


Greenmount House and Cottage

TRIM, CO MEATH, C15 PT96





A well-proportioned, modern family home with a detached cottage and ancillary buildings set in mature garden grounds

ACCOMMODATION

- ▶ Entrance Hall
- ▶ Drawing Room
- ▶ Sitting Room with Bar Area
- ▶ Living Room
- ▶ Open Plan Kitchen/Dining/ Sitting Room
- ▶ Guest WC
- ▶ Utility Room
- ▶ Master with En-suite & Walk in Wardrobe
- ▶ 3 further Bedrooms, including one other en-suite

GUEST COTTAGE

- ▶ Entrance Hall
- ▶ Sitting Room
- ▶ Kitchen
- ▶ 3 Bedrooms

OUTBUILDINGS

- ▶ Stone Cottage-ideal for gym or home office
- ▶ Double Garage

GARDENS & GROUNDS

- ▶ Stone Piers
- ▶ Automatic Iron Gates
- ▶ Mature Landscaped Gardens
- ▶ Curved Gravel Driveway
- ▶ Patio

Trim Castle



Location

Situated off the R158 which connects Trim and Summerhill, this spectacular property enjoys the benefits of rural living yet is just 5 km from the beautiful heritage town of Trim and 6 km from the picturesque village of Summerhill and all their excellent local amenities. These include excellent shopping and health facilities, hotels, restaurants and pubs, together with a wide variety of sporting and leisure facilities.

There is a wide selection of primary and secondary schools all within an easy commute. A bus service is available to bring students from Summerhill to Castleknock College. Kings Hospital School and Clongowes Wood College are also nearby.

County Meath has a proud sporting history and offers a huge array of quality sporting and recreational facilities for every lifestyle. The golf enthusiast is well catered for with a range of quality golf courses such as County Meath Golf Club, Knightsbrook Golf Club, Carton House (Colin Montgomerie and Mark O'Meara designed courses) and a Jack Nicklaus designed golf course at Killeen Castle. Racegoers are close to Fairyhouse, Naas and Navan Racecourses.

DISTANCES

- ▶ Trim 5 km
 - ▶ Summerhill 6 km
 - ▶ Maynooth 22 km
 - ▶ M4 at Kilcock 15 km
 - ▶ Dublin City Centre 45 km
 - ▶ Dublin Airport 48 km
- (all distances approximate)

Description

Greenmount House is approached through a recessed entrance with stone piers and automated wrought iron gates which lead to a curved gravel driveway which sweeps up to the front door through beautifully landscaped mature gardens on either side.

The striking interior comprises approximately 297 sqm/3,200 sqft of family living accommodation which is well laid out for both contemporary family living and entertaining.

A bright, spacious hallway features a beautiful hand carved mahogany staircase. Set in the centre of the house it is flanked by a drawing room and a private sitting room with bar area. Beyond the staircase sits the living room with access to the impressive, open plan kitchen/dining/sitting room which spans the entire width of the home.

A guest WC and a generous utility area off the kitchen complete the ground floor accommodation.

Double French windows from the dining room suite open to a south facing raised patio area surrounded by low rise walls. On the first floor the master bedroom has a walk-in wardrobe and en suite bathroom. Bedroom 3 has an en suite shower room. There are two additional bedrooms with built-in wardrobes and a family bathroom on this level also.

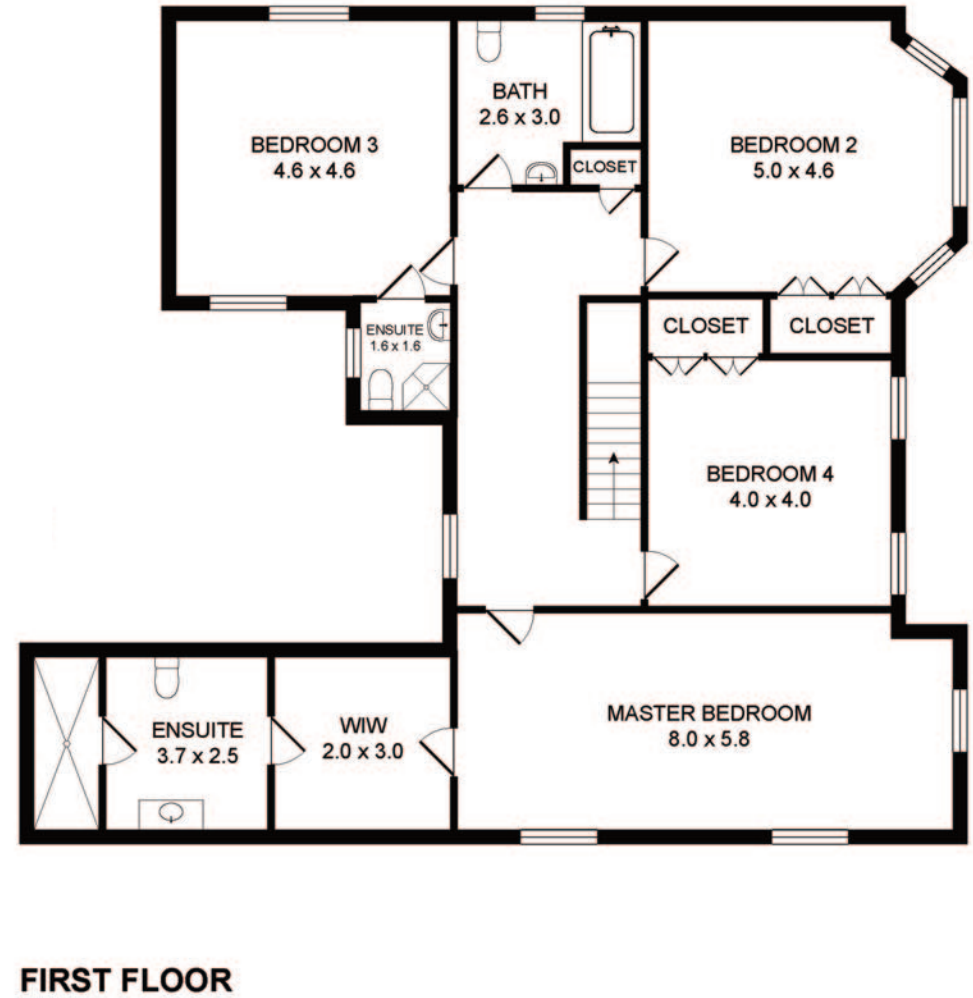
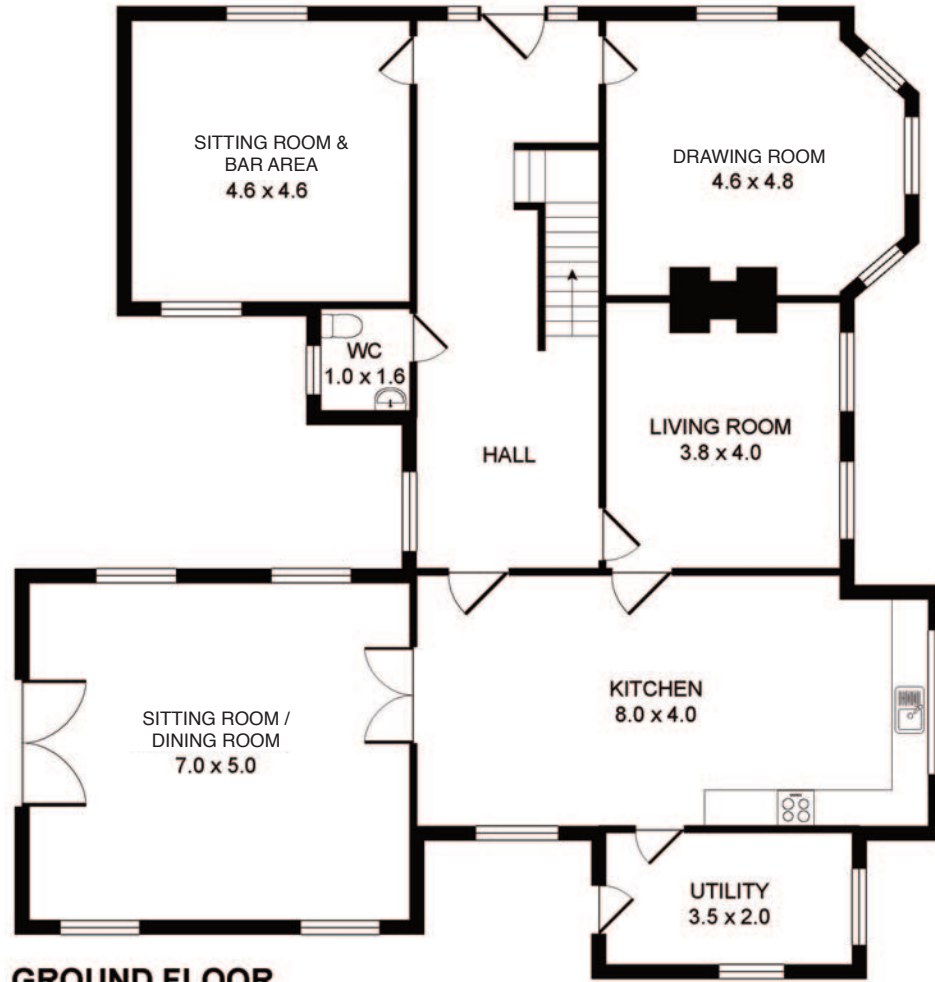
To the side of the house, there is a double garage with hardwood double doors and mezzanine floor with the potential for a loft conversion.

Within the grounds, but separate to the main house, there is a charming 3-bedroom cottage and a smaller stone building which has a mezzanine floor and a shower room, ideal for a home office or gym – further information below.





Floorplans





Guest Cottage

Whether it is an opportunity for an elderly family member to downsize to, a private space for a teenager to grow into or an opportunity for an excellent rental income, the guest cottage provides a multi-functional home with an independent access and surrounds. It is presented in immaculate condition and comprises a kitchen/dining area, living room, study/bedroom and two double bedrooms, one of which is a full suite over the first floor.

Stone Building

Adjacent to the Guest Cottage is a gorgeous stone-built cottage that comprises two rooms including a mezzanine level with potential for further accommodation or indeed added storage for the main house.

FEATURES:

- ▶ Quality fixtures and fittings throughout.
- ▶ Embellished architraves and skirting boards.
- ▶ 3m high ceilings.
- ▶ Wired to a high specification with many additional sockets throughout.
- ▶ Six-panel internal doors with brass fittings.
- ▶ Marvin PVC Clad timber double glazed sash windows throughout.
- ▶ Solid oak flooring in entrance hall and throughout all reception rooms.
- ▶ Feature hand carved mahogany staircase leading to the first floor.
- ▶ Decorative coving.
- ▶ Exquisite Christian's style hand-painted in-frame kitchen with granite worktops, featuring gourmet double oven (electric/gas) fitted Whirlpool American fridge freezer, Bosch integrated dishwasher.
- ▶ Motorised blinds.
- ▶ Boiling water tap.
- ▶ Recessed entrance with cut stone piers and wrought iron gates.
- ▶ Winding gravel avenue with four Georgian-style electric lamps.
- ▶ Exquisitely landscaped gardens with large variety of trees, shrubs and flowers.
- ▶ Blue Bangor quarry slates.
- ▶ Patio area - ideal for outdoor dining.
- ▶ External lighting and four external taps.
- ▶ Numerous outdoor sockets.

General Remarks

VIEWING

Strictly by appointment with Savills and/or Loman Dempsey Property Consultants

EIRCODE

The Eircode is C15 PT96.

BER

House C1 - BER No. 116488750

Cottage E2 - BER No. 116499518

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.

SERVICES

Oil-fired central heating, private water supply, mains electricity supply, private drainage, broadband, High spec CCTV and alarm system, and automated gates.

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.

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(s) will be held to have satisfied themselves as to the nature of all such rights and others.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitors, and the purchaser shall be deemed to have satisfied himself as to the description of the property, and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

GENERALLY

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





Contact

Joint Agents



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