

BOYNE MEADOWS

Boyne Hill, Navan, Co. Meath

FOR SALE



BER E1



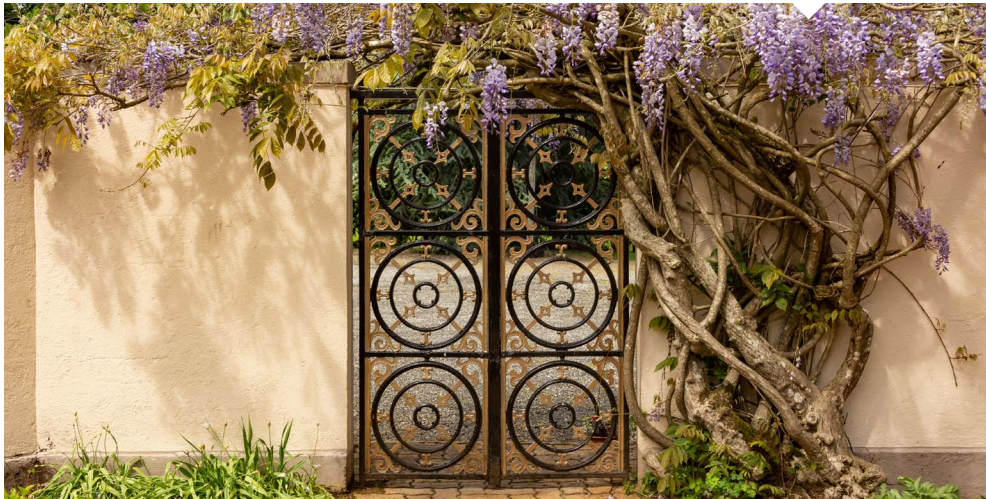


BOYNE MEADOWS

A truly a unique home built circa 1980 set upon 8.75 acres of paddocks and mature woodland. The main house is beautifully located on a private site with views over the River Boyne.

The spacious and well-proportioned accommodation extends to approx. 248m (2,671ft). The lands and woods around the house ensure its privacy and create an oasis of calm. It is set well back from the Old Balreask Woods Road and close to all the facilities of both Navan and Johnstown, as well as commutable distance from Dublin City Centre and the airport.

The accommodation comprises an entrance hall entered through solid teak double doors with glazed panels to both sides. Off the entrance hall is an impressive split level dining room and drawing room with vaulted ceiling. The dining area has French doors out to the garden.







ACCOMMODATION



From the dining area, steps lead down to the drawing room which features an imported Richard le Droff fireplace with sandstone surround. A home office/ study is also located off the entrance hall.

The house can also be entered through a secondary door which opens into a lobby where the utility, hotpress and shower room can be found. From here, one is lead to the kitchen/ breakfast room which opens into a living room. Together, these two rooms form one, open plan space. The kitchen itself is fitted with solid cherry wall and floor units, under unit lighting, Villeroy & Boch sink, granite worktops, tiled floor and oil fired Aga along with integrated Neff appliances.



ACCOMMODATION





ACCOMMODATION

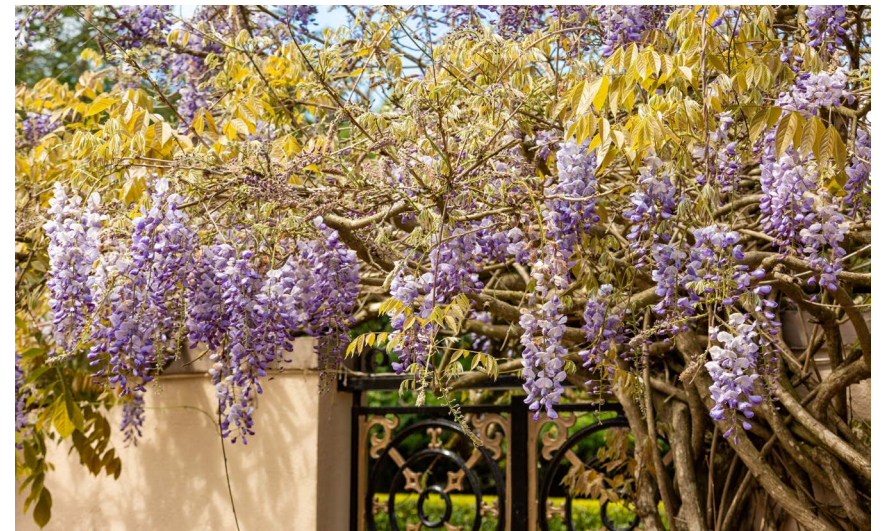


The bedroom wing is accessed via a light filled corridor with windows looking out onto to the courtyard. The Master bedroom is fitted with built in sliding wardrobes and en-suite with bidet, bath with shower. There are three more double bedrooms located here taking in views from the garden. A main bathroom with bath and shower completes the ground floor accommodation.

A spiral stairs leads to the first-floor level currently laid out as a library. The fifth bedroom is situated off this room with an ensuite bathroom and French doors to a balcony overlooking the rear garden.



G R O U N D S





G R O U N D S & L O C A T I O N

The property is approached by a sweeping laurel hedge lined avenue leading up to the courtyard. The enclosed south westerly courtyard is entered through reclaimed alter rails now adapted into gates with overhanging wisteria. The courtyard is paved with cobbles and is laid out with mature flowering plants and shrubs including a mature Japanese Maple. The gravel driveway continues around the side of the property providing access to the garage.

The property also has a greenhouse and two stables. The remainder of the grounds are laid out in two paddocks and the lawn at the rear is bounded by a wooded area which slopes down to the bank of the river Boyne. Boyne Meadows is situated approximately 5km from the town of Navan and 2.5km from the village of Johnstown. Navan is a thriving business town with a host of high street shops, excellent schools, leisure and sport facilities, restaurants

and hotels including Boyne Hill House which is next to Boyne Meadows. The archaeological complex of Bru na Boinne is around 5,000 years old and includes the burial sites of Newgrange, Knowth and Dowth, in the north-east of the county and are designated a World Heritage Site. There are many beautiful walks along the River Boyne and indeed the River Blackwater and the area is famous for the 'The Boyne Way'.



F E A T U R E S

- Oil fired central heating
- Mains water & sewerage by septic tank
- Mature grounds
- 2 Garden sheds
- Extensive frontage onto the River Boyne
- 2 Paddocks

 4
  5
  4





DETAILS**BER:** E1**BER Number:** 113833792**Approx. House:** 248 sq.m (2,671 sq.ft).**Viewings:** Strictly by Appointment**CONTACT JOINT AGENT**

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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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