

CLONLEASON HOUSE

Fordstown, Co. Meath

FOR SALE







CLONLEASON HOUSE

"Dating back to 1773, Clonleason House is a classic Georgian country home ideally situated on beautifully landscaped grounds (approx. 6.5 acres) with mature trees and lawn with the remaining 56 acres in tillage and woodland"

The property is approached via wrought Iron gates and a gravelled avenue surrounded by parkland. The main house extends to approx. 268 sq. m. / 2,885 sq. ft. of beautifully proportioned accommodation with classic symmetrical design, a real characteristic of the Georgians, with high-ceilinged reception rooms and fan light over the main entrance door which is understood to have originally come from a home in Harcourt Street in Dublin. The original front door opens into an impressive entrance hall. To the right is a beautifully decorated drawing room with tasteful furnishings, ornate plasterwork, timber sash windows with shutters, a feature marble fireplace from the Ritz Hotel, Piccadilly and bay window incorporating French doors which open out to the garden.







ACCOMMODATION

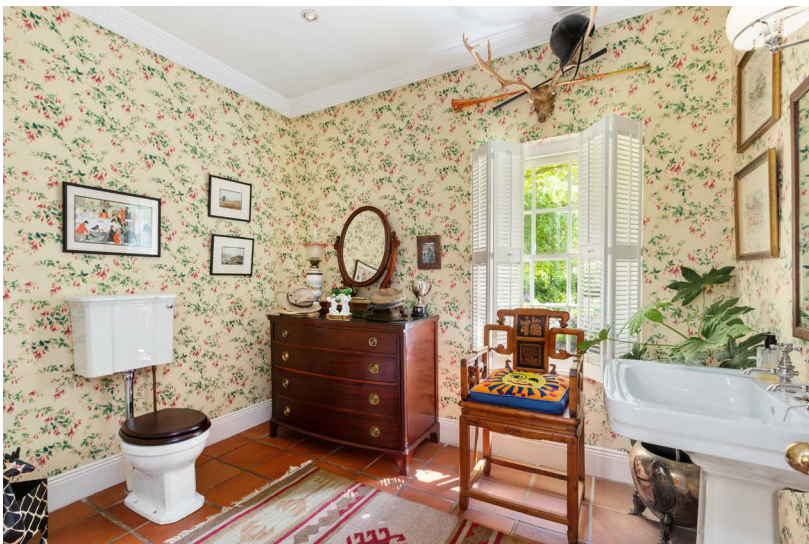


On the opposite side of the hall is the formal dual aspect dining room taking in the magnificent views from the grounds. To the rear of the entrance hall is the kitchen fitted with an English racing green AGA, fridge/ freezer, eye level electric ovens and gas hob with extractor. Double glass doors open out to a sheltered cobblestone courtyard ideal for al fresco dining and outdoor entertaining. Off the Kitchen is a rear hall with terracotta tiled floor. To the right is the utility room with Belfast sink, washing machine and dryer. Next is a w.c which is plumbed for shower and bath. Moving on is a cosy sitting room fitted with a solid fuel burning stove. This room could ideally be converted into a fourth bedroom. A wine cellar completes the ground floor accommodation.

On the first floor return is a bedroom currently laid out as library/ office along with a bathroom fitted with a shower. There are two further luxurious ensuite bedrooms on the first floor with the main bedroom featuring a large bay window. The main house has been passionately maintained and cared for throughout the years.



ACCOMMODATION





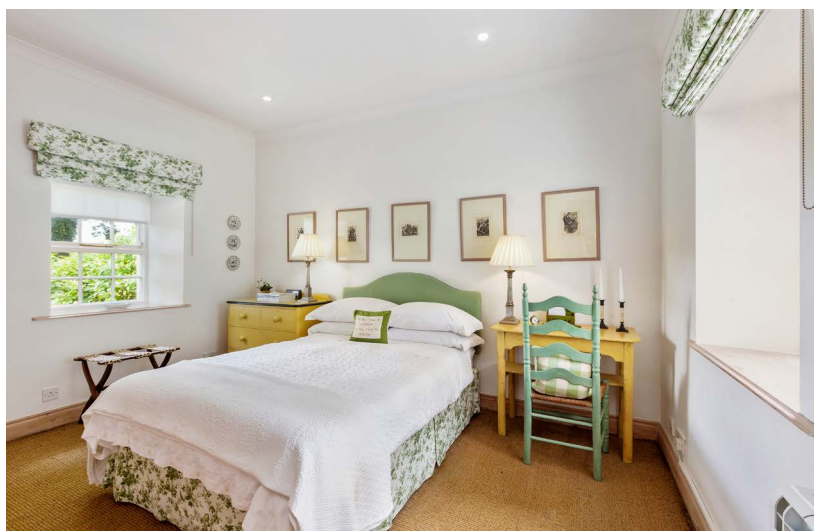




GATE LODGE & GROUNDS



The gate lodge extending to approx 55m.sq./ 563 sq. ft. is equally as elegant as the main house. The cottage comprises a light filled sitting room with high ceilings and an open fire. French doors open out to a private patio area ideal for outdoor dining. There is a well-appointed fitted kitchen, a large bedroom and a bathroom. The heating throughout is electric. The Trimblestown river, a tributary of the River Boyne runs along the bottom of a secret rose garden beside the Gate Lodge. Clonleason House is set on magnificent grounds with a stunning ancient Oak tree, Beech trees, Cherry blossoms and planted shrubs to name a few. There is a beautiful courtyard sheltered with tress laid out in cobble, gravel and a lawn. The well-manicured courtyard includes numerous outbuildings, Summer house, a log store and three stables. In the early Spring, the gardens enjoy an array of Spring bulbs, Snowdrops, Daffodils and Bluebells while Panicle Hydrangeas and Agapanthus bloom in the late Summer. Three large, galvanised sheds, an open plan hay barn and cattle crush can be found in the farmyard. The remaining land of Clonleason is laid out in Tillage producing Barley on an annual basis.







LOCATION

Clonleason House is situated approximately 5 minutes from Fordstown with local amenities, 10 km from the heritage town of Kells, and 18 km from Navan which is a thriving business town with a host of high street shops, excellent schools, leisure and sport facilities, restaurants and hotels. 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'. There is excellent racing nearby in Navan and Fairyhouse. Golfers are catered for with some magnificent courses close by such as Killeen Castle, Headford and Knightsbrook

in Trim. Dublin is easily accessible by car in just over an hour (approx. 63km) in light traffic while Dublin Airport is closer yet again. Closer to Clonleason, is well renowned Sheridan's Cheesemongers in Carnaross, Drewstown House operating as a Christian retreat venue and Causey Farm which hosts seasonal events all year round.



FEATURES

- Period features throughout
- Timber sash windows with working shutters
- Courtyard with multiple out buildings
- Approx. 56 acres of tillage and woodland
- Approx. 6.5 acres of manicured grounds
- Separate gate lodge
- Oil fired central heating & 2 wells











DETAILS

BER:

Main House: E1: 115438913

Gate Lodge: G: 115439044

Main House: 268 sq. m./ 2,885 sq. ft.

Gate Lodge: 55 sq.m./ 563 sq. ft.

Viewings: Strictly 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



Richard Banahan

Residential Sales Agent

richard.banahan@ie.knightfrank.com



Guy Craigie

Director of Residential

ASCSI / ARICS

guy.craigie@ie.knightfrank.com



+353 1 634 2466



residential@ie.knightfrank.com

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.



20-21 Upper Pembroke Street
Dublin 2

Tel: +353 1 634 2466

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