





We are excited to present to the market a rare opportunity to purchase this unique property which sits on an elevated site of c. 2.45 acres. St. Vincent's Retreat Centre is located in Termonfeckin; a small village in Co. Louth, which lies c. 8km north-east of Drogheda. The Centre sits in an idyllic setting near the sea ideal for relaxation, reflection and rest and is within walking distance of Blue Flag beaches. The historic fishing harbour of Clogherhead is close by, as well as international links golf clubs (Baltray & Seapoint). Laytown and Bellewstown are also within close proximity.

The property comprises four detached buildings situated on an overall elevated site of c. 2.45 acres, which is accessed via Strand Road. The property is not visible from the road and has views of the sea as well as Strand Golf Course. The buildings include a chapel, dormitory buildings and ancillary buildings.

The property would suit an array of uses such as the continued use as a retreat centre, a hotel / leisure complex or a mixed use development (subject to planning permission).





**Accommodation:** 

Chapel, offices, reception, kitchen / dining room, sitting room, baths, 4 beds & ensuites, laundry

Adjoining building – sacristy, 2 beds, kitchen, living, WC & shower and community living room

Dormitory building comprising 20 bedrooms and bathroom facilities

Dining room building – pot store, kitchen and dining room, office and conservatory

Letane House and conservatory

Total

c. 304m2 / 3272 sq. ft

c. 92m2 / 990 sq. ft

c. 236m2 / 2540 sq. ft

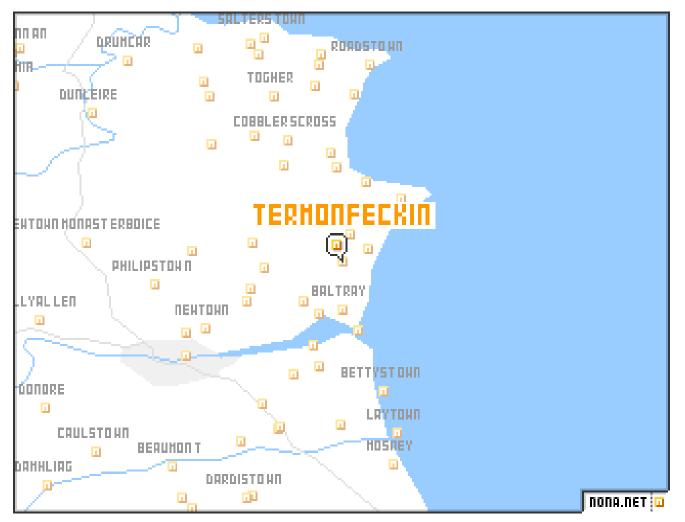
c. 123m2 / 1324 sq. ft

c. 211m2 / 2271 sq. ft

c. <u>966m2 / 10,397 sq. ft</u>

Termonfeckin has the great benefit of being located close to the M1 motorway network making Dublin and Belfast easily accessible. Dublin airport is within easy reach only 30km away. The area is steeped in history and is only a short driving distance to historic landmarks including the Battle of Boyne site, Slane Castle and Newgrange.





## **From Dublin**

Take the M1 and continue through the Toll Plaza and across the Boyne Suspension Bridge. Take the Drogheda North Exit. Continue straight through the first roundabout. At the second roundabout take the Monasterboice Exit. Continue on this road and follow the signs to Termonfeckin.

## **From Belfast**

Take the M1 and turn off at the Monasterboice Exit. Continue on this road and follow the signs to Termonfeckin.





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