



CARRAIGH STUD

KEENAGHAN, KELLS, CO MEATH, N91 XA66

BER D2

savills

Carraigh Stud

KEENAGHAN, KELLS, CO MEATH, N91 XA66

A 39-ACRE FARM WITH DETACHED FAMILY HOUSE & EQUESTRIAN FACILITIES

For sale by Private Treaty

Ground floor

Entrance hall ♦ two reception rooms ♦ kitchen/dining room
♦ sunroom ♦ utility room ♦ WC ♦ tack room

First floor

Master bedroom with ensuite ♦ two further bedrooms
♦ bathroom

Outbuildings & Equestrian

Double garage ♦ 8 stables ♦ sand arena ♦ 2 hay barns
♦ indoor horse walker ♦ range of outbuildings

About 39 acres in total (15.78 hectares)

Savills Country

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

savills.ie

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DISTANCES

Killallon 5km, Collinstown 6.5km, Oldcastle 12km, Kells 20km, Mullingar 30km, Dublin Airport 86km, Dublin City 83km

All distances are approximate.

LOCATION

Carraigh Stud is located within the 'Royal County' of Meath on the Westmeath border. County Meath is home to renowned attractions such as the Hill of Tara, the famous megalithic burial tombs of Newgrange (Brú na Bóinne World Heritage Site) and the famous Battle of the Boyne Site.

The immediate area is agricultural in nature with numerous large farm holdings within close proximity. The property has access to Kells, Castlepollard, Delvin and Athboy.

SCHOOLS

There is a fine choice of schools in the area with the closest being St Marys National School in Collinstown. There is also a diverse range of primary and secondary schools available locally in Oldcastle (bus service to school from end of road), Kells and Castlepollard.

There is also private schooling available at Wilsons Hospital on the outskirts of Mullingar and a private junior school in Headfort in Kells.

SPORTING

Racing enthusiasts are easily catered for with Navan Racecourse and Fairyhouse Racecourse nearby. Both courses are well distinguished and host a multitude of events and point to points throughout the year.

There is great opportunity for hunting in the surrounding area with a number of local packs including the Tara Harriers, the Meath Foxhounds, the Ward Union and the Ballymacad Hunt all within boxing distance.

There is also an abundance of GAA and soccer teams in the area as well as other sporting interests for a family to avail of.

Fishing enthusiasts are well catered for in the area with many clubs operating locally from Lough Bawn, Lough Lene and Lough Derravaragh.

DESCRIPTION

Carraigh Stud offers a wonderful opportunity to enjoy a rural lifestyle with equestrian facilities and excellent grazing land.

The property is accessed by wrought-iron gates, a tree-lined avenue leads up to the three-bedroom, two storey dwelling main house, built in c. 1984. The ground floor accommodation comprises a welcoming entrance hall and porch, kitchen/dining room with AGA, sunroom/conservatory, utility/pantry, tack room, living room, sitting room and WC. On the first floor, there is the master bedroom with ensuite, two further bedrooms and main bathroom. The first floor enjoys views over the entire holding.

The property has a traditional layout and has been kept to a high standard by the current owners. There is also ample room around the house to extend if needs be.

FARMLAND

The farm was originally part of the Battersby Estate and has been in the ownership of the current owners since 1942. The land is laid out in three divisions with water in all paddocks, well fenced and free draining. The land is currently farmed as an equestrian holding but suitable for all types of farming and includes extensive road frontage and two farm access points from adjoining road.

A range of equestrian facilities including 8 stables, sand arena, feed house, 2 hay barns, indoor horse walker and outbuildings surround the main house.

SERVICES

Mains water, septic tank, oil fired central heating, fibre optic internet.

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



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.

BER

BER: D2

BER No.: 111054102

VIEWING

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

Tel: +353 (0)1 663 4350

PSRA License: 002223

DIRECTIONS

The Eircode for the property is N91 XA66.

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.



FINANCIAL GUARANTEE

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

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.

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 May 2019.



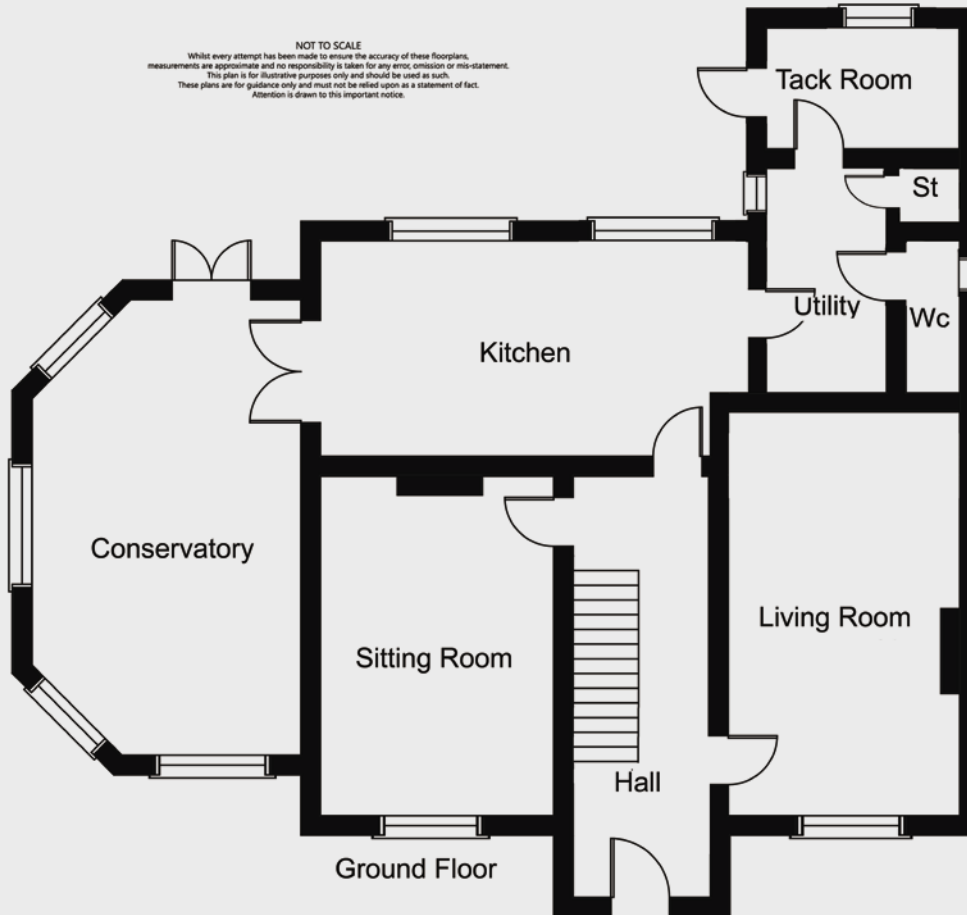


FLOOR PLANS

For Identification purposes only. Not to scale.

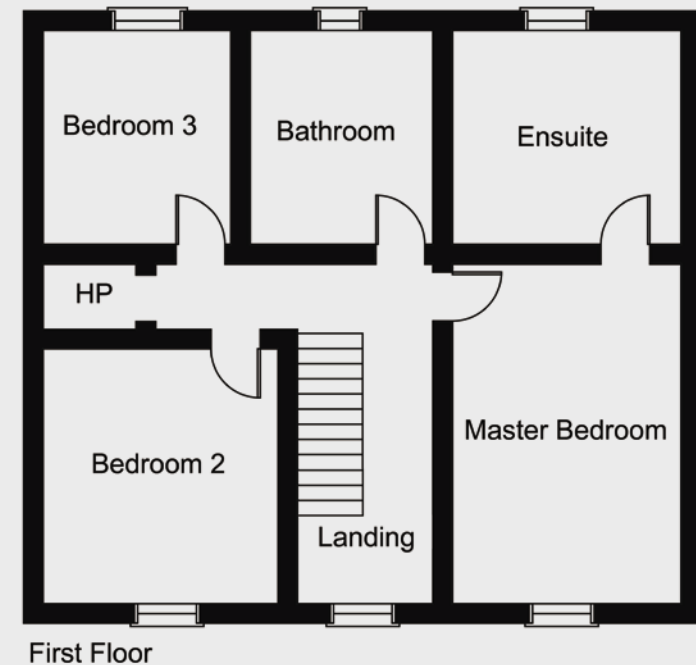


NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to this important notice.



Carraigh Stud,
Keenaghan, Kells,
Co Meath
X91 XA66

Gross Internal Area (approx.)
184 sq.m / 1,981 sq.ft



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[savills.ie](https://www.savills.ie)

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Brochure by fourwalls-group.ie