

DRUMMAN HOUSE AND LANDS

Duleek, Co Meath





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On approx. 41.28 ha / 102 acres

Duleek 4km, Drogheda 12km, Dublin Airport 47km, Dublin City Centre 60km,
Navan 17 km, Ashbourne 20km

Main House

Hall * drawing room * dining room * office * conservatory * kitchen * butler's pantry * utility
* WC * 3 bedrooms (master with large en suite bathroom) * main bathroom

Yards and other buildings

A range of double and single storey buildings * large shed * summer house / sporting lodge

Gate Lodge

Hall * open plan living / dining / kitchen * utility * back porch * sitting room
* 2 bedrooms (master with en suite shower room) * bathroom / wet room

Lands

Approx. 41.28 ha / 102 acres



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DESCRIPTION

Drumman is a fine period farmhouse set amidst fertile Co Meath lands between the village of Duleek and close to Balrath Cross. The house which is two storeys is centrally located within the farm and is approached by two avenues from different roads. The main avenue is a tarmac road which meanders up through the lands and turns over a hump back stone railway bridge and eventually opens to the lawned approach which is framed by impressive mature trees. There is also a rear or farm entrance coming in from another road and which leads to the house via the farm yard.

Drumman House dates back to the 1700's and is presented in top class condition throughout. It retains many period features while is still a very manageable size. Drumman also boasts a fine 2 bedroom newly restructured, modern L shaped Gate lodge which was completely re built in 2010. Drumman House was totally re-furbished in 2002.

A short distance from the main house lies some extensive old yards including single storey and lofted sheds, machinery lean-to's and a modern range of sheds with concrete floors and single phase electricity installed.

The lands which surround the property are of good quality free draining soil presently laid out in good sized divisions.

LOCATION

Drumman House is superbly located in Co. Meath, only about 10 minutes from the M1 motorway which travels between Dublin and Belfast and also the N2 also giving quick access to Dublin via Ashbourne. Dublin Airport is a mere 25/30 minutes'

drive while Dublin City can be reached in about 40 minutes. The historic port town of Drogheda is 12 km and has seen much development over the last number of years and hosts a number of quality hotels, restaurants, boutique shops and two large shopping centres. Drogheda has the benefit of commuter rail and bus services to the capital, which makes Drumman a favourite location for commuters.

The North East boasts a stunning coastline and there is a long sandy beach running from Gormanston to Mornington via Laytown which is 18 km away. The property is also in the vicinity of the internationally renowned Boyne Valley which is host to a number of famous archaeological sites including Neolithic tombs at Newgrange, Knowth and Dowth and which attract thousands of tourists annually. There are wonderful walks in the area along the beaches and the River Boyne where a special walkway has been created between Drogheda and Navan along the canal.

The sporting enthusiast is well placed with a range of top quality amenities on the door step. Bellewstown racecourse and Golf Course is a 15 minute drive and there are links courses at Bettystown and Balray. The Co. Louth Golf Course, at Balray is 20km in distance and hosted the Irish Open in 2005 and 2009.

Horse racing takes place close by in Bellewstown, which is one of the oldest race courses in Ireland and meets are held twice each summer. Laytown Races are a unique event in Europe as they are the only race event run on a beach under the rules of the Turf Club. Other races are held at Navan, Fairyhouse and at Dundalk where the stadium also hosts greyhound racing. The keen huntsman has a choice of packs in the Louth and Meath Foxhounds, the Fingal Harries and the Ward Union.

Numerous primary and secondary schools serve the area. Private secondary education is available in Drogheda, Navan and Gormanston College, all within a 20 minute drive.

ACCOMMODATION

The Main House

Approx. 231 sq. m / 2494 sq. ft.

Glazed entrance porch with tiled floor leads through to attractive entrance hall, which is large and bright with centre rose and staircase. The drawing room has a timber floor, a feature carved timber mantelpiece and a fitted wood burning stove. The dining room with timber floor and feature carved mantelpiece with attractive Victorian decorative inset with painted tiles. From the dining room a door leads through to the Butler's pantry and kitchen. The kitchen has a timber floor, traditional kitchen units, large Belfast sink and granite worktop. Classic 5 plate gas cooker with ovens and electric hob. The Butler's pantry also has a small Belfast sink, large worktop area and range of fitted cupboards and presses. Off the back hall are the guest WC/ cloak room with WC and wash basin and also the utility room with tiled floor, plumbed for washing machine and dryer, fitted cupboards and hot-press area. This leads to the small office with tiled floor and cupboards which in turn leads through to the sunroom with timber floor and glazed all round, beneath a leaded roof. There is a door through to the garden area, with well-kept lawns.

On the first floor there is a large bright landing with timber floor. There are three double bedrooms at this level. The Master bedroom leads into an en suite shower room which in turn leads through to bathroom with WC, bidet and pedestal wash basin.



Bedroom 2 and 3 both have timber floors and dual aspects. Main bathroom features a tiled floor, pedestal wash hand basin, WC and large bath with shower attachment.

The Gate Lodge

Approx. 169.5 sq. m / 1825 sq. ft.

A very fine L-shaped gate lodge completely reconstructed about 6 years ago with a stone and brick exterior, underneath a slate roof. The accommodation is as follows:

Fine entrance hall with ceramic tiled floor and recessed lighting. Large open plan living room and kitchen with fine white marble fireplace, solid fuel stove, recessed lighting, and concealed radiators. The kitchen area has a ceramic tiled floor, large timber centre island unit with breakfast counter/worktop a range of fitted cupboards with granite worktop, Belfast sink, fitted cupboards, dishwasher and fridge-freezer. Large gas fitted (Stoves) cooker with 2 ovens and grill and 7 plate gas hob and recessed lighting. The utility room is off the main hall and is plumbed for washing machine and dryer. There is also a small back porch/boot room which leads out to the back of the house.

The main bathroom is fully tiled with bath, WC, wash basin, shower, hot towel rail and access to attic. Bedroom 1 (Master suite) is a large bright bedroom with timber floor and a fine en suite bathroom, fully tiled with large shower, WC, hot towel rail, wash basin and recessed lighting. Bedroom 2 is a generous size with timber floor and cupboard.

Large living room with timber floor, fitted bookshelves, feature open brick fireplace with stone surround and double doors to the garden.

SUMMER HOUSE

The summer house or sporting lodge has been used as a club house for the shooting range. It is situated down the farm and is approached by its own roadway. The building is approx. 95 sq m / 1,019 sq ft in size and would suit many purposes.

YARD BUILDINGS

The main yard has two original two storey farm buildings which house a range of rooms including stores, workshops, the old tack room, former stalls and cow barn with loft overhead. The third building is open sided and has a lean too machinery store to the rear. These farm buildings are suitable for conversion to several uses including an enclosed stable yard or residential quarters.

The large barn is found to the rear of the yard and it has concrete floor and walls to 6 ft, clad with corrugated iron walls and roof, it includes 2 large enclosed rooms. The measurements of this building are 14 m x 36.4 m.

LANDS

The lands comprise 41.28 ha / 102 acres which are currently set in tillage, grass and there is 8 acres in forestry and natural habitat.

SERVICES

Main House: OFCH, Alarm, ESB, 3 x electronic gates, well water, septic tank.

Gate Lodge: OFCH, Alarm, ESB, Electric Gates, Mains Water, Septic Tank.

BER DETAILS

Main House

Rating D1

No. 108807207

Energy Performance Indicator: 293.94 kWh/m²/yr

Gate Lodge

Rating C1

No. 109042549

Energy Performance Indicator: 156.27 kWh/m²/yr

TITLE

Freehold

VIEWING

Viewing by appointment through the agents

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CONTACT

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FIXTURES & FITTINGS

The fitted carpets and curtains are included in the sale. All other items including furniture, light fittings and garden statuary are expressly excluded.

DIRECTIONS

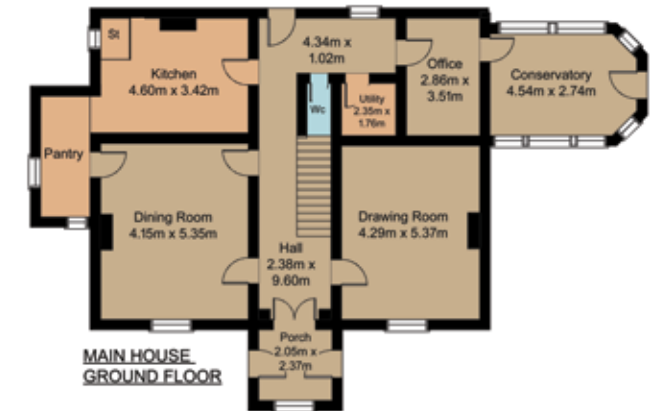
From Dublin taking M2 / N2: take N2 / M2 northbound and travel for 16.5 km until you reach the roundabout on the north side of Ashbourne. Take first exit signed for N2 / Slane and continue for 14km (passing Balrath Cross and Ballymagarvey Village). After 14km turn right onto the R150 towards Duleek.

Drive for 1.2 km and take first left hand turn. At T junction turn right and continue on road passing over a railway bridge and Drumman is the 5th entrance on the right. It has a large entrance way with gate lodge.

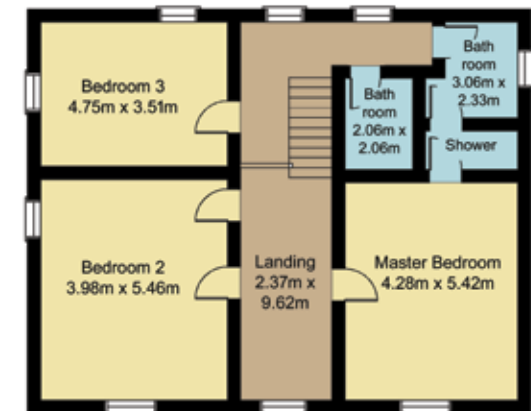
From Dublin taking M1: Take M1 Northbound and exit at junction 8 signed for R152 / Duleek. Continue for 4.5 km and take right hand turn into village of Duleek (R150). Drive down through the centre of the village along the main street and veer right onto R 150. Drive for 0.5km and take 2nd right turn (see yellow bridge sign) and continue on this road for 2.4 km, cross the railway and Drumman House will be on the left hand side with large gate lodge.



DRUMMAN HOUSE - total approx. area - 231.4 sq.m / 2,490.75 sq.ft
GATE LODGE - total approx. area - 169.5 sq.m / 1,825 sq.ft



not to scale
for illustrative purposes only



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