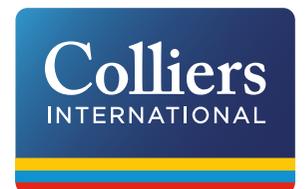




# DEAN HILL

Hayes, Navan, Co. Meath. C15 H312. 1.38 acres (0.56 hectares)



## THE PROPERTY

Dean Hill is an impressively designed family residence, finished to the highest standards. The spacious, modern house is approximately 370 sq. m (4,000 sq. ft.), set in a 1.38-acre garden together with a connected, yet totally self-contained 93 sq. m (approx. 1,000 sq. ft.) office or apartment. An additional 2 acre (0.8 hectare) paddock with road frontage and access is available if required.





## ACCOMMODATION

### Main House

The granite-cut stone house is approached through a splayed stone entrance and electric gates, which lead up a sweeping avenue, through mature landscaped gardens. To the front of the house is a large turning circle, which provides generous parking and is bordered by attractive shrubs and flower beds.

The property is entered through a generous Entrance hall, leading to the principal reception rooms include dining, drawing and sitting rooms, which are bright and spacious with large picture windows allowing for beautiful views of the garden. The impressive Drawing room, which features a sandstone fireplace and corner six-sided sunroom leads through French doors to the gardens. The spacious open plan kitchen/breakfast room is large and sun-filled, leading to the rear terrace. Off the kitchen is a useful cloakroom and WC. A beautifully tiled hall leads to the office/ apartment. Upstairs there is a spacious central landing off which radiate five double bedrooms, three of which are en-suite and a family bathroom.

### Office/Apartment Accommodation

This self-contained unit has a spacious reception hall off which are two toilet areas (suit bathroom), a bedroom / office, a kitchen and the main room which is 9.7m x 5.7m.





## LOCATION

Dean Hill is located in the historic 'Royal County of Meath', close to the prosperous market town of Navan and the thriving coastal town of Drogheda. The property is very accessible being situated (3km) between the N2/M2 and M3 motorways. It is approximately forty minutes from Dublin Airport and under one hour from Dublin City Centre along the N2/M2.

## GROUNDS

The grounds total approximately 1.38 acres and are totally private being bounded by mature trees and comprise an avenue flanked by lawns with colourful beds. An additional 2 acres is available if required.





## FLOOR PLANS

GROUND FLOOR



FIRST FLOOR





## BER



BER No. 109367805

## VIEWING

Strictly by prior appointment

## SERVICES

- Mains
- Water
- Septic tank drainage
- Oil-fired central heating
- Alarm.

## CONTACT

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