

Coonan
PROPERTY

SUNSET HOUSE

Butlerstown, Dunboyne, Co. Meath
on approx. 15 acres (6.07 ha)

SUNSET HOUSE

- Charming farmhouse extending to approx. 191.4 sq.m (2,060 sq.ft)
- Accommodation comprises entrance porch and hallway, drawing room, sitting room, kitchen/ dining area, utility, back hall and boot room, guest w.c., 5 bedrooms, ensuite bathroom
- Equestrian facilities include a barn with 11 loose boxes, tack room, feed room, 6 bay horse walker, storage sheds, newly built leanto and additional 2 loose boxes and a full sized flood lit sand and fibre based arena
- Set in a quaint countryside location on the Meath/Kildare boundary with Dunboyne, Maynooth and Leixlip towns nearby and both M3 and M4 motorway easily accessible

Dunboyne 5km, Maynooth 7km, M3 motorway 8km



5 Bedrooms



2 Reception Rooms



3 Bathrooms

For Sale by Private Treaty

Guide Price: €1,350,000

coonan.com



coonan.com



coonan.com

Accommodation

Front Entrance Porch

3m x 1.4m

Flagstone floors

Entrance Hallway

4.5m x 1.80m

Solid wood flooring

Guest W.C.

2.9m x 1m

W.h.b., w.c.

Drawing Room

4.3m x 4.13m

Marble surround fireplace, solid wood flooring, cornicing, coving

Sitting Room

4.2m x 8.43m

Solid wood flooring, feature marble fireplace, solid fuel burning stove, fitted bookshelves

Kitchen/Dining Area

4.9m x 4.0m

Flagstone floors, solid wood wall and floor units, oil burning AGA stove,
Smeg induction hob, Normende oven



coonan.com



Accommodation

Utility

1.38m x 3.2m

Wall and floor units, sink, plumbed for washing machine and dryer

Back Hall

5.7m x 1.8m

Flag stone floors, rear door entrance

Boot Room

2.2m x 1.8m

Flag stone floors, fitted book shelves

Landing

1.8m x 4.7m

Landing and stairs fully carpeted

Hallway

1.0 x 6.4

Hot press and storage

Bedroom 1

3.6 m x 4.3m

Fitted wardrobes, solid wood floors

Bedroom 2

2.4m x 3.43m

Fitted wardrobes, solid wood floors



coonan.com

Accommodation

Bedroom 3

2.4m x 3.43m

Fitted wardrobes, solid wood floors

Bedroom 4

4.2m x 4.4m

Fitted wardrobes, floors, ensuite

Ensuite

3.4m x 0.9m

Tiled floor, w.h.b, corner shower cubicle

Bedroom 5

4.18m x 2.63m

Fitted wardrobes, solid wood floors

Garden

Garden to the side - patio style with cobble lock



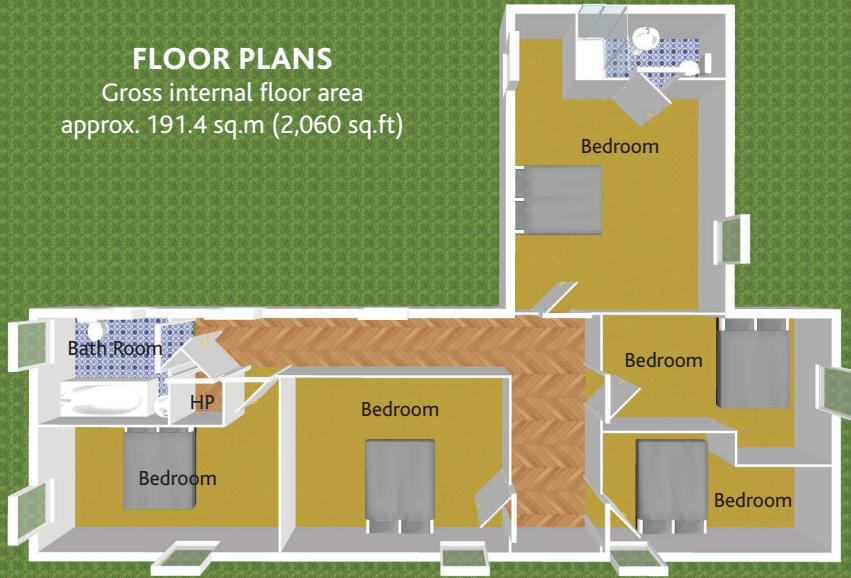
coonan.com



coonan.com

FLOOR PLANS

Gross internal floor area
approx. 191.4 sq.m (2,060 sq.ft)



First Floor



Ground Floor

Outside

Entrance Driveway

Mature front garden with gated entrance

Magnificent array of mature standing trees

Garden

Garden to the side - patio style with cobble lock

Yard and External Features

Barn containing 11 loose boxes, secure tack room,
feed room, leanto and storage shed

2 additional loose boxes and leanto (newly built)

6 bay horse walker

Full size flood lit sand and fibre arena

Rear storage yard and parking area with separate
gated entrance

3 individual paddocks and stud rail fencing





coonan.com



Additional Information

Gross internal floor area
approx. 191.4 sq.m (2,060 sq.ft)

Two entrances onto local road for house and yard

PVC windows throughout

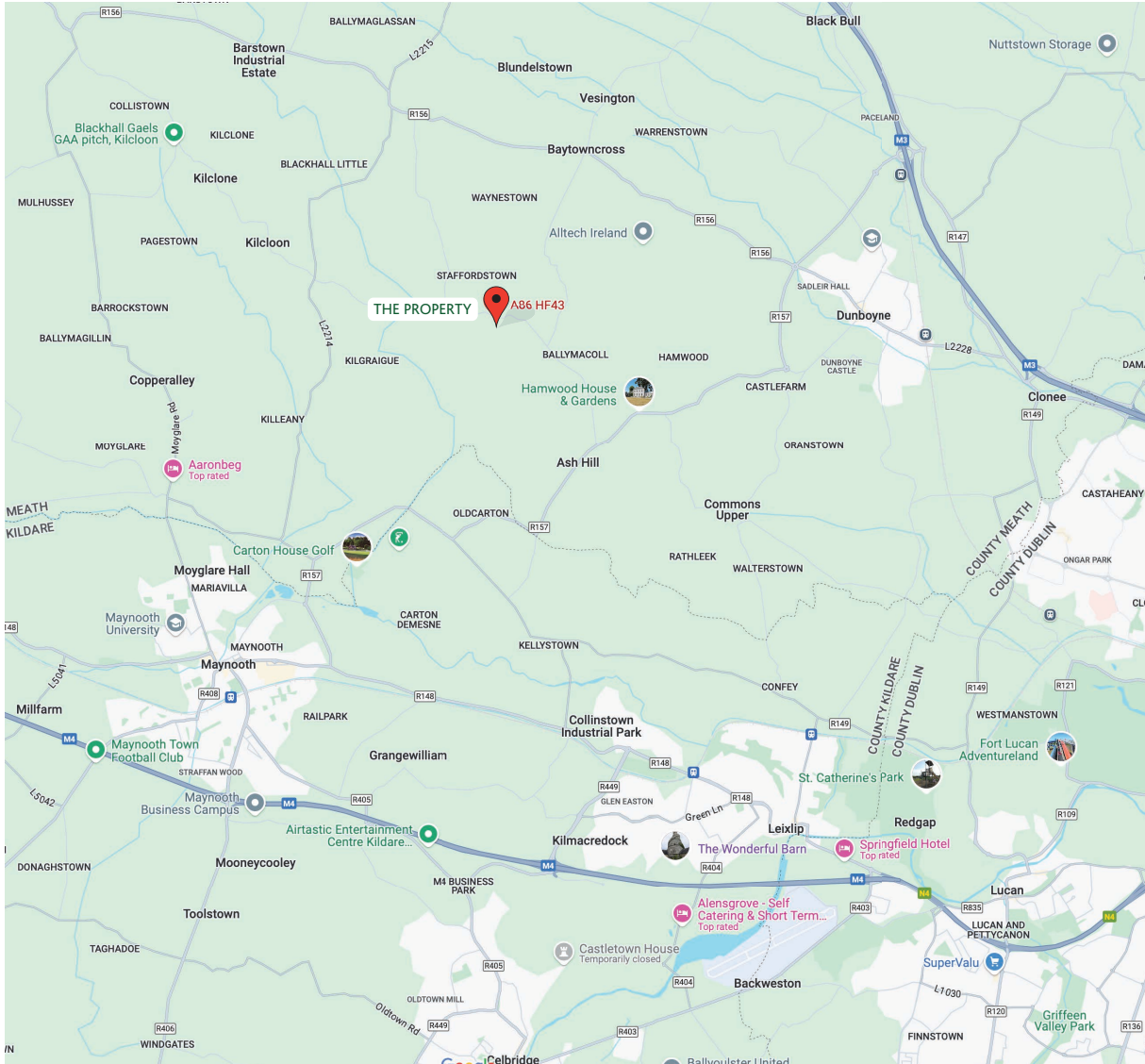
Excellent equestrian facilities with space to extend (STPP)

Services

Well water with water treatment system

Septic tank

Oil fired central heating



coonan.com

Coonan

PROPERTY

DIRECTIONS

Eircode: A86 HF43

BER RATING

BER D1

VIEWING

By appointment only

CONTACT INFORMATION

Philip Byrne

T: 01 628 6128

E: philipb@coonan.com

PSRA registration no. 003764

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorized to make, give or imply any representation or warranty whatsoever in respect of this property. From time to time the Coonan Property may email you information about services available within the Group that we think may be of interest to you. If you do not wish to receive such emails simply forward this email with "Opt out" in the subject line to info@coonan.com

coonan.com