



**Coonan**  
PROPERTY

**BUTLERSTOWN STUD**  
Dunboyne, Co. Meath  
on approx. 60 acres (24.3 ha)

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# Butlerstown Stud

Impressive residential stud farm on approx.  
60 acres (24.3 ha) of prime Co. Meath land



5 Bedrooms



2 Reception Rooms



6 Bathrooms

For Sale by Private Treaty

**Excess €1,950,000**

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## THE PROPERTY

As soon as you drive through the gates you will want what is on offer here in Butlerstown Stud. This fine property is nestled on a phenomenal 60 acres of lush green grass. Set back from the road, the private residence can be found at the end of a winding driveway where it sits proudly on the land.

The modern home has recently been renovated and extends to an exceptional 4,295 sq.ft. (399 sq.m.) of very well proportioned accommodation. The stunning, double height feature window greets you when you arrive and floods the impressive hallway with light. Off the hallway to the left you have a beautiful formal dining area and to the right a formal living room. The large hallway incorporates a w.c. and closet. Follow through to the back of the property and you will find a utility room and w.c. with its own entrance door for practicality.

There is also a good-sized family room off the hallway to the rear, but the showstopper is the stunning kitchen/breakfast room which is resplendent in light from three sides and extends outwards to overlook the countryside behind the property. This is a hugely practical space fit for a large family. It opens to the back garden and is ideal for entertaining during the summer months.

Upstairs, there are five ensuite bedrooms all extremely well measured. Each bedroom has a fitted wardrobe, three of which are luxurious walk in wardrobes and again the stunning light filled master takes pride of place overlooking the land to the rear.

Outside, you will find a detached garage alongside everything you would need to run a successful stud farm. There is a superb outdoor arena, a walker and some fantastic American barn style stables. The land is in seven divisions and is mostly stud fenced. It is currently all in grass and is of excellent quality, suitable for a multitude of uses.



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## Accommodation

### GROUND FLOOR:

#### Entrance Hall

2.80m x 4.23m

Feature staircase, solid wood herringbone flooring, coving, wood paneling and cornice.

#### Cloakroom

#### Guest Toilet

With w.c., w.h.b., tiled floor, and wood paneling

#### Living Room

4.73m x 5.68m

Feature fireplace with fire basket, wooden flooring, and spotlights.

#### Dining Room

4.89m x 6.41m

Solid timber flooring, cornice and spotlights.

#### Utility

3.65m x 3.85m

Fitted floor to wall units, sink and plumbed for washing machine.

#### W.C. off;

1.63m x 1.63m

With w.h.b., tiled floor to ceiling.

#### Kitchen

9.78m x 5.96m

Tiled floor, fitted kitchen with double fridge freezer, electric Neff double oven, oil fired Aga, 4 ring electric hob, quartz counter and splashback. Sliding doors to the rear garden off the dining area.

#### Family Room

3.83m x 5.68m

Timber flooring, spotlights, feature fireplace with fire basket.



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## Accommodation

### FIRST FLOOR:

#### Bedroom 1

3.18m x 6.07m

With Walk in Wardrobe 1.45m x 3.19m Fully fitted with shelving  
Ensuite 2.17m x 2.79m Tiled floor to ceiling, w.c., w.h.b. and large walk in shower.

#### Bedroom 2

3.62m x 4.79m

Ensuite Tiled floor to ceiling, w.c., w.h.b. and large walk in shower.

#### Main Bedroom

6.029m x 5.22m

Ensuite Tiled floor to ceiling, w.c., w.h.b., bath and large walk in shower.  
Walk in Wardrobe 3.62m x 3.72m

#### Bedroom 4

3.62m x 5.05m

Ensuite Tiled floor to ceiling, w.c., w.h.b. and shower.  
Walk in Wardrobe

#### Bedroom 5

3.18m x 6.08m

Ensuite Tiled floor to ceiling, w.c. and w.h.b.  
Walk in Wardrobe

#### Attic Room :

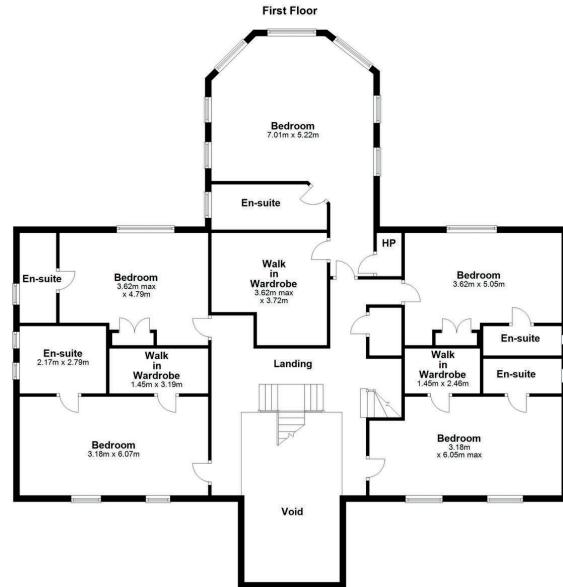
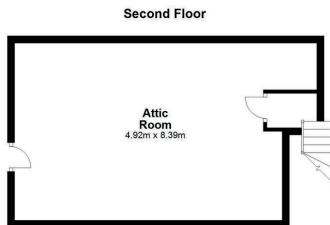
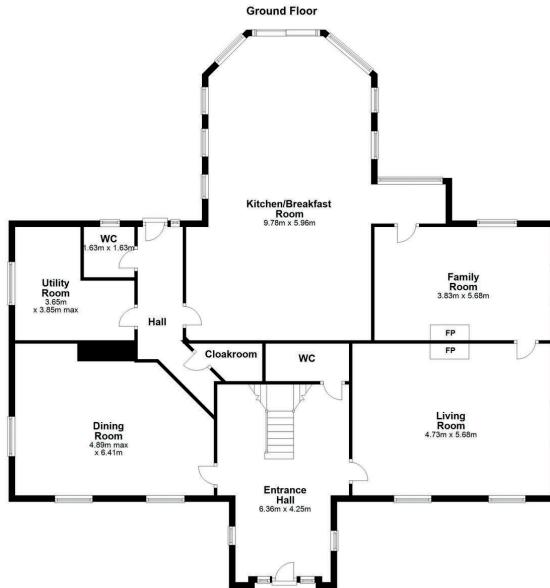
4.92m x 8.39m

Large snooker table and light fittings.



## Floor Plans

Internal area approx.  
4,295 sq.ft. (399 sq.m.)



## Outside

Separate back yard entrance off public road with electric gates

The farm is partially stud railed and presently all in grass

American barn with 19 loose boxes, tack room and feed room

Seven individual paddocks partially stud railed. 5 outdoor animal shelters with feeding facilities and concrete pads

Large 4 span hay barn

Approx. 60ft x 40ft flood lit sand arena

6 horse walker

Cattle crush with cattle handling facilities

## Additional Information

Oil fired central heating

Thermostatic controls in each room

Detached garage measuring approx. 382 sq.ft. (35.5 sq.m.)

Boiler house with oil-fired boiler

## Location

Excellent location, in the Co. Meath countryside but with easy access to Dublin airport and the city centre. The house and lands are conveniently located between the towns of Dunboyne and Maynooth

## Items Included in Sale

All carpets, curtains, light fittings and built in kitchen appliances



The logo for Coonan Property, featuring the word "Coonan" in a large, white, sans-serif font above the word "PROPERTY" in a smaller, white, sans-serif font, all set against a dark green square background.

# Coonan

PROPERTY

## DIRECTIONS

Eircode A86 RX97 – located just off the Maynooth – Dunboyne road, R157

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VIEWING

By appointment at any convenient time

## CONTACT INFORMATION

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