



GOFFS
PROPERTY

Streamstown House

on c.86.50 acres.
Streamstown, Co. Westmeath,
Ireland.

Streamstown House

on c.86.50 acres.
Streamstown, Co. Westmeath, Ireland.

*A lovely compact farm with
well-sheltered divisions and
charming period residence.*

Streamstown House is a two-storey over basement period country residence which has been sensitively refurbished by its present owners, including re-wiring, re-plumbing, and roofing. Extending to c. 8,476 sq.ft. this charming family home has an array of period features, including fireplaces, coving and ceiling centre-pieces, offering a purchaser a home of true character and charm.



The Property

Accessed via a gated entrance and driveway, the house is situated in an elevated position well off the road and providing scenic views of the surrounding lands.

The lands extend to a total of c.86.50 acres, and there is also a triple garage and a private walled garden.



Accommodation

The accommodation briefly includes entrance porch, hall, living room, dining room, kitchen, rear reception and guest wc on the ground floor, 5 bedrooms (2 en-suite) including a large principle bedroom suite with dressing room all on the upper floor.

The basement area includes a kitchen, living room, bedroom, bathroom, games room, pump room and separate access to the rear. There is also an extensive attic area ideal for storage.

5
BED

5
BATH

3
LIVING

786
M²



Lands

The lands themselves extend to a total c.86.50 acres with the majority in grass and suitable for a variety of uses along with some mature trees and hedgerows.

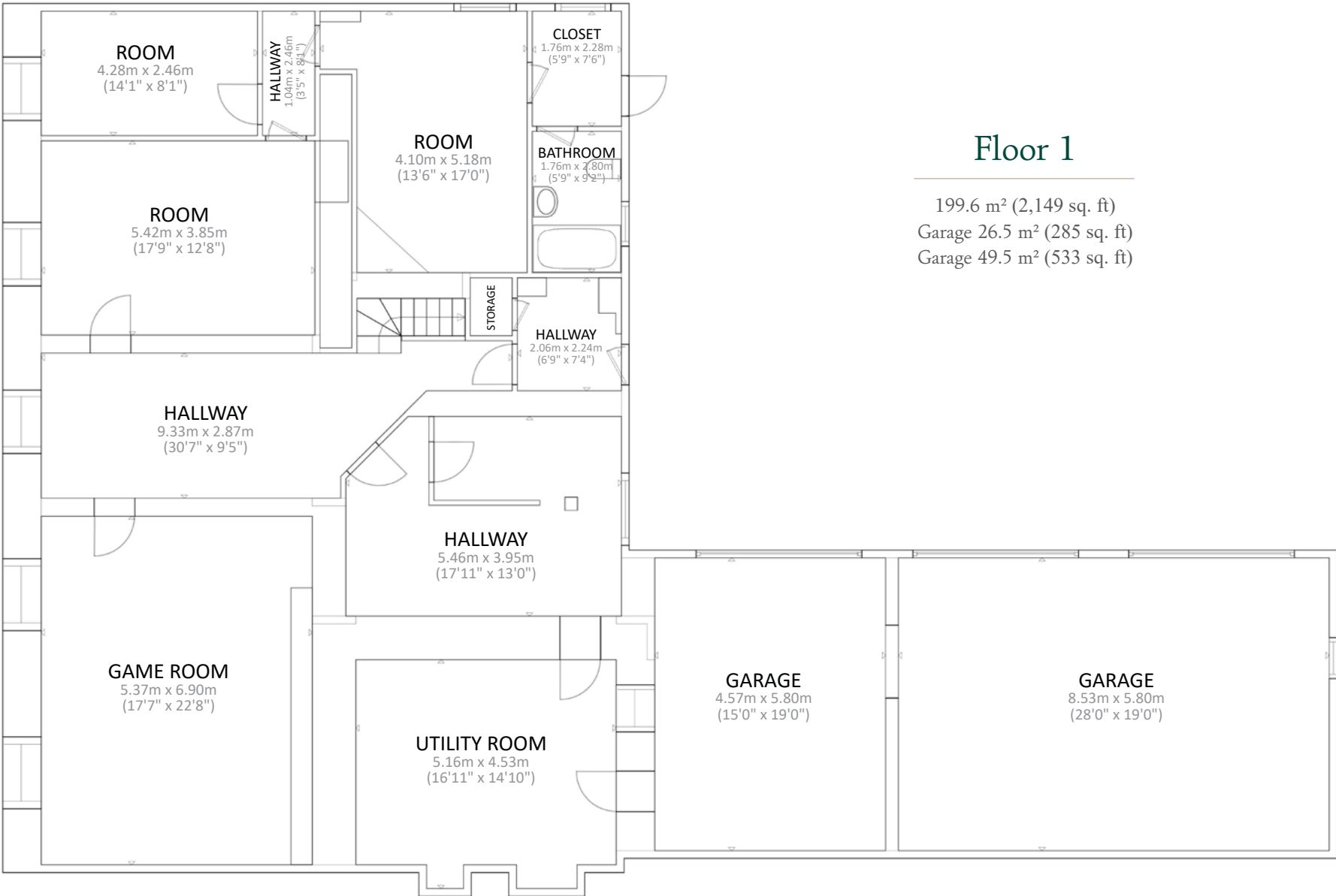


Amenities

There are a number of primary and secondary schools nearby whilst the local village of Horseleap and the town of Kinnegad provide shopping, pubs, restaurants and sports clubs.

The Kilbeggan Distillery and Racecourse are two of the major local attractions, while the nearby Lough Ennel is popular for fishing and water sports.





Floor 1

199.6 m² (2,149 sq. ft)
Garage 26.5 m² (285 sq. ft)
Garage 49.5 m² (533 sq. ft)

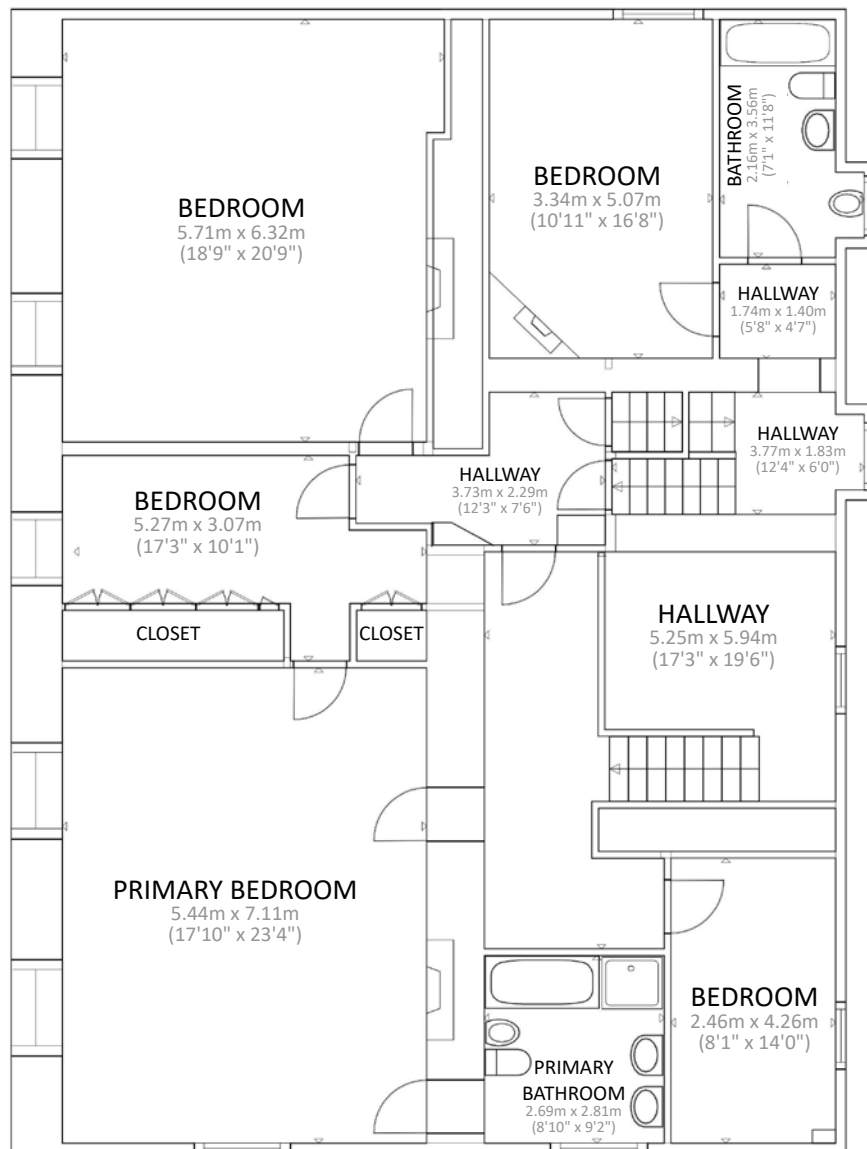


Floor 2

204.6 m² (2,203 sq. ft)
Garage 49.5 m² (533 sq. ft)

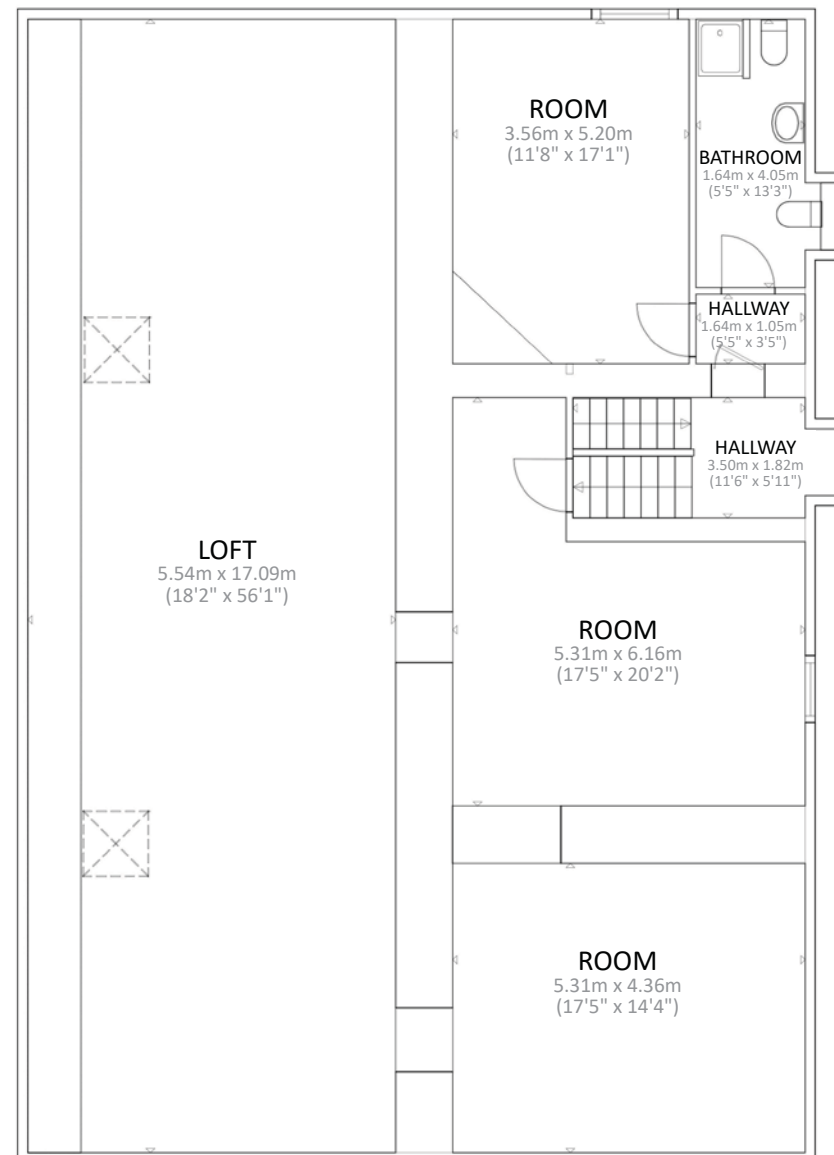
Floor 3

194.9 m² (2,098 sq. ft)



Floor 4

187.4 m² (2,018 sq. ft)







Location

CO-ORDINATES

Lat: 53.433846 (53° 26' 1.85" N)
Long: -7.584571 (7° 35' 4.46" W)

Eircode: N91 AY72

6
KM

HORSELEAP

12
KM

KILBEGGAN

13
KM

M6

24
KM

TULLAMORE

104
KM

DUBLIN CITY

112
KM

DUBLIN AIRPORT



Details

SERVICES

Private water, septic tank, electricity (including 3 phase),
heat pump, broadband.

TITLE

Freehold

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way whether these are specifically referred to or not. All sporting rights, standing timber and minerals insofar as they are owned, are included in the freehold sale.

SOLICITOR WITH CARRIAGE OF SALE

Ms. Vivienne Kelly, Flynn O'Driscoll Solicitors.
1 Grants Row, Lower Mount Street, Dublin 2, D02 HX96.

VIEWING

Viewing is strictly by appointment with the selling agents.



G O F F S P R O P E R T Y . C O M

E property@goffs.ie **T** +353 45 981 048

f **t** **v** **@** **PSRA LICENCE 001903**

© Goffs Country Property Consultants Ltd. Company No: 470046.
Kildare Paddocks, Kill, Co. Kildare, Ireland.

These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. The agents do not have authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers or lessors

The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.