

NEWRATH HOUSE AND FARM

SLANE • Co. MEATH • IRELAND



FOR SALE BY PRIVATE TREATY

- Superby restored and extended period residence on 30.35 Ha. (75 acres)
- Many period features and quality fixtures and fittings
- Located close to the village of Slane (Upper)
- Quality grazing land with many equine facilities and an excellent Residential Dwelling.



Lisney

NEWRATH HOUSE AND FARM

4 reception, 5 bedroom, 5 bathroom fully refurbished residence approx. 4,000 sq.ft. gross internal area.

Planning permission for a new independent entrance for Newrath House and Farm has been recently obtained. Once constructed, the existing access will be closed.



Location

Newrath House and Farm (Eircode C15 T9F7) is located to the west of the beautiful and historic estate village of Slane. The village itself stands on a steep hillside on the left bank of the River Boyne at the intersection of the N2 (Dublin to Monaghan road) and the N51 (Drogheda to Navan road).

The village centre dates from the 18th century and both it and the surrounding area contains many historic sites and also Slane Castle, owned by the Conyngham family, which operates as bar, restaurant, wedding and music venue as well as the Slane Whiskey Distillery. The renowned Tankardstown House/Hotel is close by.

There are many other historical sites in the area around Slane. The Brú na Bóinne complex of Neolithic chamber tombs lies on the River Boyne 5 kilometres (3 miles) down river from the village. This includes Newgrange, a passage tomb dating from c. 3,200 BC.

The site of the Battle of the Boyne is 10 kilometres (6.2 miles) down river, east, from Slane.

There are excellent horse pursuits in the vicinity with racing nearby in Navan and Fairyhouse and with Leopardstown, Naas, Punchestown and The Curragh within driving distance. The Ward Union Hunt, Tara, Meath and Fingal hunting packs and pony clubs are situated in the area.

Distances

Navan Town Centre: 13 km | 8 miles

Dublin International Airport: 51 km | 31 miles

Dublin City Centre: 48 km | 29 miles

Trim: 27 km | 16 miles

Belfast: 123 km | 76 miles

Ashbourne: 24 km | 14 miles



Francis Ledwidge

Nearby, the cottage in Slane where the acclaimed World War 1 poet grew up, is now a museum and open to the public.



Description

Newrath House and Farm on 75 Acres comprises an extended period Georgian property of approx. 372 sq.m. (4,000 sq. ft.) gross internal area and enjoys views of County Meath and the 3 landmark hills of Slane, Tara and Skreen.

The house dates from 1790 and was fully renovated in 2008 when a modern 2-storey extension was added. The house has an attractive entrance hall which leads to a drawing room and a lounge with dining room to rear, a ground floor guest wc, utility room and a traditional kitchen family room.

The bedroom accommodation comprises 5 bedrooms, 4 of which are en-suite.

There is a large gallery linking the original period house with a new 2-storey extension. This features a full height glass screen overlooking the walled garden to the rear, and an extensive balcony.

The first floor summer room is a particular feature. It is fully glazed on 3 sides with a balcony all around and overlooks the entire holding. It has an outside staircase leading to the walled garden. The house has a pebble driveway with recreated period style railings on either side.

There is gas fired central heating throughout.





Accommodation

The accommodation is finished to a very high standard throughout.

Particular features include:

- Fully refurbished and well maintained period and modern accommodation
- Wonderful natural light flowing in from all sides
- 5 bedrooms, 5 bathrooms, 4 reception, 2 internal and 1 external staircase
- A mixture of marble tiled floors and polished wooden floors throughout
- Luxuriously appointed fully tiled bathrooms
- Fully fitted hand painted kitchen with adjoining pantry
- Feature high ceilings with cornices and marble fireplaces
- Walled garden to rear with water fountain
- Well appointed separate studio apartment with shower room and wc adjoining mares foaling block
- Planning permission has been obtained for a new private main road entrance - see computer generated image attached





Accommodation (cont.)

Ground Floor

Main Hall with 2 entrance doors and guest wc: 17.6 sq.m.

Family Lounge with marble fireplace and bay window: 20.3 sq.m.

Drawing Room with marble fireplace and french doors leading to gallery: 24.6 sq.m.

Gallery/Dining Room with balcony over (modern) and separate staircase: 33 sq.m.

Kitchen cum Family Room with handpainted kitchen units and Lancanthe range and salamander: 25 sq.m.

Utility with range of units and Belfast sink. 9.4 sq.m.

Bedroom 1 en suite with wc, whb and bath. 28 sq.m.

Bedroom 2 en suite with wc, whb and bath. 31.4 sq.m.

First Floor

Landing: 11 sq.m.

Feature Summer Room 43.6 sq.m. with external balcony of 36.sq.m.and outside staircase to rear.

Upper level living area (Balcony overhead Dining Room below): 33 sq.m.

Bedroom 3 with fireplace, compact walk-in wardrobe and en suite with wc, whb/Kohler power shower.

Door to rear for use as a guest wc: 22.5 sq.m.

Dressing Room/Bedroom (currently a dressing room) with slate fireplace: 17 sq.m.



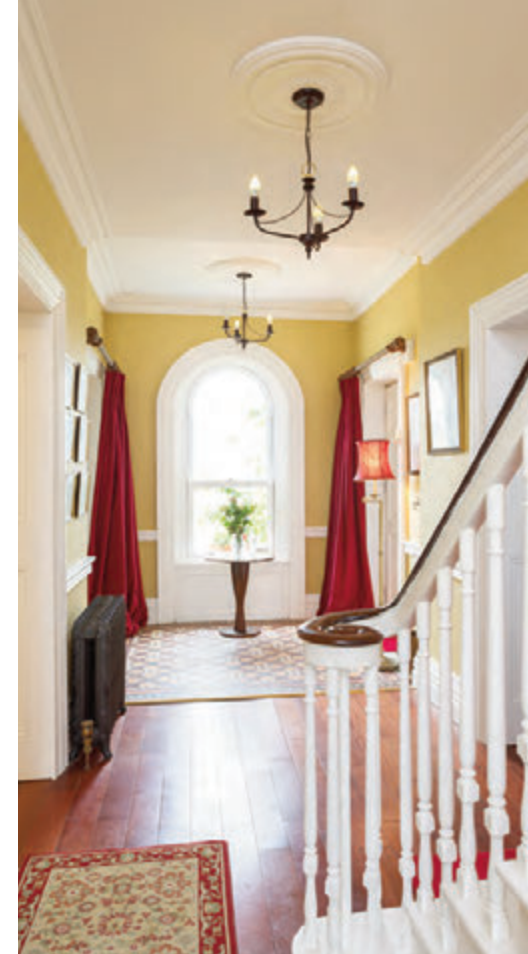


Accommodation (cont.)

Bedroom 4 with fireplace, walk in wardrobe, ensuite with wc, whb and corner shower unit: 23 sq.m.

Master Bedroom 5 with walk-in wardrobe: 17 sq.m., ensuite with shower, whb and wc: 23 sq m.

Approximate Gross Internal Area: 372 sq.m. (4,000 sq.ft.).





BER Certificate

The property has a C3 rating. 221.43 kWh/m²/yr. Ber No: 110344116.

Title

The property is held under freehold title with no rights of way in favour of third parties. The property is serviced by an independent sewerage system and there is also an independent water well located to the rear of the main house.

Town Planning

The property is located within an un-zoned rural area under the Meath County Council Development Plan 2013 to 2019. Planning permission was obtained in 2007 for (A) the extension of Newrath House and the construction of a 206 sq.m. two-storey flat roofed extension with first floor terrace on three sides, external stairs to ground and a single storey store all to rear and side of the existing two storey detached period dwelling along with associated landscaping works, walled garden and "Bio Cat" proprietary waste water treatment plant and percolation area and (B) two no. single mono pitch stable outhouse buildings of 141 sq.m. each, for the housing of 10 no. brood mares with foals, associated food and equipment. Reg Ref: SA 60693. Planning permission was recently obtained for a new road entrance. Once constructed by a new owner the existing access will be closed.

Viewing

By special appointment only with the joint agents:

Ross Shorten of Lisney, 01 638 2700, email: rshorten@lisney.com

or John B. Harrington of Smith Harrington, 046 902 1113, email: johnb@smithharrington.ie





Equestrian Facilities with the property

75 Acres of fenced paddocks with extensive land drainage.

22 furlong fenced cross country course

5 furlong all weather gallop

2.6 km bridal path to the perimeter of the property providing excellent accessibility to all fields

Oval mares block consisting of

- 10 very large foaling boxes
- Compact residential unit complete with shower and wc used for staff accommodation.
- Hay barn come feed store come tack room.



CGI of new entrance.



Slane

The area and its surroundings have been inhabited since at least the Neolithic era and is rich in history and linked to the development of Irish Christianity. The earliest surviving structures, in what is considered the boundaries of the modern day village, were built by the invading Norman family of Flanders (now Fleming), during the Norman invasion of Ireland. The most relatively undisturbed structure, built under the lordship of this family is a Motte and Bailey, which is in close proximity to the Hill of Slane settlement, to the north of the village, and which rises 158 metres (518 ft) above the surroundings.

The present form of the Castle and the village centre was built by the Conyngham family in what is considered a typical example of 18th-century town planning. As part of this remodelling in the centre of the village stand four nearly identical Georgian houses known as The Square.

Slane Castle.

Slane Castle stands on the river about 1 kilometre upstream from the centre of the village. In the 1760s Boyne Navigation opened between Slane and Oldbridge, approximately 10 kilometres (6.2 miles) down river. This is a series of canals which made the River Boyne navigable to small boats from Slane to the port in Drogheda. A canal which is part of the navigation runs parallel to the river on the south bank near Slane. Once the navigation was opened as far as Slane, a flour mill was built comprising a five-storey cut stone building and was completed in 1766 when it was the largest flour mill in Ireland.

Hill of Tara

At the summit of the hill, to the north of the ridge, is an oval Iron Age hilltop enclosure, measuring 318 metres (1,043 ft) north-south by 264 metres (866 ft) east-west and enclosed by an internal ditch and external bank, known as Ráith na Ríogh (the Fort of the Kings, also known as the Royal Enclosure).

Hill of Skreen

Also prominently visible from Newrath House is the Hill of Skreen. The ruined Skreen Church, which is a national monument, stands on the hill and was built in 1341 on the site of an earlier church.





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