

Coonan
PROPERTY



STONEHALL LODGE STUD
Multyfarnham, Mullingar, Co. Westmeath
on approx. 55 acres (22.3 ha)

STONEHALL LODGE STUD

- Impressive residential farm on approx. 55 acres (22.3 ha) overlooking the land and Lough Patrick
- The residence extends to approx. 3,066 sq.ft. (284.9 sq.m.) and is approached by ornate gates and steps leading to the front of the house overlooking the property
- Delightful private setting, well hidden from the roadside with approx. 48 acres (19.4ha) of agricultural land and 7 acres (2.8 ha) of lake
- The property includes a detached double garage, 4 stables and stores
- A decommissioned Church that dates back to the early 19th Century rests peacefully within the property
- Stroll over the lands to set sail from the jetty and sit quietly fishing on Lough Patrick or simply soak up the surrounding Westmeath countryside



4 Bedrooms



4 Reception Rooms



3 Bathrooms

For Sale by Private Treaty

Guide Price: Excess €780,000

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The Property

Coonan Property are honoured to present Stonehall Lodge Stud to the market. This is a property bursting with heart and soul. The stunning lodge is the gatekeeper to approximately fifty acres of lands that offer a multitude of uses to the discerning purchaser. This listing has been used as a working stud farm and is truly divine, with some unique features within the perimeter. This family home, which originally formed part of a greater land holding, was significantly renovated in the mid 1980s and has been within the vendor's extended family for two generations spanning over 60 years.



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The Property

The lodge itself is to the fore of the lands but sits tranquilly in a secluded space behind trees and shrubs, tucked away from sight. As soon as you turn off the road, you will be in awe of the singularity of Stonehall Lodge Stud. Resting peacefully inside the gates is a decommissioned Church that dates to the early 19th Century and adds a real sense of history to the holding. Behind the post and rail fencing you will see a magnificent lake in the distance which is also included in this prime lot.

The home itself is wonderfully spacious and bright and gives a hearty welcome from the moment you step inside. It spans over approx. 3,066 sq.ft. (284.9 sq.m.) with four bedrooms, three bathrooms, a living room, family room and many more besides. With a beautiful Aga in the large kitchen, cornicing and centre roses to ceilings, brick fireplaces, and bay windows that make the most of the superb countryside beyond it, this is a warm inviting lodge with plenty of space for a family to thrive.

Outside there are two concrete sheds and a double garage. There is also a concrete stable block consisting of four stables, with one store. The gardens are immaculately presented with manicured lawns, fantastic planting, and a multitude of seating areas to sit and take in the enchanting views. The property is west facing and enjoys stunning sunsets all year round. A stroll over the lands and you can set sail from the jetty and sit quietly fishing on Lough Patrick or simply soak up the surrounding Westmeath countryside.

The location is idyllic. The property is a mere four kilometres from Multyfarnham Village and fifteen kilometres from Mullingar and gives country living with access to village and town life just a short drive away.



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Accommodation

Entrance Porch

1.75m x 2.4m

Porcelain tiled floor and cornice.

Entrance Hall

2.98m x 2.4m

Painted timber floor and cornice.

Bedroom 2

5.98m x 3.91m

Built in wardrobes, cornice and feature bay window.

Bedroom 1

6.63 x 5.46m

Cornice, built in storage and wardrobe, feature bay window.

Ensuite (Jack & Jill)

2.36m x 3.88m

Tiled floor, partially tiled walls, w.c., w.h.b., bath and built in shower.

Bedroom 3

2.13m x 5.45m

Feature bay window and built in wardrobe.

Bedroom 4

1.94m x 3m

Built in shelving.



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Accommodation

Bathroom

1.94m x 2.68m

Tiled floor and walls, w.c., w.h.b., bath and built in shower.

Hotpress and additional storage off hall.

W.C.

1m x 3.46m

Family Room

5.04m x 5.1m

Built in stove, cornice, feature bay window and built in bar.

Living Room

7.61m x 5.19m

Painted timber floor, feature marble fireplace, feature bay window overlooking Lough Patrick, cornice.

Dining Room

6.09m x 3.99m

Painted timber floor, feature marble fireplace, cornice, bay window overlooking Lough Patrick.

Conservatory

6.93m x 4.45m

Enter via dining room, tiled floor.

Kitchen/Breakfast Room

5.49m x 4.98m

Tiled splashback, solid fuel Aga with 4 ovens, gas, copper faced extractor fan.

Utility

2.58m x 1.97m

Built in storage units, sink and plumbed for washing machine.



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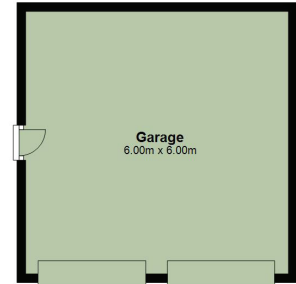
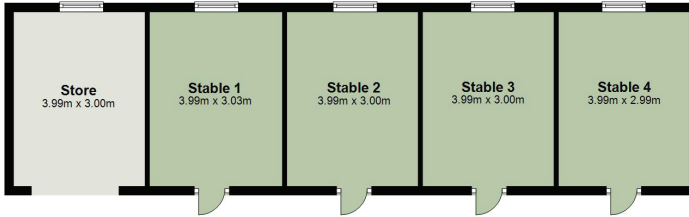
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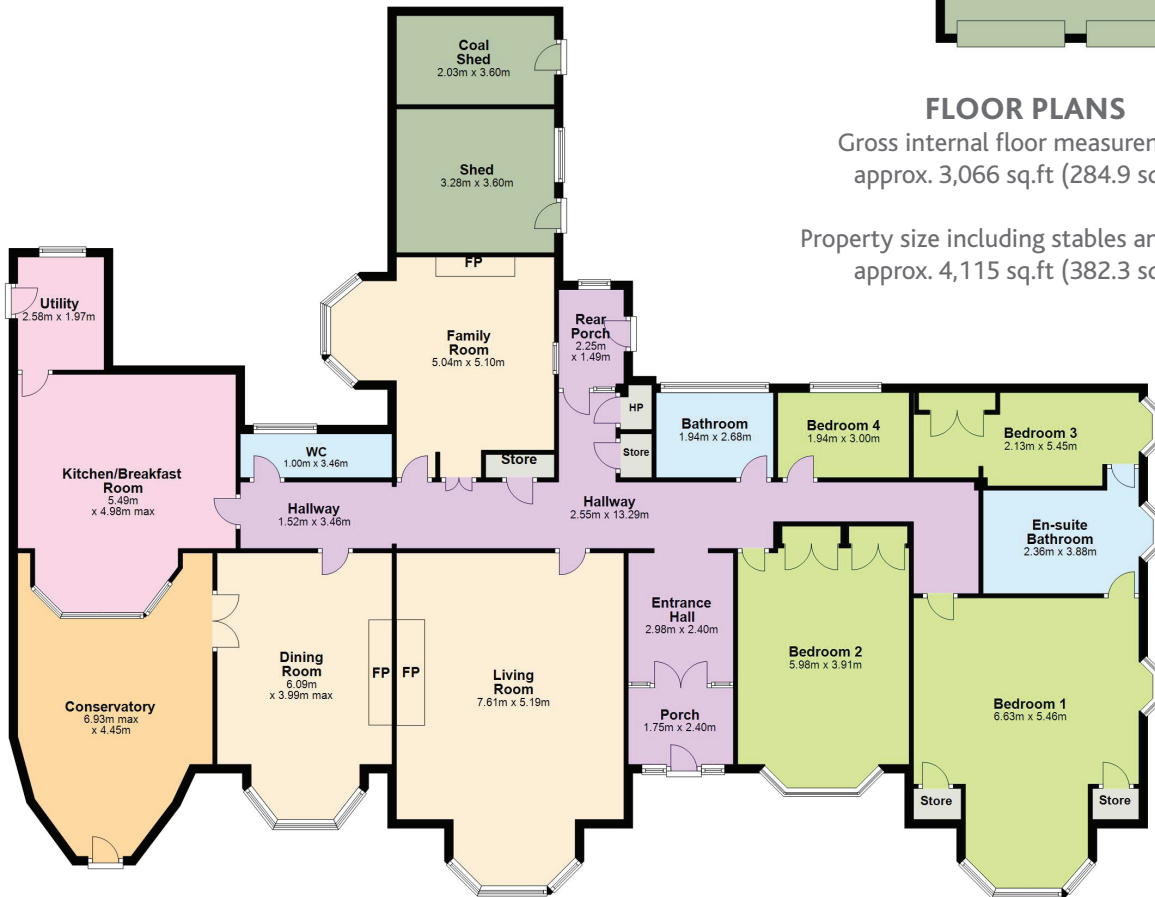
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FLOOR PLANS

Gross internal floor measurements
approx. 3,066 sq.ft (284.9 sq.m)

Property size including stables and garage
approx. 4,115 sq.ft (382.3 sq.m)



Outside

Detached double garage extends to
approx. 387.5 sq.ft. (36 sq.m.)

4 stables and store



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Additional Information

Gross internal floor measurements
approx. 3,066 sq.ft (284.9 sq.m)

Property size including stables and garage
approx. 4,115 sq.ft (382.3 sq.m)

Fully alarmed

Double glazed PVC windows

PVC fascia

Built in 1986 and extensively renovated in 2016

Extensive road frontage

Dual vehicular access points to the property

The 55 acres (22.3 ha) is made up of approx. 48 acres
(19.4ha) of agricultural land and 7 acres (2.8 ha) of lake

Land - right of way in favour of access to
Lough Patrick on the western boundary

Items included in sale

All carpets, curtains, light fittings and
built in kitchen appliances

Services

Oil fired central heating

Septic tank

Local mains water scheme

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The logo for Coonan Property, featuring the word "Coonan" in a large, white, sans-serif font above the word "PROPERTY" in a smaller, white, sans-serif font, all set against a dark green square background with a white border.

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DIRECTIONS

Eircode: N91 R6W0

BER RATING

BER E1

VIEWING

By appointment only

CONTACT INFORMATION

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