

DUNMOE HOUSE

NAVAN, COUNTY MEATH

FOR SALE



BER E2

DUNMOE HOUSE

A beautifully proportioned Victorian home with original coach house and double stable set amid 22.7 acres of lush grassland and mature woodlands in the Boyne Valley

Dunmoe House has some of the features of a good old style estate, most notably large white steel entrance gates and an old cut stone yard with a two-storey coach house. The main house is beautifully located on a secluded site with clear views over the river valley to rolling hills and mature woodlands. The spacious and well-proportioned accommodation is spread over three floors and extends to approx. 339 sq. m / 3,648 sq. ft.



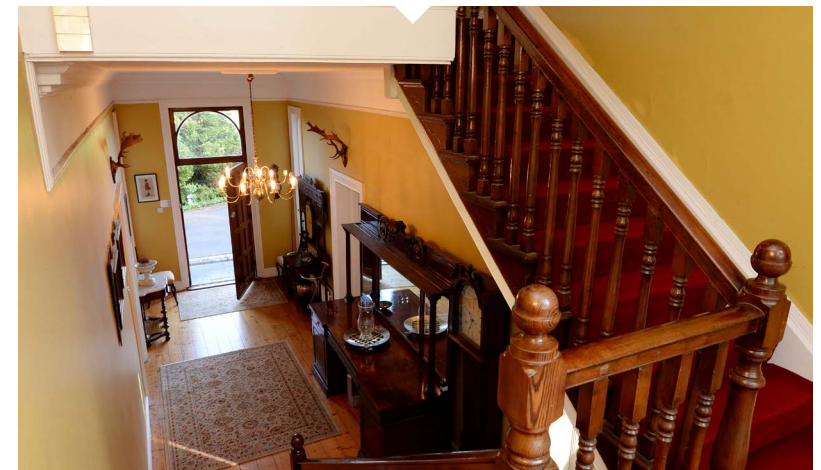


ACCOMMODATION



There are two good sized reception rooms on either side of a broad hallway with its original polished pine floors. Three rooms, all with dual aspects, open off the hall; a large dining room on the right; a smaller sitting room on the left and a kitchen/breakfast room towards the back of the building. Both reception rooms have large windows and marble fireplaces while the kitchen comes with hand painted fitted units and an oil-fired Aga which supplements the heating system. The ground floor also has a shower room and toilet.

Upstairs there are four large bedrooms as well as the main bathroom with full sized steel bath and separate toilet. There is scope to add an en suite to one or more of the bedrooms. The basement is in good shape with the main area given over to a games room with a full sized snooker table and reception area. The remaining space is divided between an office, laundry, wine cellar and toilet.





GROUND S

At the rear of the house across a cobbled yard is a two story stone cut coach house and double stable with recently replaced roof and potential to upgrade for residential or commercial use. Outside, the grounds are entered through electrically controlled wrought iron gates. The driveway sweeps by the estate's woodlands on the right to a parking apron in front of the house. It continues around to the back of the building, via gates, to the coach house.





GROUNDS & LOCATION

The lands and woods around the house extend to around 9.7 ha (22.63 acres), ensure its privacy and create an oasis of calm. It is set well back from the main Navan-Slane road yet close to all the facilities of both towns, as well as commutable distance from Dublin City Centre and the airport.

The entire package of period house, lands, woods and fishing rights in an ideal location make for an exceptional property whose considerable charms could also be developed in a small boutique hotel or wedding venue.

The property is particularly well known for its fishing activities and for ongoing improvements being carried out by Navan Anglers who lease several attractive stretches of the river, as well as the fishing rights pertaining to Dunmoe House (available for purchase by separate negotiation).

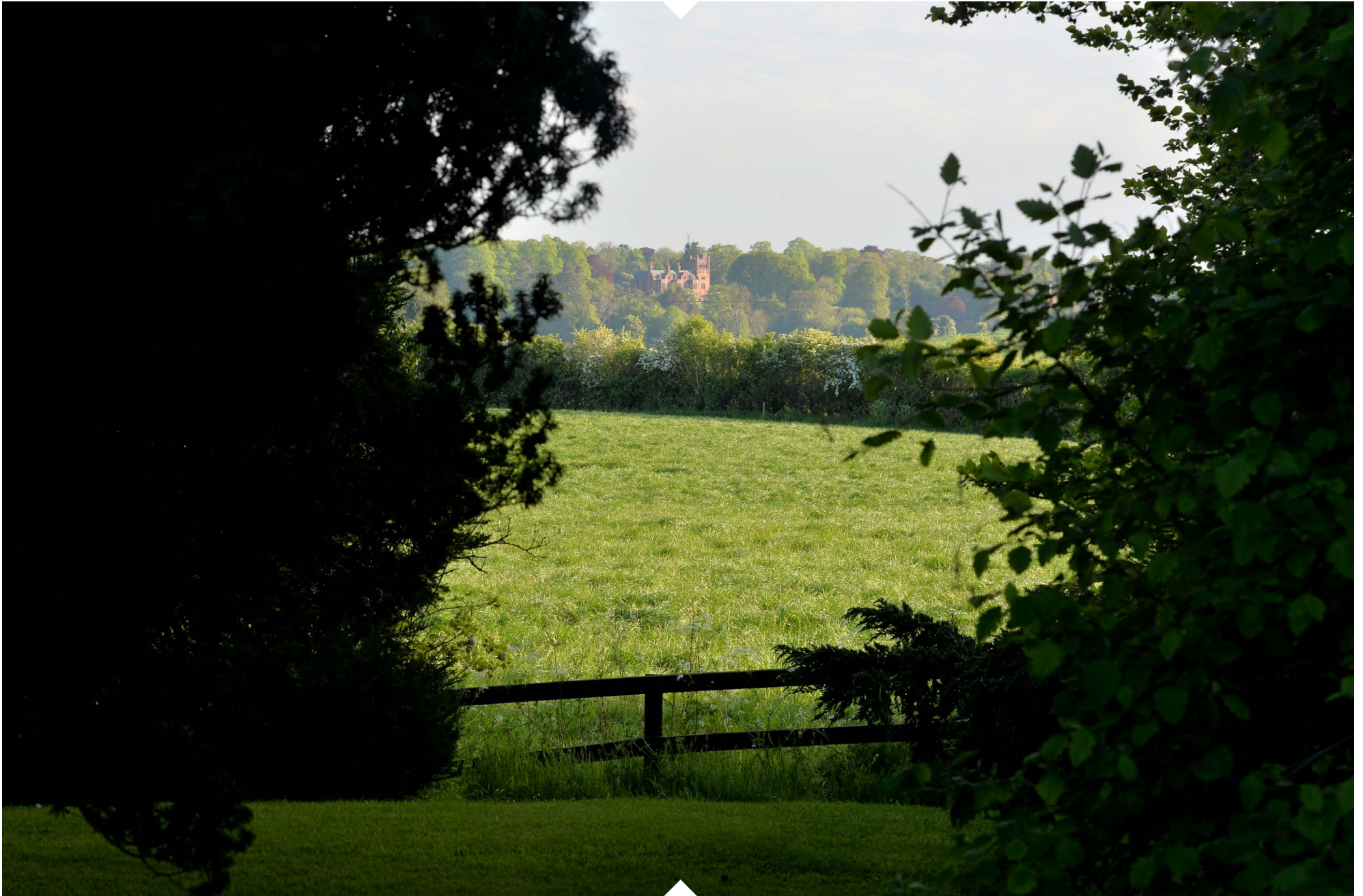


FEATURES

- Oil fired central heating
- Alarm system
- Period features throughout
- Breathtaking countryside views
- Not a protected structure
- Withing a one hour drive to Dublin
- Approx. 22.7 acres

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DETAILS

BER: E2 **BER Number:** 112269998

Energy Performance Indicator:

354.26 kWh/m²/yr

Approx. Size: 339 sq. m. / 3,648 sq. ft.

Viewings: By Appointment

THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please get in touch with our team of experts.

CONTACT



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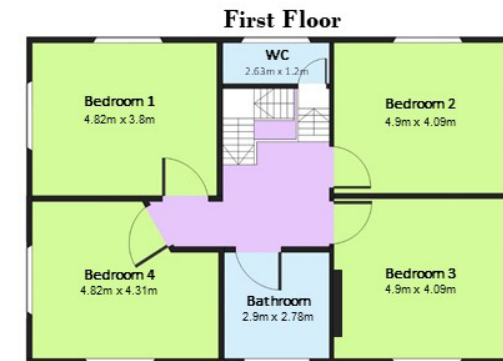
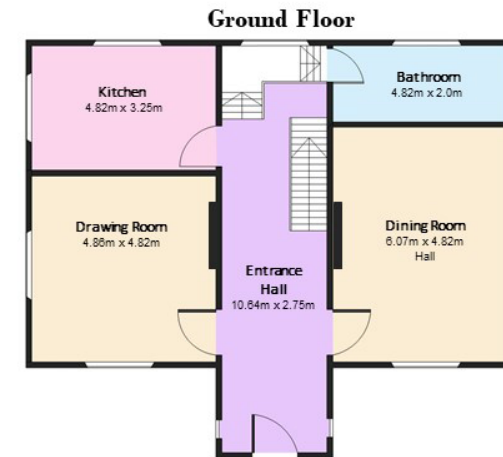
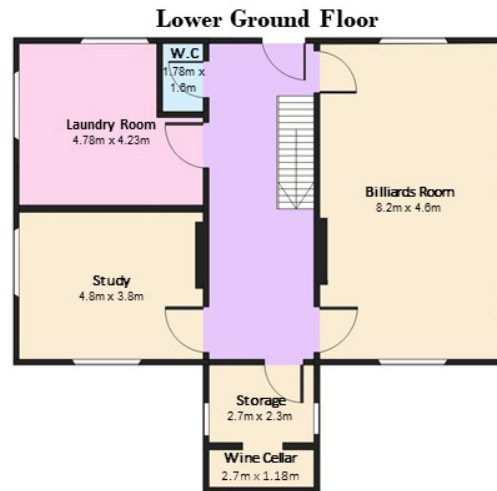


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FLOOR PLANS



NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such.

These plans are for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to this important notice.



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[KnightFrank.ie](https://www.knightfrank.ie)



PSRA Registration Number:
001880

Subject to Contract/ Contract
Denied/ Without Prejudice

CONDITIONS TO BE NOTED

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