



SAN LORENZO

NEW LINE, MONASTERBOICE, DROGHEDA, CO LOUTH, A92 FN35

BER B2

savills

San Lorenzo

NEW LINE, MONASTERBOICE, DROGHEDA,
CO LOUTH, A92 FN35

A SPECTACULAR GEORGIAN STYLE RESIDENCE WITH AWARD WINNING GARDENS

Main house

Ground Floor: Entrance hall ♦ Utility room ♦ Sauna
Cinema room ♦ WC

First Floor: Landing ♦ Dining room ♦ Living room
♦ Kitchen/Breakfast room ♦ Pantry ♦ Family room
♦ Study ♦ Drawing room ♦ WC

Second Floor: Landing ♦ Ensuite master bedroom
♦ Three further bedrooms (all-ensuite)

Annex: Gym ♦ Boiler room ♦ Store room ♦ Shower room

Outside

Garden: Landscaped gardens ♦ Walled garden
♦ Waterfall feature

Outbuildings: Garden/office room ♦ Gym room ♦ Pavilion area

About 3.5 acres in total (1.4 hectares)

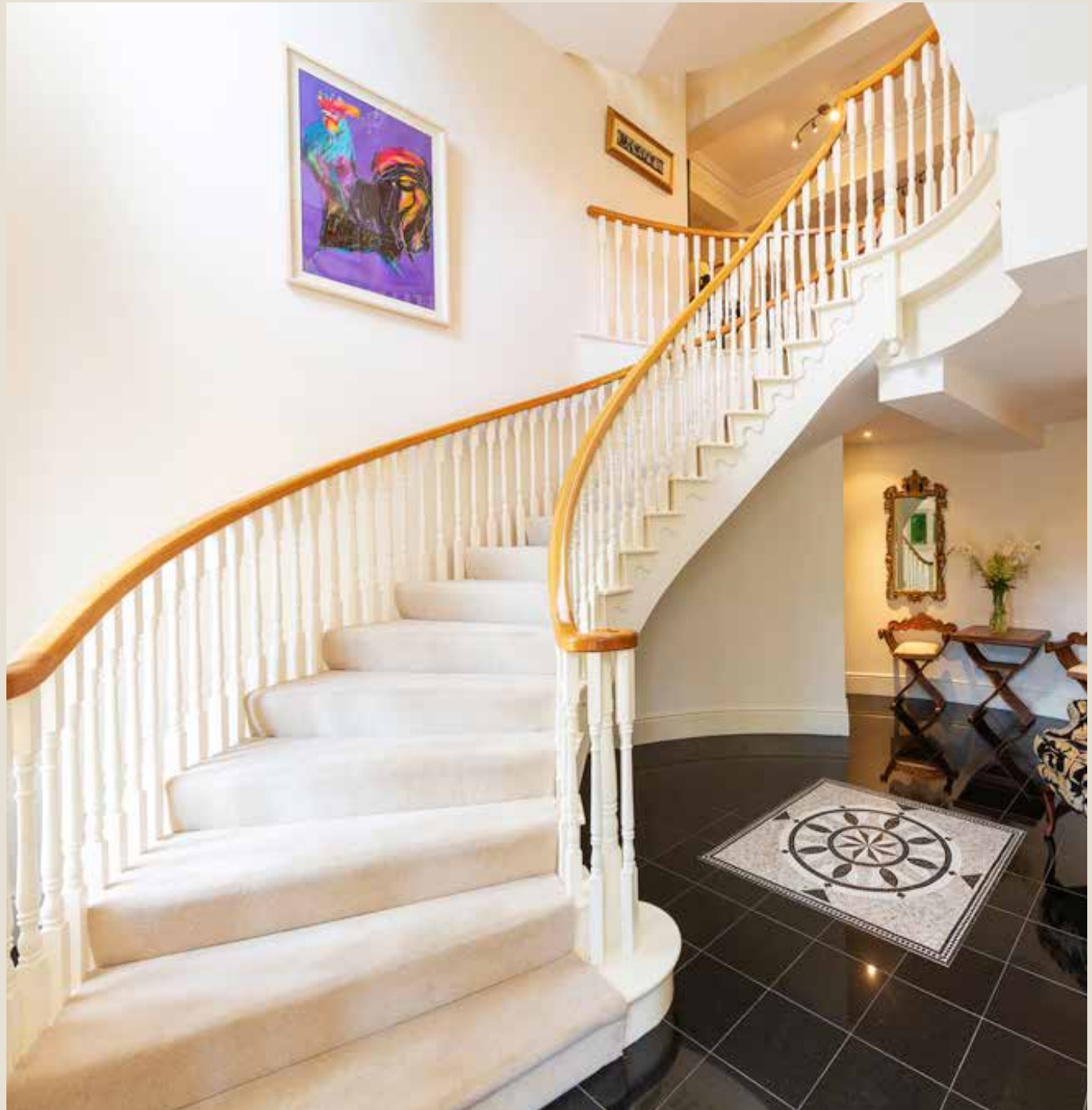
For Sale as a whole

Savills Country

20 Dawson Street, Dublin 2
country@savills.ie
+ 353 (0) 1 663 4350
PRSA 002223

savills.ie

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DISTANCES

Monasterboice 1km, Drogheda 8km, Slane 13km, Navan 26km, Dundalk 28km, Dublin Airport 49km, Dublin City 56km
All distances are approximate

LOCATION

One of the many fine features which San Lorenzo has to offer is its convenient location, enjoying countryside solstice while only minutes from the M1 which connects Dublin to Belfast. Dublin Airport is 49km and Dublin city is 56km distant which makes this property ideal for commuters travelling to and from the city. There is also an excellent train service in Drogheda which also connects Dublin and Belfast.

The nearest town to San Lorenzo is Drogheda (8km) which is one of Irelands oldest medieval towns. The town has several quality hotels, restaurants, boutique shops and two shopping centres.

The surrounding area is well renowned for its tourism in connection with its historical roots of Irelands Ancient East with the Neolithic sites of Newgrange, Knowth & Dowth all within short proximity of San Lorenzo.

County Louth boasts many sporting activities and country pursuits. The North East has a stunning coastline and there is a long sandy beach stretching from Gormanstown to Mornington. There are wonderful nature walks in the area along the beaches and the River Boyne where a walkway has been created between Drogheda and Navan.

Horse racing enthusiasts will enjoy the thrills and spills which nearby Dundalk racecourse has to offer, which is Ireland's first all-weather racing track and provides greyhound racing action during the year.

The keen golfer is well catered for with a choice of superb courses within the county including Seapoint golf links. The County Louth Golf Club at Baltray is a championship course which previously hosted the Irish Open in 2004 and 2009.

EDUCATION

Local schooling in the area includes St Buites National School in Monasterboice while secondary school education is available at Drogheda, Dunleer and Dundalk. Drogheda Grammar School offers private education, including both day and boarding facilities.

DESCRIPTION

San Lorenzo is built in a Georgian style and has been well maintained by the current owners.

Access is by electric wrought iron gates which lead to a sweeping drive flanked by manicured gardens. The entrance hall, which has a porcelain tiled floor and a mosaic detail opens to a spiral staircase which leads to the main living areas on the second and third floors. At the top of this stairs is a feature glass roof window. To the sides of the hall are the utility, which includes a sauna and steam shower, back stairs and access to a covered walkway to the carport.

On the opposite side of hall is the cinema room with a home bar.

On the first floor the landing opens to a large area full of natural light, directly ahead is the kitchen, on the left is a large office and access to the drawing room, a real highlight of the house. On the right is a guest WC, dining room and sitting room. The recently installed kitchen is well appointed with painted solid wood wall and floor units which has quartz worktops and an Alpha range. The island has a built-in sink and hob. To the rear of the kitchen is a pantry which contains a Belfast sink. The kitchen opens out to the family room which takes in grand views of the gardens and has access to the patio area via two sets of French doors. The drawing room has double doors from the family room and is dual aspect and has a feature granite fire place with slate hearth making it a wonderful room for entertaining. On the right-hand side of the kitchen is the living room with views of the walled garden and features a solid fuel stove and sliding pocket doors to both the kitchen and the dining room. The dining room is located to the front of the house and is dual aspect with views towards the round tower of Monasterboice.

The second floor comprises four bedrooms in total, all of which are ensuite. The expansive and beautifully decorated master suite has access to the rear balcony overlooking the garden. Both the master suite and front bedroom have feature balcony Velux windows which take full advantage of the sweeping views towards the round tower. The master suite includes a bathroom with a jacuzzi bath, two dressing areas, a second smaller bathroom, bedroom, shoe/storage room, make up room and door to main balcony.







THE GARDENS

San Lorenzo's gardens, which have been featured in multiple magazine features, are truly the jewel of the crown of this exquisite property.

The outside of the property is fully landscaped with a mix of perennial and seasonal beds as well as two award winning gardens designed by Andrew Christopher Dunne. The first is a walled garden located to the right-hand side of the house. The garden has steel sleeper raised beds and steel sculptures, a waterfall feature and covered BBQ area which has an island with built in sink, gas BBQ and gas hob, quartz worktop, feature stone wall with stove, wood panel ceiling and down lights, providing a truly unique space for outdoor entertaining.

The second award winning garden is located near the top of the site behind the house. It has a waterfall which runs into a pond area covered by wrought iron grates in a wave design.

Beside the house, off the paved patio area is a covered and walled pergola with a stove.

The rest of the gardens are all well maintained there are some mature trees and a small wooded area with willow trees. There is a garage to the rear of the garden which can be accessed by the second gate to the property.

GARDEN/ OFFICE ROOM

An additional feature of the garden is the wood and glass garden room which is found at the end of a trailing path at the rear of the garden. It is glazed on three sides with sliding doors, fully wired and includes a W.C.

Potential uses for this space include a home office, beauty room or games room.

DIRECTIONS

The Eircode for the property is A92 FN35.

VIEWING

Strictly by appointment by Savills Country, 20 Dawson Street, Dublin 2.

Tel: +353 (0)1 663 4350

PSRA License: 002223

FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale including: garden statuary, light fittings, and other removable fittings, although some items may be available by separate negotiation.



SERVICES

Private well water, mains electricity, broadband, septic tank, rainwater harvester, electronic gates and CCTV system

Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

ENTRY & POSSESSION

Entry is by agreement with vacant possession.

OFFERS

Offers may be submitted to the selling agents, Savills, 20 Dawson Street, Dublin 2.

Email address: country@savills.ie.

CLOSING DATE

A closing date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

STIPULATIONS

WAYLEAVES AND RIGHTS OF ACCESS

The property will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

GENERALLY

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

REFERENCE

Brochure prepared January 2019.
Photographs taken in Summer 2018



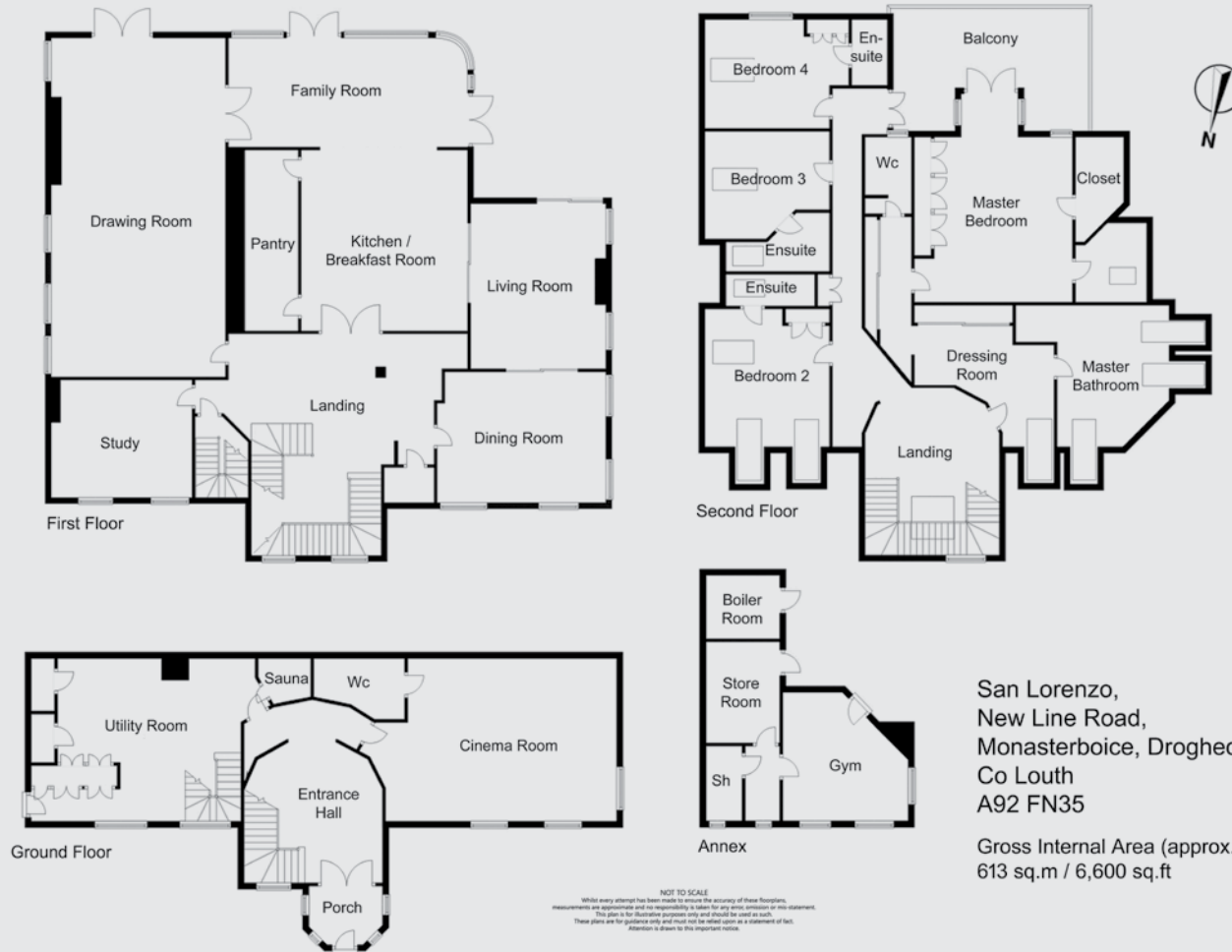






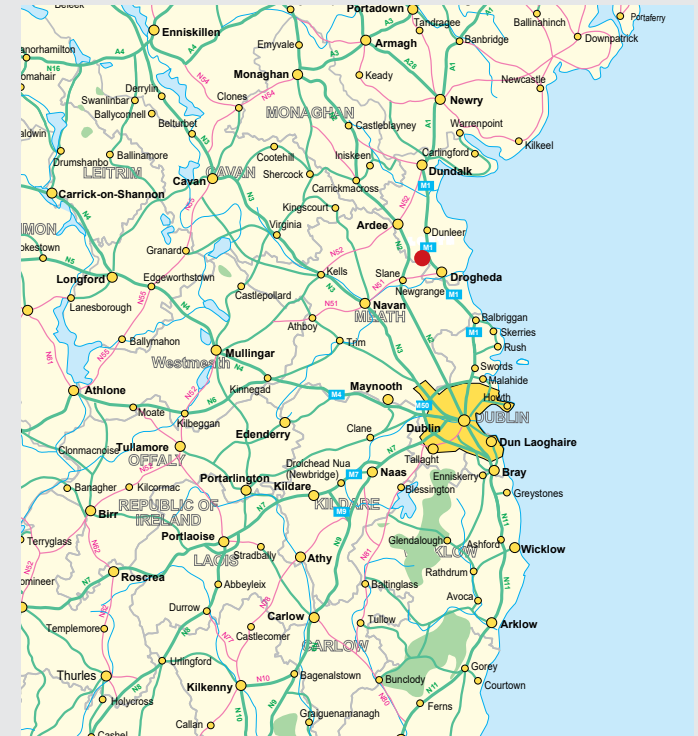
FLOOR PLANS

For Identification purposes only. Not to scale.



San Lorenzo,
New Line Road,
Monasterboice, Drogheda,
Co Louth
A92 FN35

Gross Internal Area (approx.)
613 sq.m / 6,600 sq.ft



BER RATING

Rating: B2

BER number: 111435632



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Brochure by floorplanz.co.uk