
- Modern 4 Bedroom Bungalow with detached garage & Dual Central Heating (oil & solid fuel)
- All double glazed P.V.C. windows
- Mains water & septic tank sewerage
- including c.30 acres of diverse Woodland habitat.
- Peaceful location in the stunning Irish countryside
- Mullingar & M4 (c.10km); M6 (c.8KM)
- 3 Bay Double Slatted Cattle shed



PRICE

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VIEWING DETAILS

By appointment only

DIRECTIONS

Type Eircode into google maps.

N91 XV02

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**PROPERTY
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners McDonnell.