

A GEORGIAN THREE STORY COUNTRY HOUSE
DATED FROM C.1860, SET AMID 2.1 ACRES OF
MATURE GARDENS AND TREES.



Killin Park House, Dundalk, Louth

5 BED COUNTRY HOUSE 370 M² / 3983 FT²





INTRODUCTION

KILLIN HOUSE IS A CHARMING PERIOD HOUSE DATING BACK TO 1800'S RENOWNED AS A MEGALITHIC SITE FOR A GIANT'S GRAVE CLOSE TO DUNDALK TOWN.

DNG Duffy are delighted to present Killin Park House, a Georgian three story country house set amid 2.1 acres of mature gardens and trees. This home dates from c.1860 and was built on the edge of an ancient elevated site which was used as a vantage point in defence of invaders. Made famous by Pearar O'Doirin's song "Urchnoc Chein mhic Cainte" written on sweet Killin Hill it is now known as Killin wood and is a heaven of peace and tranquillity situated between the town of Dundalk, two miles and Junction 17 of the M1, one mile allowing easy access to both Dublin and Belfast.

Killin Park House was restored to its former glory in 2003 and is positioned between the Castletown and the Blackwater rivers amid lush farmland in the heart of Co. Louth

The accommodation from the front enters onto the first floor which comprises of an impressive entrance hall, the drawing room to one side and the master bedroom, large dressing room and ensuite opposite.

Ground floor comprises of rear entrance/ cloakroom and utility room. The country style kitchen opens into the dining area/ sitting room and is incorporated into a large bright double glazed conservatory which extends the length of the house. A book lined passageway with a window seat to the front, leads to a double bedroom and large bathroom.

Second floor comprises of an impressive light filled hallway with 3 double bedrooms and bathroom. The rooms are spacious and gracious throughout with high ceilings, sash windows, chandeliers and feature fireplaces to mention just a few of the outstanding features.

The gardens mainly to the rear of the house, are well maintained interspersed with mature trees, flowerbeds and shrubbery.



FEATURES

Striking Georgian residence.

Recently refurbished and upgraded accommodation of approximately 370 sq.m. (3,981.2 sq.ft.).

A tranquil rural setting yet convenient to the town centre.

Showcasing many original features.

New double glazed rope and weight sliding sash windows throughout.

Country style solid wood hand painted kitchen.

Oil Fired Central heating.

Residing on 2.1 acres including mature woods

Front and rear access.

South facing garden.

Superb location with Dundalk town and M1 within minute drive. Dublin and Belfast both within 45/50 minutes drive.





ACCOMODATION

GROUND FLOOR - TOTAL AREA = 190M2 - 2045SQFT

Kitchen/Dining	(5.7m x 4.5m)	Sitting Room 1	(5.5m x 4.2m)
Utility Room	(3.2m x 2.3m)	Landing	(5.5m x 2.0m)
Rear Entrance	(3.2m x 2.1m)	Sitting Room 2	(3.8m x 3.9m)
Sunroom	(4.2m x 11.3m)	Bedroom 4	(3.2m x 4.8m)

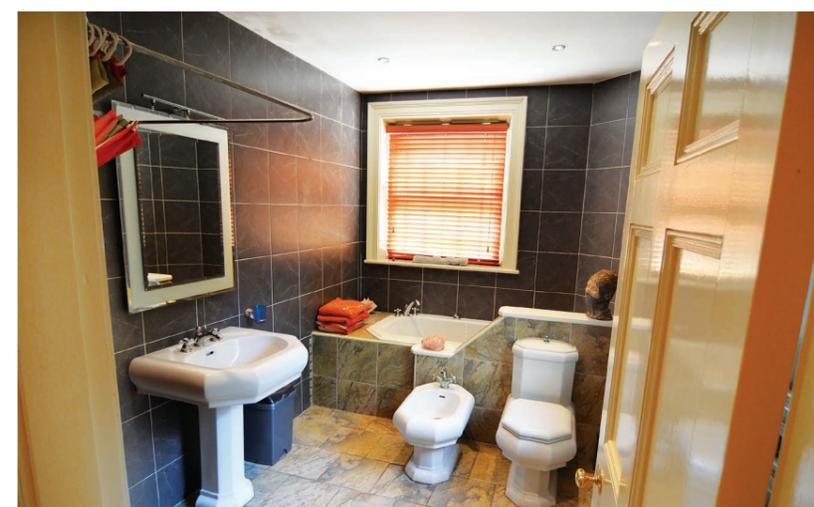
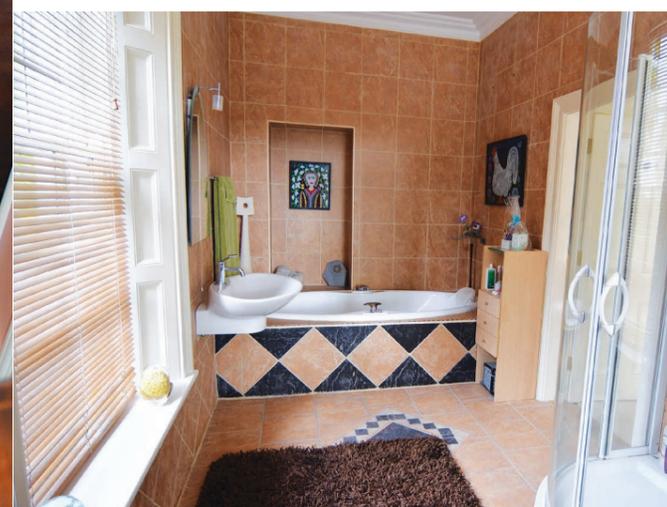
FIRST FLOOR PLAN - TOTAL AREA = 90M2 - 968M2

Sitting Room 3	(5.5m x 4.2m)	Study/Dresser	(3.2m x 4.8m)
Entrance Hall	(5.5m x 2.0m)	Bathroom	(2.2m x 4.8m)
Master Bedroom	5.5m x 4.0m)		

SECOND FLOOR PLAN - TOTAL AREA = 90M2 - 968M2

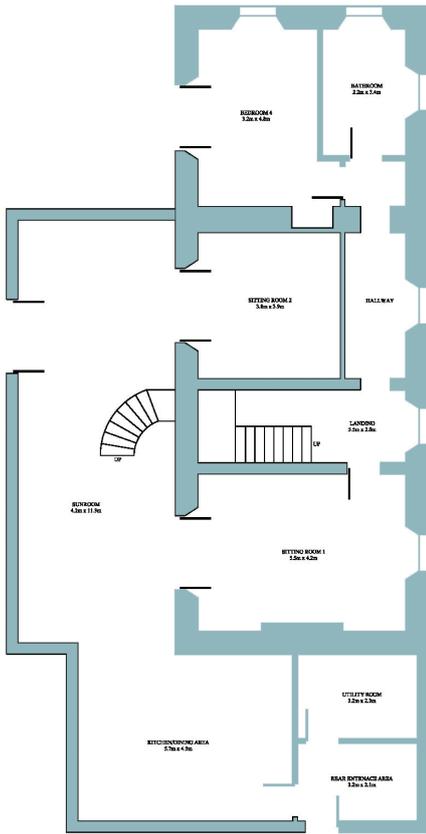
Bedroom 1	(5.5m x 4.2m)	Bedroom 3	(3.2m x 4.8m)
Landing	(5.5m x 2.0m)	Bathroom	(2.2m x 3.4m)
Bedroom 2	(3.8m x 4.0m)		

TOTAL FLOOR AREA = 370M2 - 3982



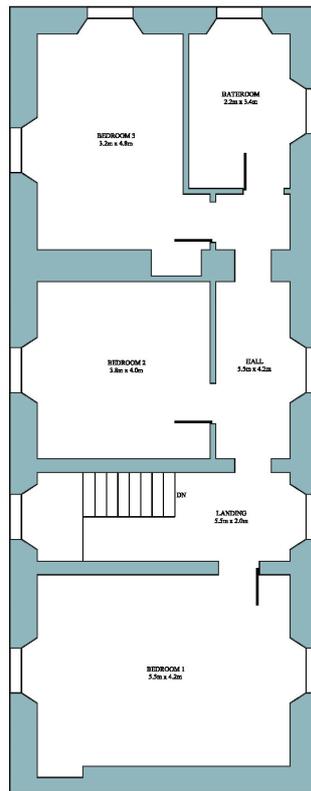
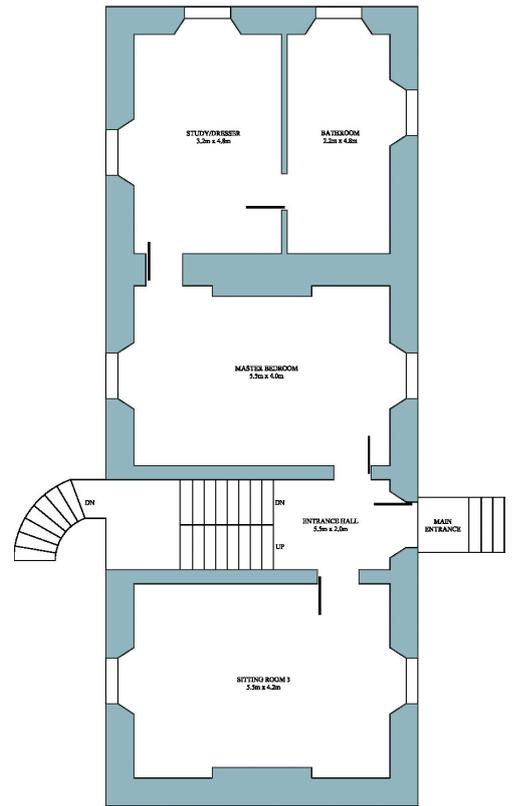
GROUND FLOOR

Floor Area: 190 sq.m - 2,045 sq.ft



FIRST FLOOR

Floor Area: 90 sq.m - 968 sq.ft



SECOND FLOOR

Floor Area: 90 sq.m - 968 sq.ft

DNG DUFFY

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