



Batterjohn, Kiltale, Dunsany, Co. Meath

- Four bedroom detached home extending 200sqm/2152 sq ft set on 0.51 acres of mature and well maintained grounds with ample potential to expand (subject to planning permission)
- Accommodation comprises entrance hallway, living room, family room, kitchen/dining, interconnecting garage & utility room, four bedrooms, home office and two family bathrooms
- A charming handcrafted country-style kitchen creates a truly warm and homely feel, complemented by generous, spacious rooms offering excellent versatility and ample space for any young family. The home is further enhanced by extended outdoor living areas, with beautiful limestone patios providing the perfect setting for relaxing, entertaining and enjoying the surrounding gardens
- Set amidst mature grounds, the property is approached through cast-iron gates, tarmacadam driveway, with landscaped lawn, mature trees and established shrubs to the front
- Mature orchard with apple trees and soft fruit, two glasshouses, a barna shed and patio area
- Located near the village of Kiltale, Dunsany is close to historic sites such as the Hill of Tara, Trim & Dunsany Castle, within easy reach of Trim, Dunshaughlin and Navan town offering a wide range of shops, schools, GAA Clubs and everyday amenities
- Convenient access to the M3 motorway at Dunshaughlin, with Dunboyne and M3 Parkway train stations providing rail links to Dublin

**Four bedroom
detached home
extending
200sqm/2152 sq ft
set on 0.51 acres of
mature grounds**

**Guide Price:
€550,000**

Private Treaty

Accommodation

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Entrance Driveway

Approached via a cast iron gate, wall surround, approached by a tarmacadam driveway with concrete edging, flanked by lawn to both sides with mature shrubs and trees, and served by a private well which acts as back up to a community water supply.

Front Garden

Sandstone paved patio area with granite edging and sandstone water feature, surrounded by mature trees and shrubs, with a further step up to a paved porch at the main door.

Entrance Hallway	2.00m x 4.18m	Semi-solid flooring, additional sockets, and a recessed reception area with seating space.
Living Room	7.34m x 3.20m	Carpet flooring, feature French made antique cast iron fireplace, additional sockets, television point, and wooden beams running across the ceiling, complete with double glazed windows, curtains and dry lined walls.
Kitchen/Dining	6.49m x 4.21m	Tiled flooring throughout, with a fully fitted handcrafted kitchen featuring granite worktops, a marble preparation area, and decorative splashback tiles. Complete with electric hob, extractor fan, Belfast sink with brass taps, plumbed for dishwasher, integrated shelving, kitchen cabinets and drawers, and pine cladding to the ceiling. The dining area continues in terracotta tiling from the kitchen, with additional sockets and double doors leading to the family room.
Family Room	3.95m x 3.60m	Semi-solid flooring, red brick fireplace facade with inset stove, decorative beams, and a data rail, with double doors leading to the dining area.
Inner Hallway		Laminate flooring throughout, connecting to bedroom and the family bathroom.
Bedroom 1	3.55m x 4.16m	Laminate flooring, double glazed windows, w.h.b. with shaving light over, corner shelving units, tongue and groove wood panelling, and additional sockets.
Bedroom 2 currently laid out as office	2.59m x 4.24m	Laminate flooring, dado trunking with additional sockets, fibre broadband modem point, pine cladding to the ceiling, downlights, and integrated shelving units.

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Family Bathroom		L-shaped in layout, tiled flooring with partial tiled walls, electric shower, deep-filled bath, w.c., w.h.b., splashback tiles, integrated mirror with integrated light, downlights, triton electric shower and dry lined walls.
Inter-connecting Garage	5.56m x 3.00m	Concrete flooring, double doors and shelving units, internally connected to the house.
Utility Room	1.98m x 4.00m	Lino flooring, integrated water treatment unit for lime removal, integrated shelving units and additional cabinets, plumbed for washing machine, double stainless-steel sink, and splashback tiles, located within the garage.
Landing	1.75m x 8.10m	Carpet flooring with pine wood panelling, reached via a hardwood staircase.
Bedroom 3	2.68m x 3.95m	Carpet flooring, additional sockets, recessed storage space, dry lined external walls and pine panelling.
Bedroom 4	3.20m x 4.30m	Carpet flooring, integrated storage units, pine panelling to the walls, and a pine panelled ceiling.
Home Office currently laid out as bedroom	2.00m x 4.30m	Semi-solid flooring, Velux window, pine cladding to the ceiling, and integrated corner storage.
Family Bathroom	2.24m x 1.77m	Tiled flooring and tiled walls, Velux window, pine panelling, downlights, Triton electric shower, w.c. and w.h.b. with integrated cabinets and soft-close units, complete with hotpress.

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Garden:

South-facing, sun-drenched limestone patio areas provide the perfect setting for entertaining family and friends during the summer months, with a natural stone rockery wall and mature shrubs creating a beautifully established backdrop. The grounds also feature two glasshouses, which are included in the sale, together with a barna shed.

A mature orchard provides an abundance of cooking and eating apples, along with a wonderful selection of soft fruits including raspberries, blackcurrants, redcurrants, gooseberries and blackberries. The gardens are enclosed by mature hedging and established trees, with power points and outdoor taps conveniently positioned throughout and an outside tap.

The garden is a true haven for nature, attracting a wonderful variety of native birds and wildlife, creating a peaceful and private outdoor sanctuary.



Garden

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Items Included in Sale:

Dishwasher, double oven, hob, fridge freezer in the utility room, together with the two garden glasshouses. Excluded: fridge freezer, washing machine and dryer.

Additional Information:

- Gross internal floor area approx. 200sqm/ 2152 sq ft
- Built in 1975

Services:

- Oil-fired central heating
- Private well backing up community water supply
- Septic tank
- Fibre broadband
- Phonewatch monitored alarm system can be transferred if required
- Extensive attic storage

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Floor Plans

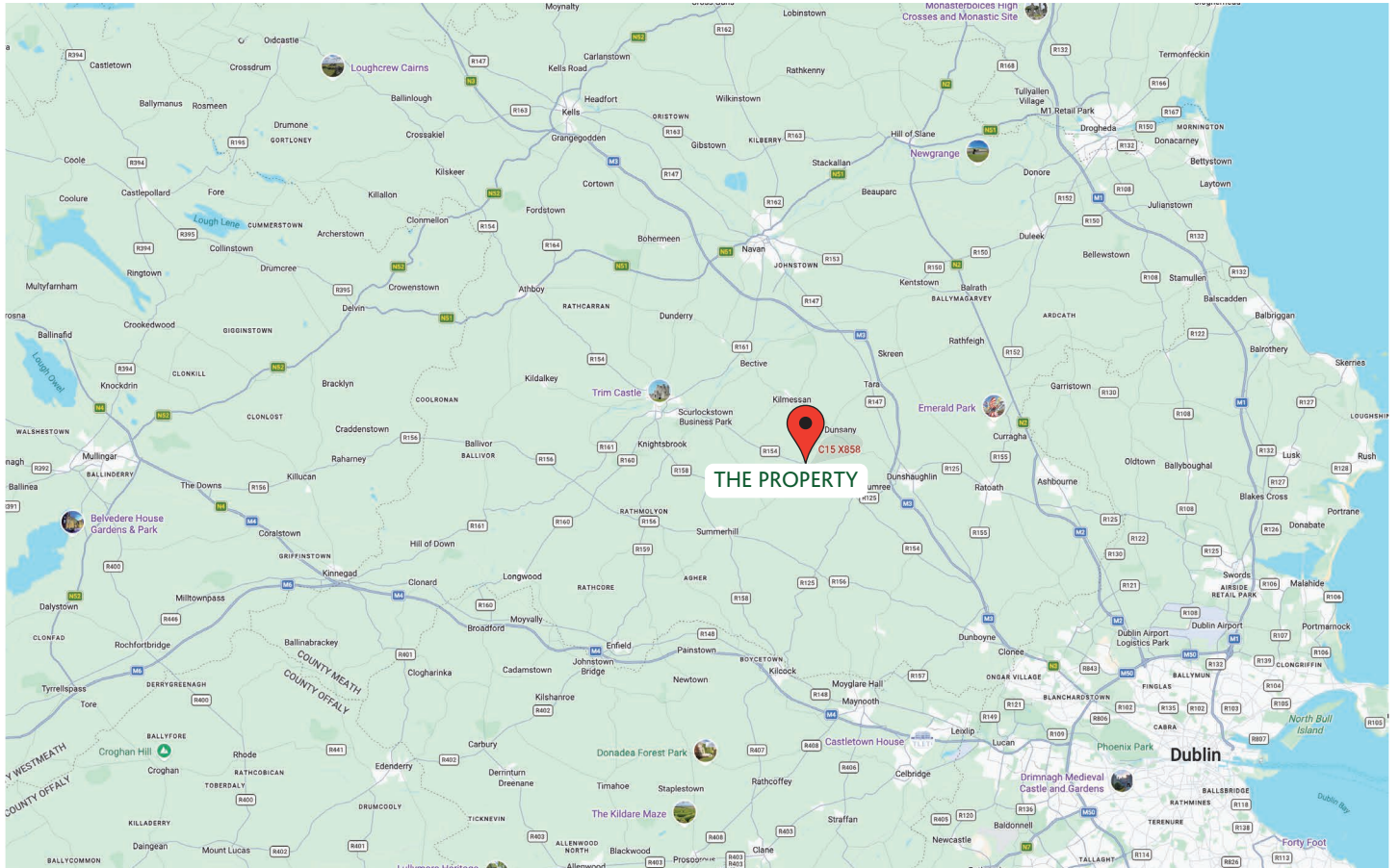
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Four bedroom detached home
Gross internal floor area approx.
200sqm/ 2152 sq ft

Directions

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Directions

Eircode: C15 X858



Viewing

By appointment only



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