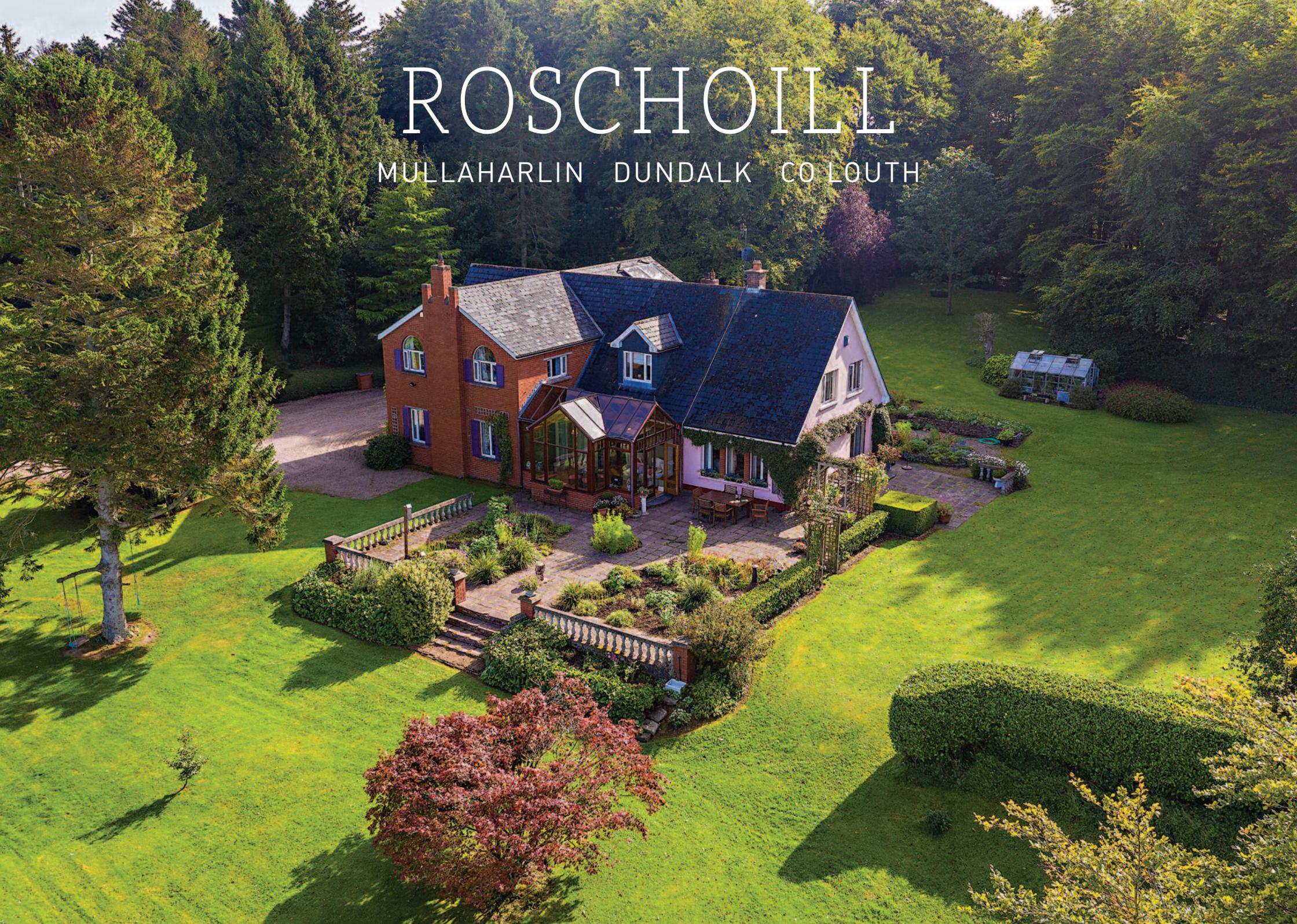


ROSCHOLL

MULLAHARLIN DUNDALK CO LOUTH







ROSCHOILL

THE CLUMP, CHAPEL ROAD
MULLAHARLIN, DUNDALK, CO LOUTH A91 KW2K

Charming double-fronted house in a private woodland setting

M1 Junction 16 2.5 km, Blackrock 3 km, Dundalk 4 km, Carlingford 31 km,
Drogheda 34 km, Dublin Airport 71 km, M50 72 km, Belfast 88 km
(all distances approximate)

House

Porch • Entrance Hallway • Drawing Room • Kitchen/Dining Room
Family Room • Conservatory • Master Bedroom Suite
Four further Bedrooms • Boot Room • Utility Room

Gardens & Grounds

Secure Entrance • Gravel Driveway • Landscaped Gardens • Patio
Car Port • Store Room • Log Stores/Sheds

In total about 1.5 hectares / 3.7 acres
For Sale by Private Treaty





LOCATION

Blackrock (3km) is a popular seafront residential area, with a host of eateries, shops and pleasant walks along its promenade. Dundalk (4 km), the county town of Louth, offers an abundance of services, amenities and shopping nearby. Drogheda (34 km), which is Ireland's largest town, provides a wide range of shops, culture and professional services.

The nearby area offers a wide variety of quality sporting and recreational activities. For racegoers, Dundalk Stadium (8 km) is Ireland's only all-weather horse and greyhound racetrack. The keen golfer is well catered for with a choice of courses including Dundalk Golf Club (4 km) and Ardee Golf Club (18 km). County Louth Golf Club is a fine links and championship course in Baltray, Co. Louth which is approximately 32km from the house. The course at Baltray has hosted the Irish Open on a number of occasions.

The famous Cooley Peninsula is within a short drive away, with its gorgeous walks and mountain ranges being very popular amongst hillwalkers. There is a beautiful coastline running the length of the entire county and the nearest blue flag beach, Port Beach, is only 22 km away.

There are good choices locally for primary schools and for secondary education, there are excellent schools in Dundalk & Drogheda including The Dundalk Grammar School, which offers both day and full-time boarding.

The M1 motorway (Junction 16) is only 2.5 km from the property which connects Dublin to Belfast. The M50 is 72km distant and Dublin Airport (71 km) is easily accessible via the M1. There is an excellent Belfast to Dublin train service with a station in Dundalk (4 km).



SUMMARY

Roschoill is an Irish translation for "Copse" meaning a small wood – a fitting description for this most impressive country home within its own secluded mature woodland grounds.

The house occupies a peaceful, countryside position yet conveniently situated for the national M1 motorway network (2.5 km) in the north east of Ireland. It is entered off a tranquil road through a stone wall entrance with electric gates, into a sweeping gravel driveway leading up to a parking area at the front of this charming double-fronted house.

Roschoill was originally thought to have been built in the early 1960's. The property was significantly extended and extensively renovated in 1982 by renowned architect Fergus Flynn-Rogers, to create a wonderful family home, ideal for both entertaining and family living. The internal accommodation extends to approximately 352 sq m / 3,788 sq ft of living space in total.

Impressive double front entrance doors open into a reception porch and entrance hallway and provides access to the principal reception rooms. On the right, is an impressive drawing room, with access to the conservatory off this. On the left is a boot room, utility room and storage room.

The kitchen/dining room is the focal point of the house, a wonderful open plan design which fully opens onto the conservatory. There is a wonderful feeling of connecting the indoor space and enjoying the simply stunning uninterrupted countryside views. Off the kitchen / dining room is the family room with a wood burning stove and a built-in wall cabinet. From here, French doors open out into the garden.





On the first floor is the master bedroom which includes a walk-in wardrobe and ensuite and four further generous bedrooms.

A full layout of the accommodation is shown on the adjoining floorplans.

GARDENS & GROUNDS

The spectacular gardens are an outstanding feature of this property. Among the myriad of features include its rich floral and aromatic planting, foxgloves, perennials, herbaceous borders and a green house. To the side of the house is a patio with a south-westerly aspect on an elevated site enjoying stunning views over the surrounding countryside.

The garden is mainly laid to lawn featuring a winding path leading to the woodland with its walkways, featuring wild bluebells and wild garlic. The main residence is set on approximately 0.96 acre of gardens and grounds, with approximately 2.74 acres of woodland, known locally as the 'The Clump', offering total seclusion. There is also a collection of log stores and sheds at the north-east boundary of the property.

To the side of the house, there is a carport with a storage shed and boiler room.

In all, the grounds extend to about 1.5 hectares / 3.7 acres.

GENERAL REMARKS

Viewings Strictly by appointment with Savills Country Agency.

Eircode A91 KW2K.

BER

C3 BER No: 112822143

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

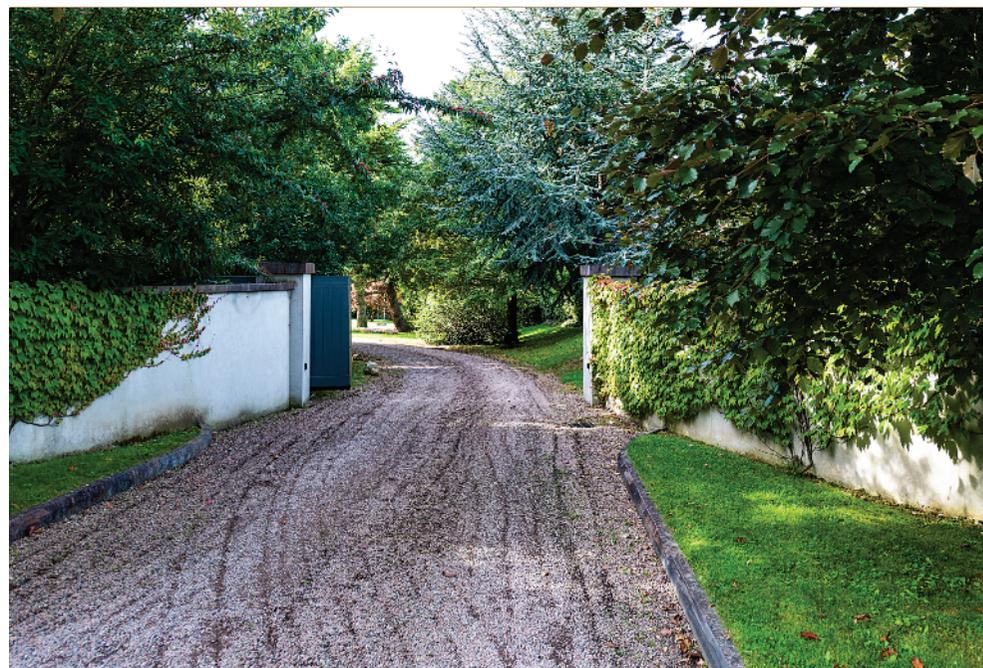
Oil-fired central heating, private well and mains water, septic tank, solar panels, broadband. Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

Entry & Possession

Entry is by agreement with vacant possession.

Offers

Offers may be submitted to the selling agents, Savills, 33 Molesworth Street, Dublin 2.
Email address: country@savills.ie.

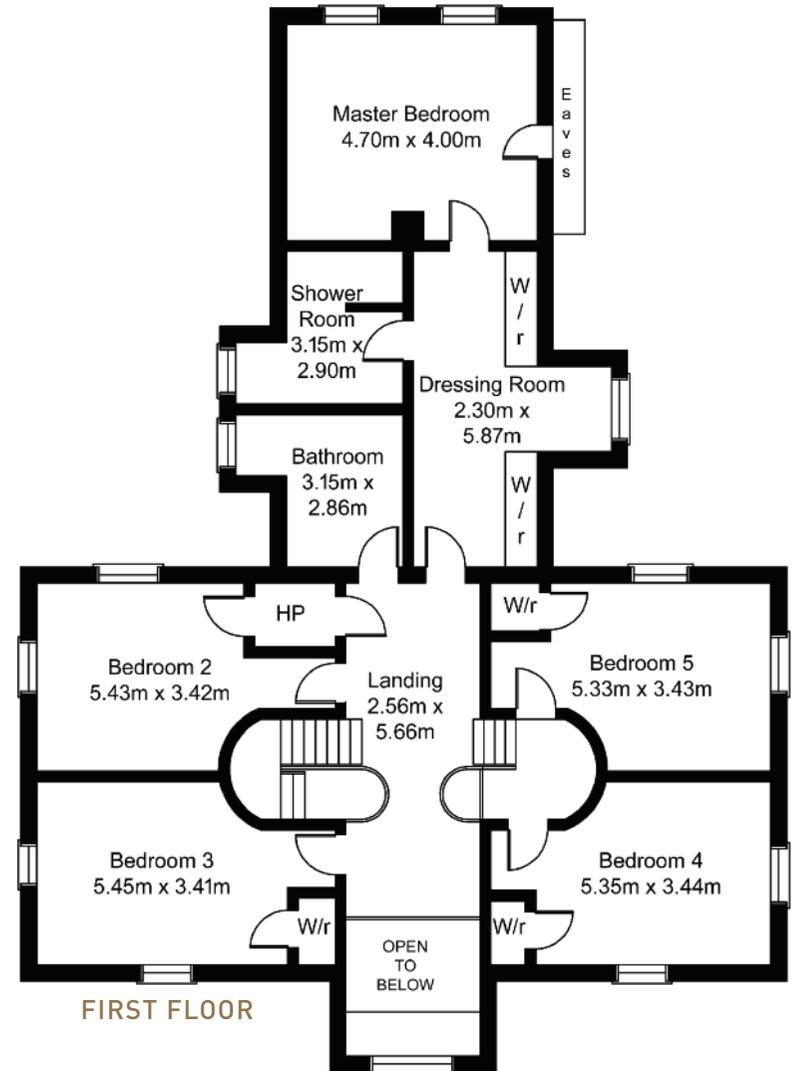
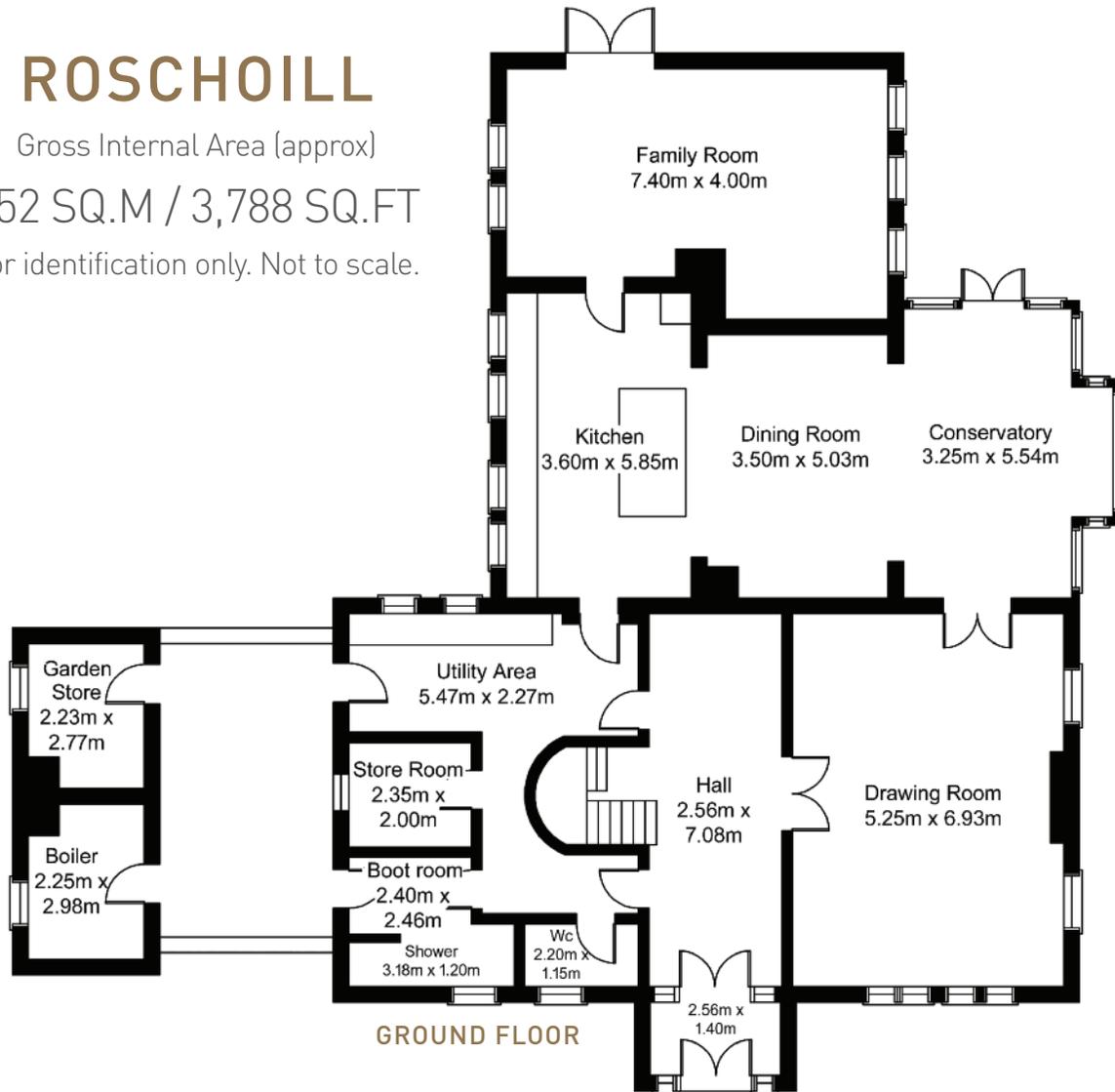


ROSCHOILL

Gross Internal Area (approx)

352 SQ.M / 3,788 SQ.FT

For identification only. Not to scale.



Best Offers Date

A 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.

Solicitors

Don McDonough
Donal O'Hagan & Co LLP Solicitors
Courthouse Square
Dundalk
Co Louth
Tel: 042 933 4134
Email: briege@ohagans.ie

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. There is a right of way in favour of the two adjoining properties along the entrance road. There is also a footpath / mass path substantially fenced which runs along the eastern boundary of the property. 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.

Important Notice Savills and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure prepared and photographs taken: September 2020

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