

# CLONALVY LODGE

CLONALVY, CO MEATH







**"Clonalvy Lodge" is a stunning 4,600sqft custom, Donegal sandstone built private residence which overlooks the quaint village of Clonalvy on the Dublin/Meath border close to Dublin airport and city.**

Built in 2007 'Clonalvy Lodge' stands at a generous 427 sq.m / 4,600 sq ft (approx.) and has been built to a very high specification where careful thought was put into its design and layout. Space and light prevails throughout the property which enjoys an excellent balance of well-proportioned living and bedroom accommodation and outdoor space ensuring this is an outstanding choice for those looking for a family home.

This wonderful country home is exceptionally well positioned on the Meath/Dublin Border in the picturesque village of Clonalvy and only a short distance to all amenities.





Accommodation comprises a welcoming entrance hall which features solid wood oak flooring, a feature stone wall and a wall mounted, built-in aquarium. Off the entrance hall there is access to all ground floor accommodation to include home office / study which is located to the front of the house and which could ideally be used as an additional bedroom, a large interconnecting living room and semi-circular sun room which features a feature stone wall and solid fuel burning stove. This outstanding room benefits from spectacular views of the surrounding countryside to the front of the house and a door which provides access to the side deck.

The most welcoming kitchen / breakfast room is located to the rear of the house and features fully fitted wall and floor units, granite work surfaces and upstands and tiled flooring throughout. The cream 'Rangemaster' which features a tiled surround stands as a homely focal point to the room. Off the kitchen there is access to the 'step in' pantry / larder. A guest WC is located to the rear of the house which can be accessed from the kitchen and double glass panelled doors provide access to the side deck. This room is flooded with natural light from the velux windows. There are four double bedrooms at this level (master with en-suite and dressing room) and two additional bathrooms, one of which can be accessed from two of the bedrooms. The main bathroom features a jacuzzi bath and pressurised showers are a feature of all bathrooms. A flight of stairs from the hall level leads to the basement area. This exceptionally large area comprises a large L shaped dance studio / games room and Gym which offers outstanding play / work-out space for all the family. Also at this level there is a WC, a generous utility room with ample storage space and laundry chute, storage room and a large garage. The garage features an electronic door and access to the self-contained apartment which comprises living / dining with kitchen off, bedroom area and shower room. This apartment offers the perfect space for Au-pair or visitors and benefits from its own access from the front of the house.











### Outside

The property stands on a generous site of .8 acres and benefits from outstanding views of Clonalvy village and the surrounding countryside. The property is bordered by a Beech hedge and the mature landscaped gardens are set in an array of mature plants, trees to include Oak and Sycamore amongst others and an excellent selection of shrubs. There is a large lawn to the side of the house perfect for growing families whilst the rockeries and flower beds offer the perfect space for keen gardeners to express their horticultural tastes. The property is accessed via electronic security gates and the tarmacaded driveway offers room for parking for a number of cars. The timber deck to the side of the house offers wonderful space for warm weather dining and entertaining and features a timber fence and outdoor fire ensuring one can enjoy Al fresco dining till late evening.

### Location

Clonalvy Lodge is exceptionally well located, close to the M1 and the M2, Dublin city and the property is less than 20 minutes from Dublin Airport. The property is located in the village of Clonalvy and is within walking distance of the local church and National School in the village. Clonalvy is on the Meath/Dublin boarder, which is the perfect location for those wishing to reside within a commutable distance of Dublin city centre. There is an excellent selection of secondary schools close by. School buses for the secondary schools in Ashbourne, Drogheda and Balbriggan stop in the village and all local towns are serviced by the local bus services in Clonalvy village.





### Special Features

Under floor Heating  
Hardwood Oak flooring  
Porcelain wall and floor tiles  
Biocycle System  
High Spec. Alarm System and CCTV  
Eco fuel heating system (High efficiency oil burner)  
In-house central vacuum system  
Mains water  
Attic storage with stira stairs  
Electronic gates and security entrance  
Raised deck with outdoor fire  
Permanent exterior Christmas lighting for holiday season

**Floor Area:** 427 sq.m / 4,600 sq.ft (approx.)

**BER:** A2

**BER Number:** 107862914

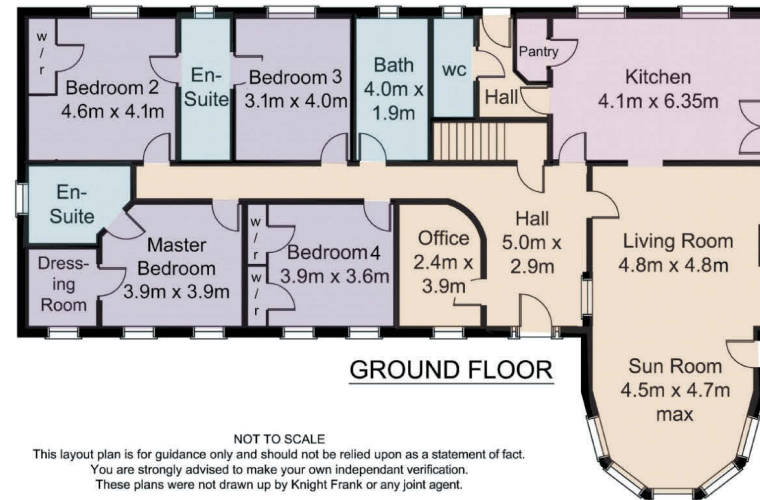
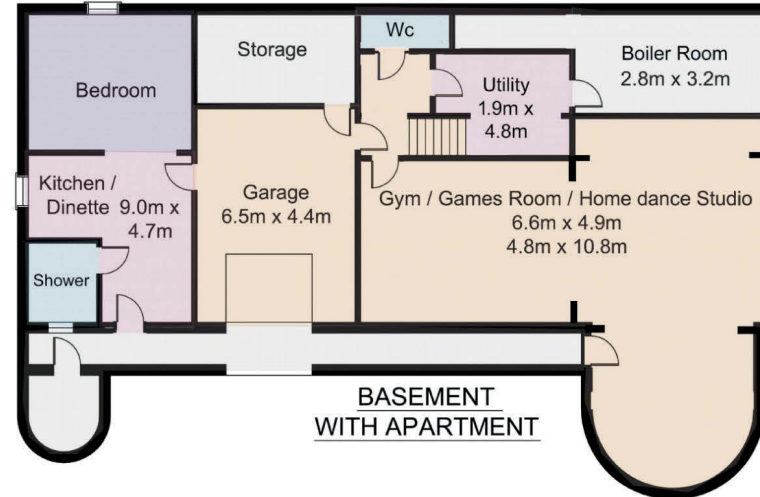
**Energy Performance Indicator:** 74.79kWh/m<sup>2</sup>/yr

### Enquiries:

**Eileen-Louise O'Sullivan- Knight Frank**

**John Ryan - John Ryan Auctioneers**

**ASKING PRICE: €650,000**



NOT TO SCALE  
This layout plan is for guidance only and should not be relied upon as a statement of fact.  
You are strongly advised to make your own independent verification.  
These plans were not drawn up by Knight Frank or any joint agent.



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