

GAULSTOWN HOUSE

BALRATH, NAVAN, CO. MEATH





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BALRATH, NAVAN, CO. MEATH, C15 W2D7

Duleek 5km, Kentstown 5km, Drogheda 15km, Navan 17km, Dublin City 38km
(all distances approximate)

*An exceptional Georgian residence in a parkland setting on 38 acres,
in superb decorative order, with fine period features, mature gardens and extensive
outbuildings perfect for equestrian use*

Beautifully preserved Georgian home extending to approx. 5,000 sq. ft. with superb plasterwork,
dual-aspect reception rooms, and wonderful countryside views.

Cut-stone stable yard with six stables, coach house, barn and a large all-weather menage.

38 acres of southerly facing, free-draining lands with fenced paddocks, mature gardens, ornamental pond, tennis court, and woodland.

Peaceful rural setting with superb connectivity to Dublin City and Airport via the M2/N2.

Additional lands and a farmyard available separately as required.

Gaulstown House is an exceptionally attractive five-bay two-storey Georgian residence over basement built c. 1830. It is presented in excellent decorative condition throughout and stands proudly on 38 acres of free-draining, southerly facing lands, laid out in a mixture of mature gardens, fenced paddocks and woodland. Accessed via a tree-lined laneway and two gravelled avenues, one of which is secured with electric gates, the property enjoys a private setting surrounded by mature hardwood trees and beautifully maintained gardens. One avenue leads past a cut-stone stable yard with six stables, a coach house and barn beyond.

With wonderful southerly countryside views, Gaulstown House extends to approx. 465 sq. m / 5,000 sq. ft. over two floors and a basement (excluding the attic rooms). The accommodation comprises an enclosed portico opening into a magnificent entrance hall to the left of which is a living room, which in turn opens into a fully fitted kitchen with in-frame painted timber cabinets, stone worktops and an AGA.







Gaulstown House combines the timeless elegance of a Georgian country residence with the freedom of approximately 38 acres of private grounds. Beautiful gardens, mature woodland, equestrian facilities, exceptional period interiors and far-reaching countryside views create a home of remarkable character and possibility.



To the right of the entrance hall is the drawing room, behind which is the dining room. All these principal rooms benefit from a dual aspect with wonderful period features including ceiling cornicing, working shutters and attractive working fireplaces. The staircase hall provides access to a single storey extension comprising a guest WC, utility and storerooms, as well as the basement and back garden access.

A sweeping staircase leads to four generous double bedrooms on the first floor, each enjoying excellent natural light and extensive storage. The main bedroom features an ensuite bathroom and dressing room. A family bathroom, with secondary access to one of the bedrooms, completes this level. A set of stairs provides access to the attic room accommodation comprising a recently fitted bathroom, a study / home office and a fifth bedroom.

At basement level, with windows looking out on a dry moat, there is a range of light filled additional rooms ideal for use as a playroom, TV room, home office or hobby spaces. An adjacent courtyard can be accessed via a tunnel leading from the basement.







Gaulstown House is an outstanding, elegant, family home that has been modernised to a high standard. With its exquisite plasterwork, south facing views, extensive equestrian facilities, and versatile outbuildings, it offers a rare combination of heritage, comfort and opportunity within a peaceful countryside setting.











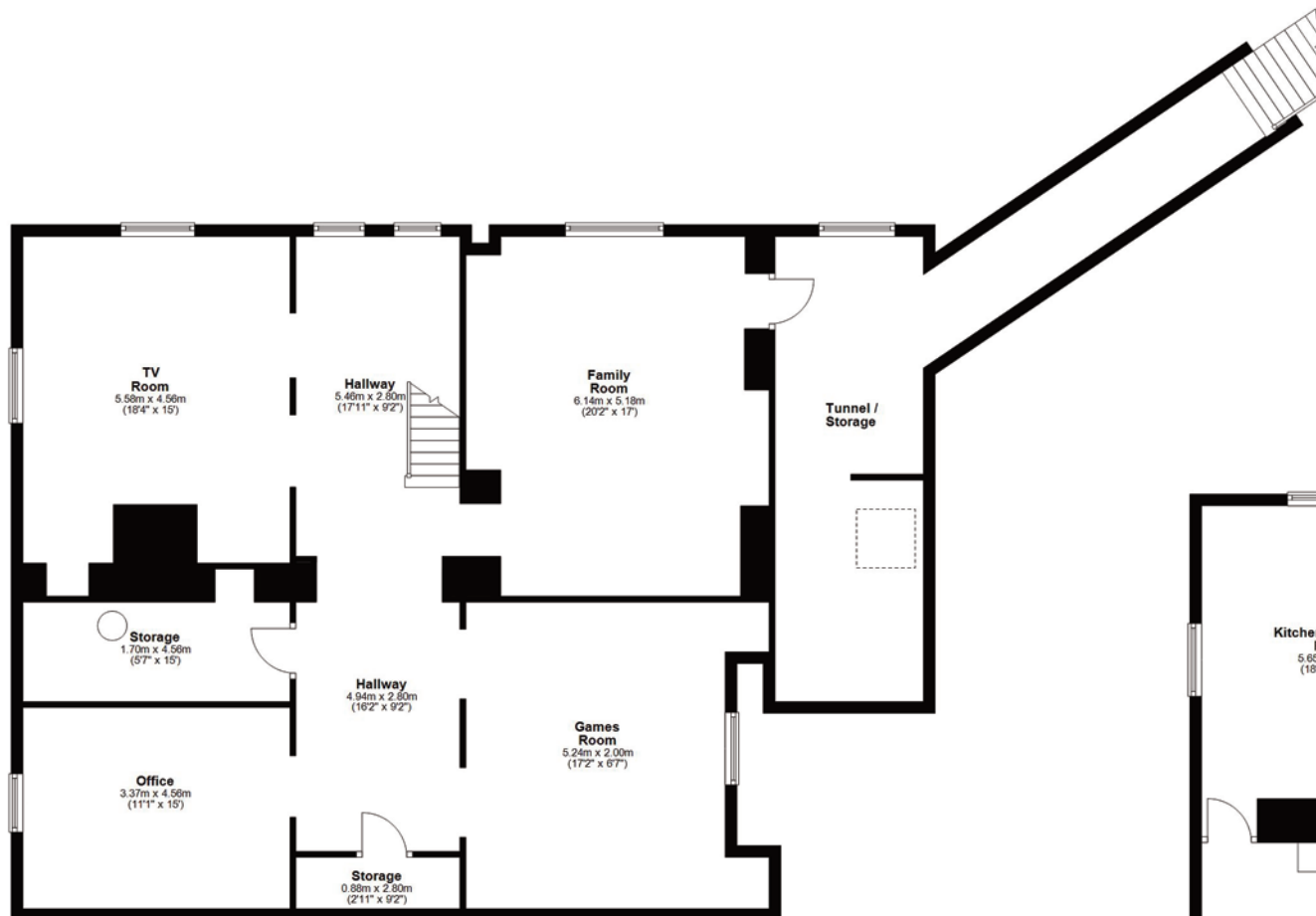




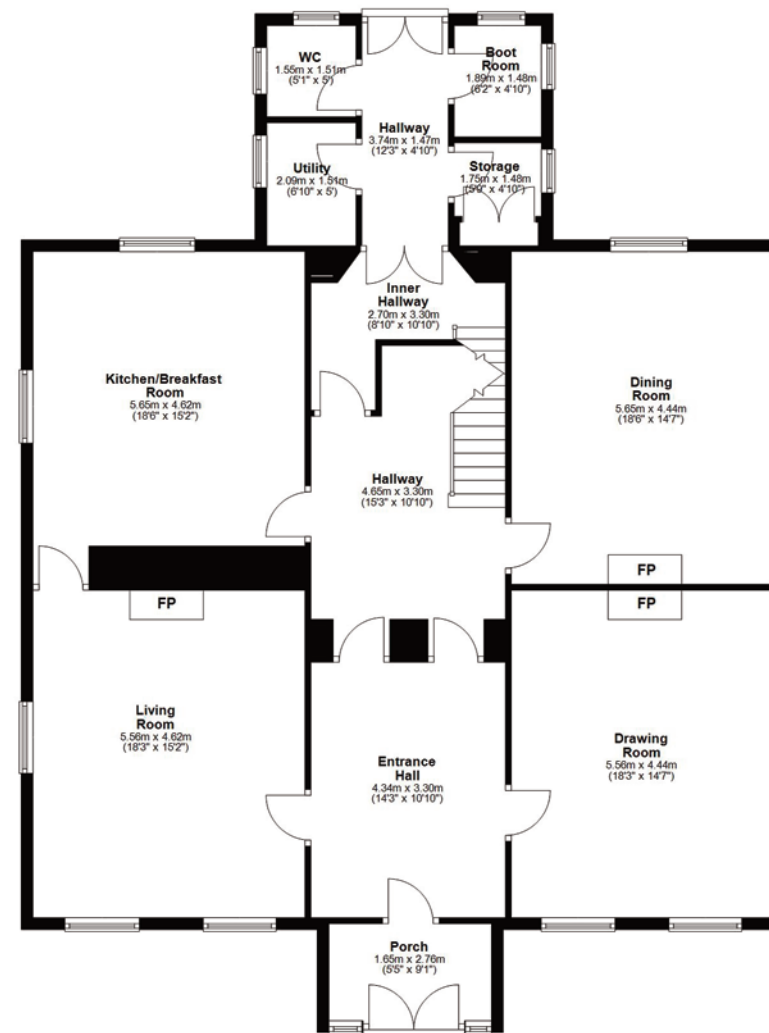
Basement







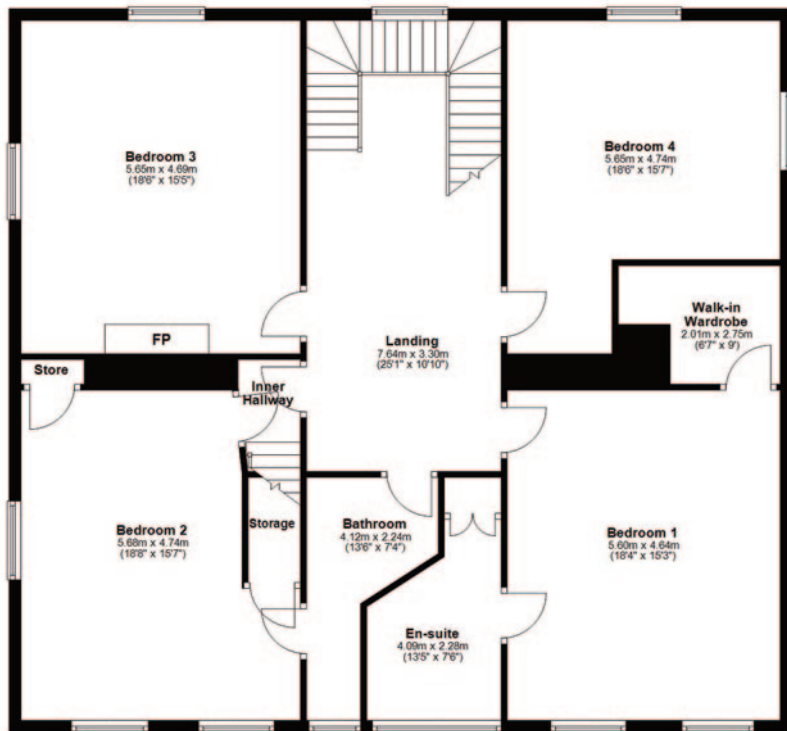
Basement



Ground Floor

Gaultstown House

Total area: approx. 465 sq.m (5,000 sq.ft)



First Floor



Second Floor

Gardens and Grounds

The grounds at Gaulstown House are impeccably maintained and include well-planned out gardens with spectacular flower borders surrounding the house, a courtyard containing a number of storerooms, a tennis court, and a stable yard with a converted coach house. The gardens are comprised of mature plants, shrubbery and feature specimens. An ornamental pond and paved area to the rear of the house complete the outdoor space.





Equestrian Facilities

The equestrian enthusiast is well catered for at Gaulstown House where the facilities include an expansive and attractive stable yard comprising a large cut stone outbuilding housing 6 stables built to a very high standard with lighting and running water and secondary accommodation made up of a large living room, a kitchen, and 3 bedrooms which could be further converted as required (subject to planning permission). To the rear of the stable yard is a large all weather menage and a cut stone barn which could provide additional stabling if required.





Coach House - Ground Floor

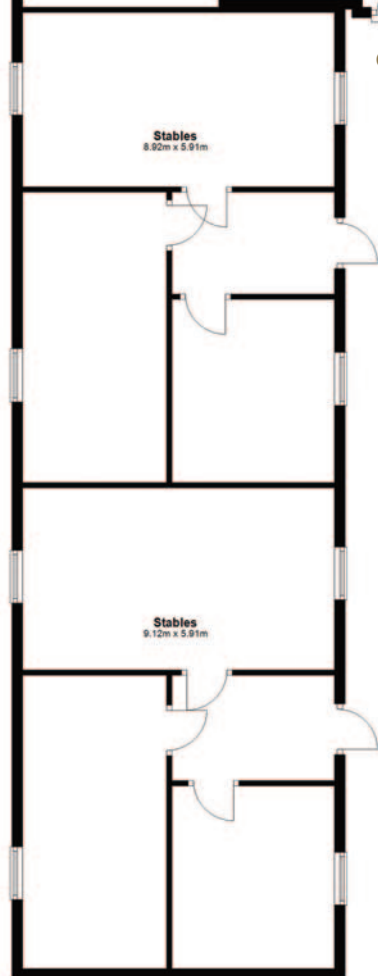


Coach House - First Floor



Coach House & Stables

Total area: approx. 266.8 sq.m



Lands

The land at Gaulstown is comprised of 38 acres laid out in a combination of gardens and pasture, bordered by mature trees and stud rail fencing. It is very well drained and serviced with both well and mains water supply with about 350 metres of road frontage to the south.



Not To Scale - Published for the purpose of identification only, although believed to be correct, its accuracy cannot be guaranteed

Location & Amenities

Gaulstown House enjoys a peaceful rural setting in the easily accessible eastern part of County Meath. Everyday conveniences are close by in the village of Duleek, while the larger towns of Drogheda, Navan and Ashbourne offer an excellent range of shops, restaurants, cafés, pubs, and leisure amenities. Drogheda, one of Ireland's oldest and most vibrant regional towns, provides extensive retail options, well regarded schools, and major healthcare facilities including Our Lady of Lourdes Hospital. The area blends countryside living with the practical benefits of well established local services.

Gaulstown House is exceptionally well connected. The M2 and N2 (just over 1km from Gaulstown) provide a straightforward route to Dublin City Centre, making commuting entirely feasible, and both Dublin Airport and Dublin Port are typically reached within 30 minutes' drive and are therefore within easy reach for international travel. Public transport options include regular bus services from Balrath Cross, Duleek, and Drogheda, offering direct links to Dublin and surrounding towns. Drogheda has a busy train station with numerous trains (including the Enterprise) travelling daily to both Dublin and Belfast.

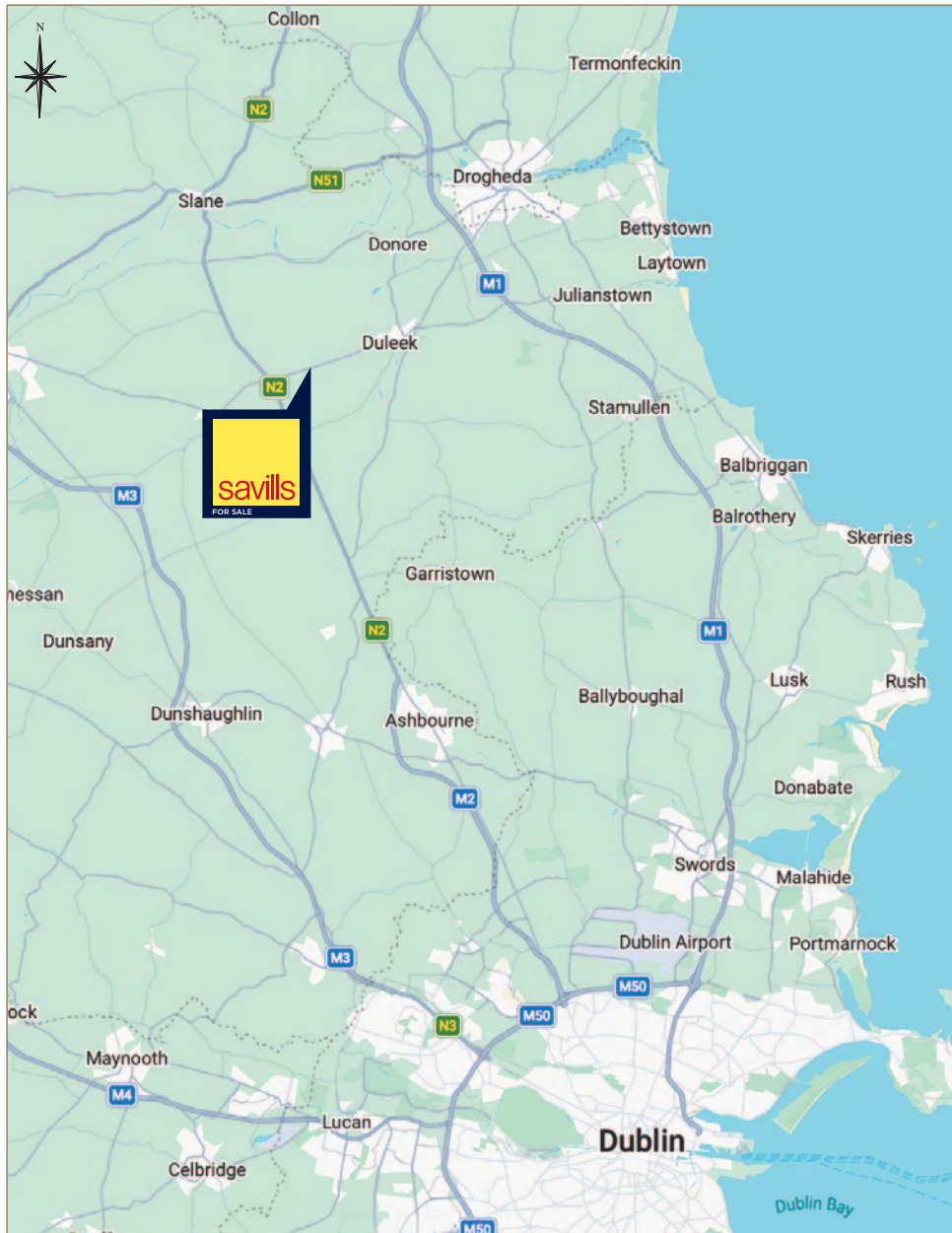
The region is steeped in history, with some of Ireland's most significant heritage sites located nearby. The Hill of Tara, Bective Abbey, Slane Castle and the UNESCO listed Brú na Bóinne complex, including Newgrange, all contribute to the cultural richness of the area and underscore its long standing importance in the Irish landscape.

Outdoor and sporting pursuits are a defining feature of this part of Meath. The area has a strong equestrian tradition, with Bellewstown, Navan and Fairyhouse Racecourses all within easy reach. Numerous riding schools, livery yards, and cross country training facilities further enhance its appeal for those with an interest in horses. The locality is also well served by established hunts, including the Louth Hunt and the Ward Union, both of which have a long history in the region. Golfers are equally well catered for, with excellent courses such as Bellewstown, Royal Tara, Bettystown and Baltray, all of which are nearby. For those who enjoy the coast, the beaches at Laytown, Bettystown, and Mornington are all within a short drive.

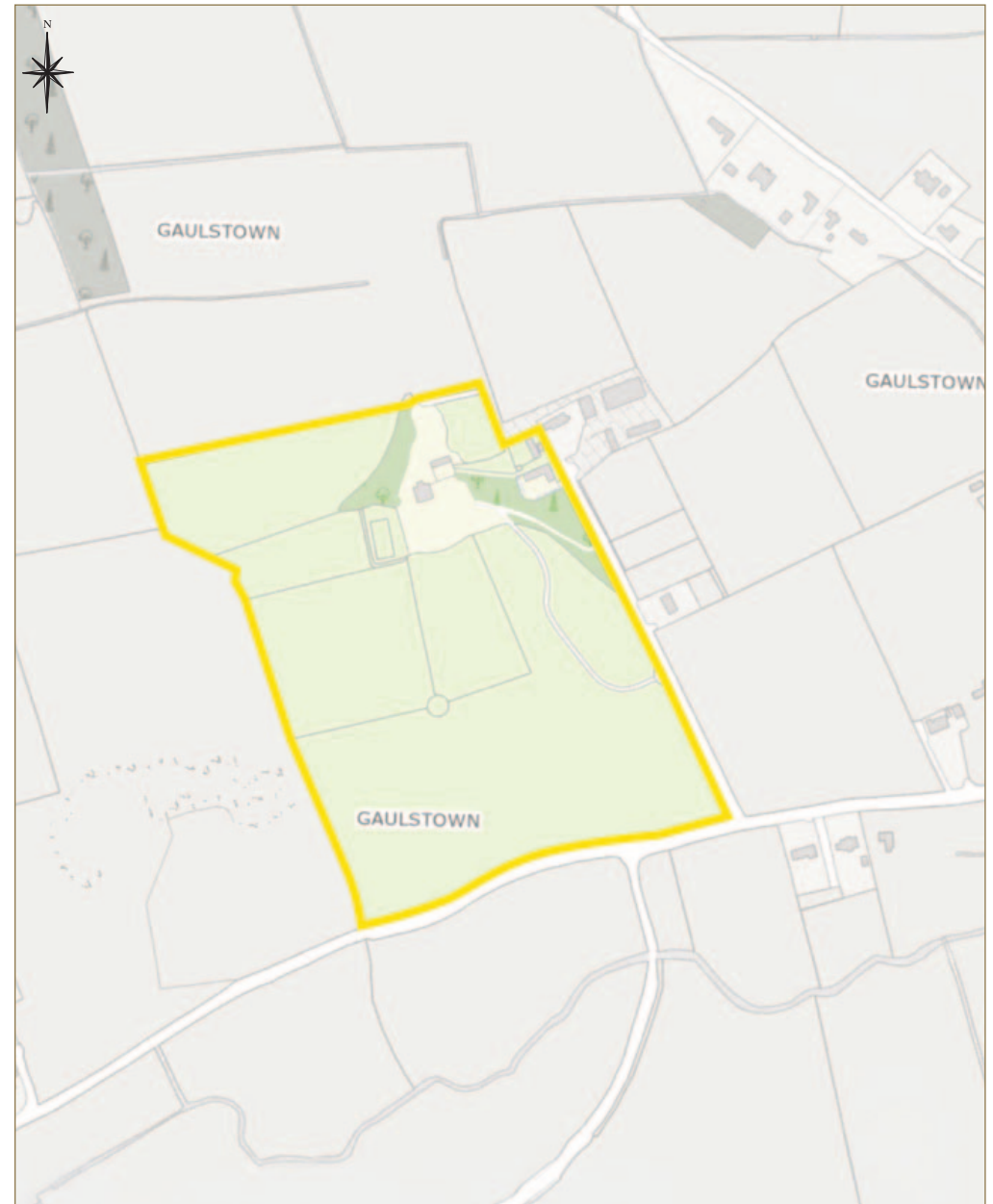
Families have access to a wide choice of well regarded schools. Local primary options include Kentstown National School and the Duleek National Schools, with further strong choices in both Drogheda and Navan. Headfort School, Ireland's only prep boarding and day school, is also within reach. Secondary education is well catered for by respected schools such as Drogheda Grammer, Dundalk College, Castleknock College, Gormanstown College and The King's Hospital.



Plans



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General Remarks & Stipulations

Viewing

Strictly by private appointment with the sole selling agents Savills Residential & Country Agency.

Fixtures & Fittings

All fixtures and fittings are excluded from the sale including garden statuary, light fittings, and other removable fittings, although some items may be available by separate negotiation.

Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

Entry & Possession

Entry is by agreement with vacant possession.

Residential Schedule

PROPERTY	WATER	DRAINAGE	HEATING	BER	EIRCODE
Gaulstown House	Well and Mains	Septic Tank	Oil-Fired Central Heating	Exempt	C15 W2D7

Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

Wayleaves and Rights of Access

The property will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied himself as to the nature of all such rights and others.

Additional Lands and Farmyard

Available separately and adjacent to Gaulstown are 36 acres laid out in pasture with a well-maintained farmyard with a series of outbuildings for livestock, machinery and fodder storage including an interconnecting Dutch barn and lean-to with corrugated roof, corrugated cladding concrete walls and concrete floor, and a six-bay Dutch barn with crush and race to the side. The farmyard also contains a traditional cut stone building which could be converted to residential use, subject to planning permission.

Generally

Should there be any discrepancy between these, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

IMPORTANT NOTICE: Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. Brochure prepared August 2026.

CONTACT

Viewing strictly by appointment with Savills. Given the hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, for your own personal safety, especially around the farmyard.

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