



**Killineer Farm House**  
Killineer, Co. Louth A92 V9Y3

Lot 1 - House on 5.7 Acres

Lot 2 - 15.4 Acres of Land

**Lot 1**



Established 1834

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# Killineer Farm House Drogheda, Co. Louth

## Delightful Contemporary Farm House On 5.7 Acres w/ 15.4 Acre Lands

### For Sale by Private Treaty

#### Summary

This contemporary rural residence is located in Killineer, just north of Drogheda. The property consists of a refurbished and extended old farmhouse with farm buildings, stores, and several paddocks.

Over the years, the dwelling has been architecturally redesigned and carefully extended and updated to provide a welcoming, spacious family home with an excellent layout and generous floor space flooded with natural light. The new section of the home was constructed in 2015 and represents 81% of the total floor area. The house is approximately 286 square meters.

The renovations preserved many original features converting the original farmhouse into a well-proportioned single-storey space with high ceilings. The transformation retained features such as thick walls and sliding sash windows while incorporating

modern comforts, including underfloor heating.

Spanning approximately 5 acres of land, the property boasts ample road frontage and a delightful avenue with a high degree of privacy.

#### Accommodation Summary

The property consists of:

##### Ground Floor

- Entrance Hall w/ Lift and Staircase
- Kitchen 34 sq m
- Living Room 51 sq m
- Sitting Room 46 sq m
- Ground Floor Bedroom 1  
W/ En-Suite 26 sq m
- Ground Floor Bedroom 2 26 sq m
- WC

##### First Floor

- Master Bedroom w/ En-Suite & Wardrobe
- Bedroom 3 w/ En-Suite & Wardrobe

#### BER Assessment

The property is rated **B1**.

This house boasts a high BER rating and features all the upgrades for modern comfort and energy efficiency.

#### Features

- The newly renovated architecturally designed property is nestled on 5 acres along a picturesque lane way, offering a high degree of seclusion and filled with natural light from floor-to-ceiling panoramic windows
- This residence seamlessly blends contemporary conveniences such as underfloor heating with the rustic allure of a traditional farmhouse which has been carefully converted into a well proportioned single storey space
- This spacious family home features an excellent layout and extremely generous floor space of approx. 286 sqm / 3078 sq ft
- The outbuildings provide additional storage space and can be re-purposed as a workshop or studio, offering diverse opportunities for individuals with a creative inclination. The property would also suit a stud farm or those interested in the equine sector
- The property is situated in a highly advantageous location, just one mile north of Drogheda, and is in close proximity to the M1 Belfast to Dublin Motorway

## Location

Dublin Airport	42 km
Dublin City Centre	55 km
Drogheda Town Centre	3.8 km
Dundalk Town Centre	32 km
M1 (Junction 10)	3.4 km
M50	52 km

## Directions

The Eircode is: A92 V9Y3

### From Dublin

Take the M1 Motorway North. Exit at Junction 10 and take the exit N51 to Drogheda. At the Hill of Rath Roundabout, take the 2nd exit to continue on the N51. At Rosehall Roundabout, take the 1st Exit, and continue on the R132. After 100m the destination will be on the left

### From Drogheda

Head north on the R132. At Rosehall Roundabout, take the 2nd Exit, and continue on the R132. After 100m the destination will be on the left

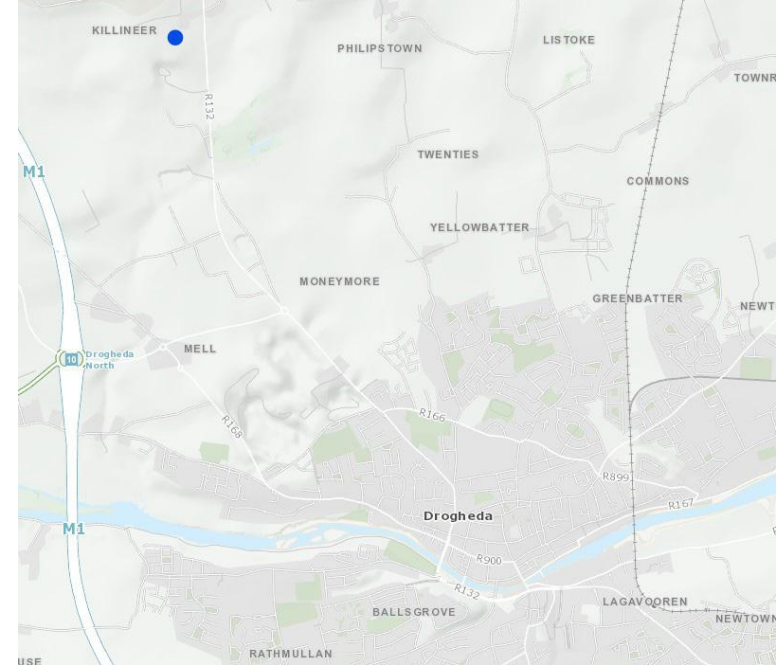
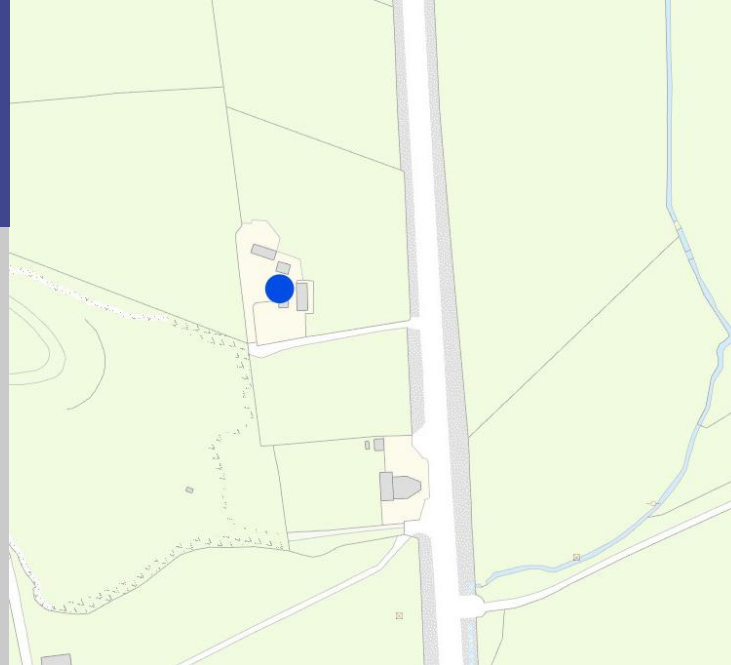
## Price On Application

## Viewing

Frank Flynn FRICS, FSCSI  
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NOTE: These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease, and that all negotiations will take place through this firm. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements.

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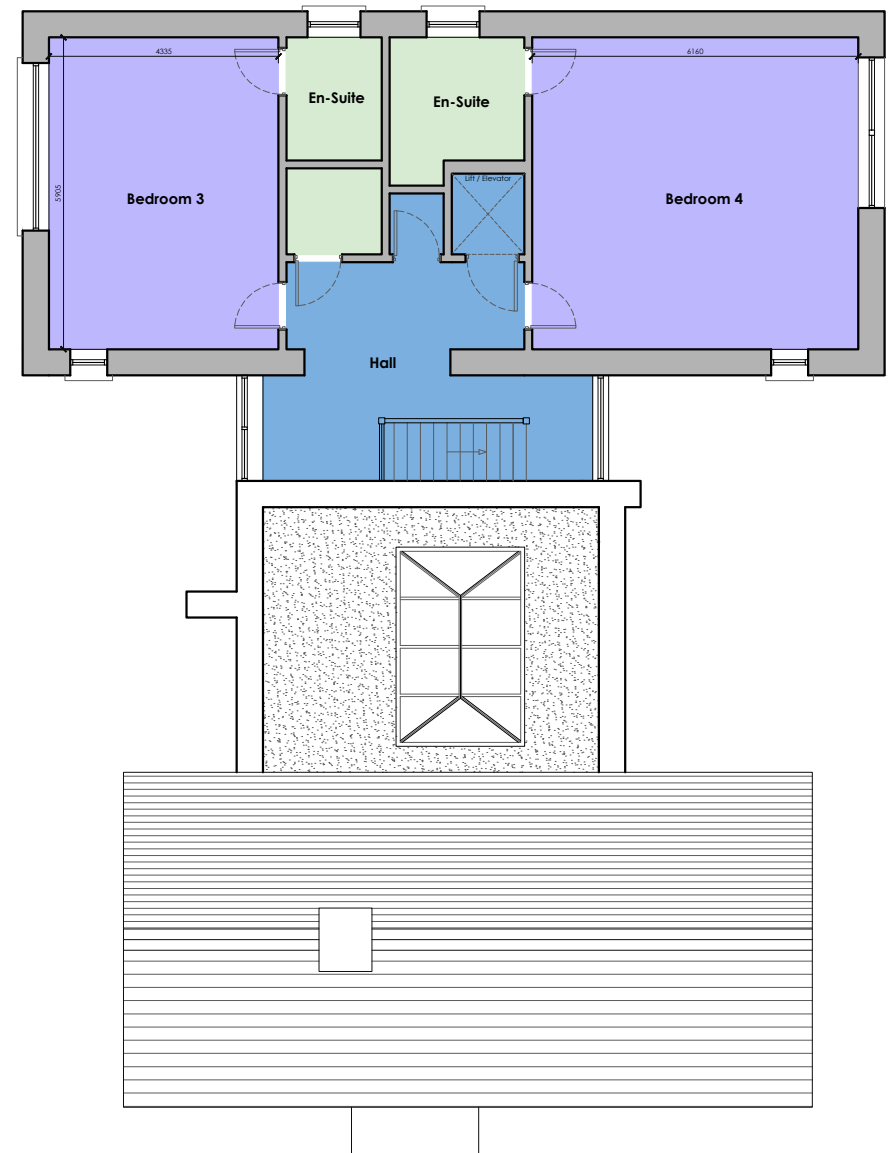
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# Floor Plans

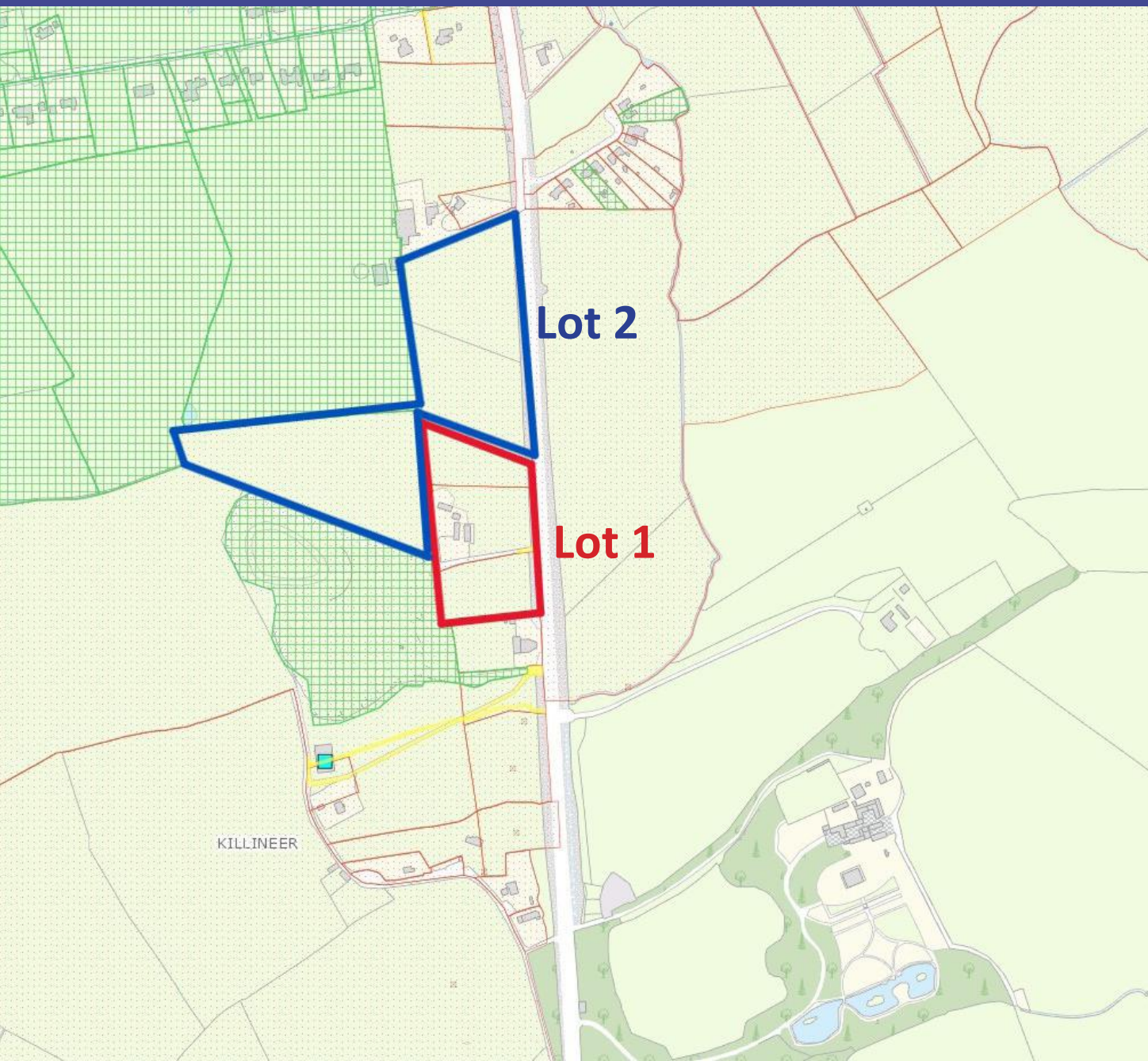


Ground Floor Plan



First Floor Plan

# Site Map



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**ROBT. B. DALY**  
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Established 1834