

# NETTERVILLE MANOR

DOWTH • COUNTY MEATH • IRELAND

# NETTERVILLE MANOR

COUNTY MEATH • IRELAND

*A fine Victorian manor with a stunning backdrop  
of the Boyne Valley*

## **Main House**

Entrance hall • Drawing room • Dining room • Sitting room

Study • Library • Kitchen • Utility room

Master bedroom suite • 2 further bedrooms • Family bathroom

## **Self-contained staff apartment**

Grounds and Gardens

Castle • Chapel • Games room • Car port

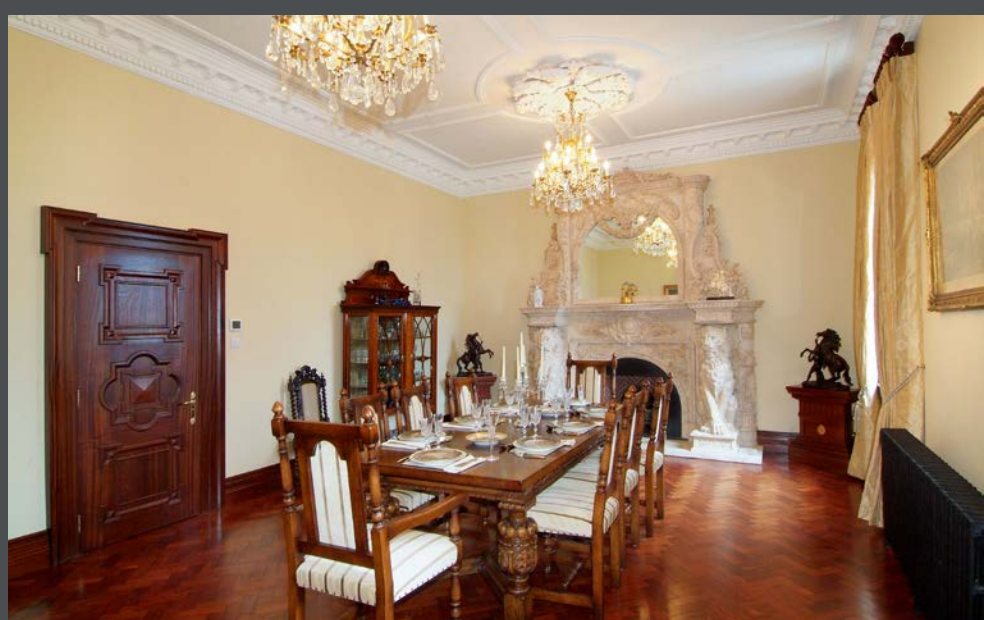
**In all about 5 acres**



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.









## Netterville Manor

Situated less than thirty-five miles from Dublin, Netterville Manor is a rare and fine example of classical Victorian architectural excellence with a stunning back-drop of the Boyne Valley and surrounding countryside - few country homes enjoy such a spectacular setting.

County Meath is dominated and characterised by both the quality of its agricultural land and its status as the heart of historical importance in Ireland. The ancient sights of Newgrange, Knowth, Dowth and the Hill of Tara are in close proximity.

Over the past decade, the present owners have undertaken an extensive renovation and restoration of the Manor. The outbuildings and gardens, like the house, are finished to an exacting standard.

Netterville Manor would also make a fabulous self-contained wedding venue. There is a Church within the grounds, as well as a banquet hall and ample space to accommodate a large number of attending guests.

## Historical Note

One of Ireland's most famous writers, poets and novelists, John Boyle O'Reilly was born at Netterville circa 18 June 1844.

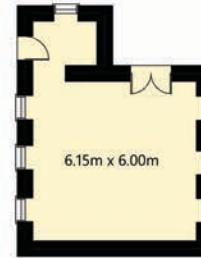
O'Reilly became a prominent spokesperson for Irish sentiment and culture, through his editorship of *The Pilot*, his prolific writing, and his lecture tours. He has been quoted many times by prominent dignitaries and politicians including President John F. Kennedy. There are a number of areas throughout Netterville Manor grounds dedicated to his memory and his works.



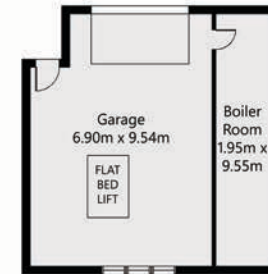
# NETTERVILLE MANOR

DOWTH • COUNTY MEATH • IRELAND

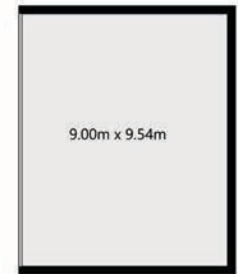
## Chapel



## Garage



Lower Floor

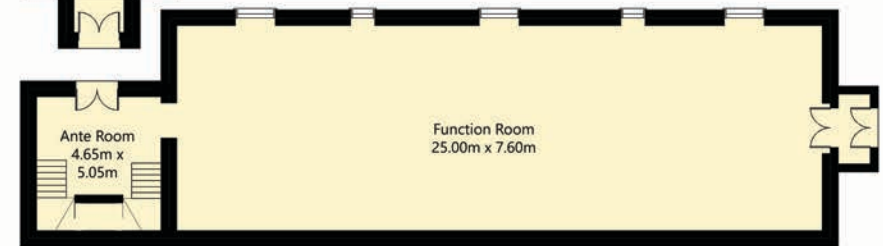


Upper Floor

## Function Room

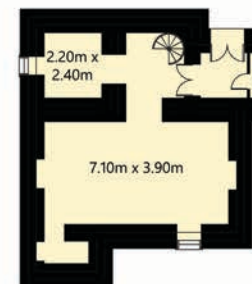


Entrance Level

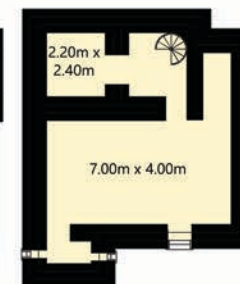


Lower Level

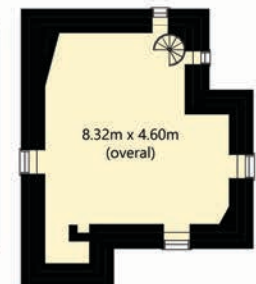
## Tower



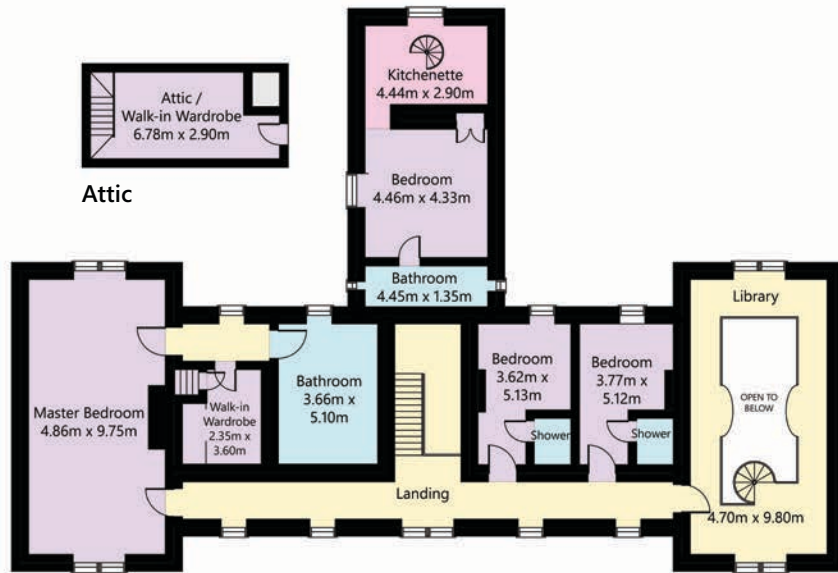
Ground Floor



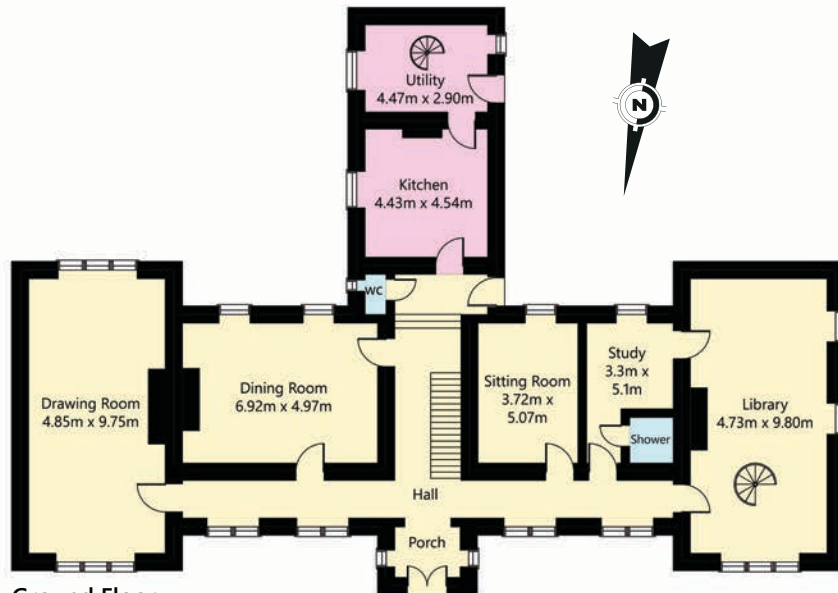
First Floor



Second Floor



First Floor



Ground Floor

- Reception
- Bedroom
- Storage
- Kitchen/Utility
- Bathroom

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars. Outbuildings are not shown in actual location or orientation.

## Approx. Gross Internal Floor Area:

|            |                          |
|------------|--------------------------|
| Main House | 6,049 sq.ft. / 562 sq.m. |
| Barn       | 1,225 sq.ft. / 116 sq.m. |







### Horse Racing

County Meath is home to Fairyhouse Racecourse and of course Tattersalls Ireland. Nearby, for almost over one hundred and fifty years, the annual races are held on the strand at Laytown. Laytown occupies a unique position in the Irish racing calendar as it is the only race event run on a beach under the Rules of Racing.



### Hunting

County Meath is home to the Meath Hunt, the Ward Union Hunt, Tara Harriers and other notable packs.



### Golf

There are a number of excellent courses in Co. Meath. Killeen Castle, only a 35 minute drive, with its highly regarded Jack Nicklaus Signature Design 18 hole Championship golf course that hosted the 2011 Solheim Cup as well as the Ladies Irish Open from 2010 until 2012.



### Travel by Car

With central Dublin only 56km away, the M1 and M2 (N2) offer a convenient route to the city.



### Travel by Air

Dublin airport is a 35 minute drive. Access by helicopter is possible, co-ordinates available upon request.

All distances and times are approximate



## Fixtures and Fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together are excluded from the sale but some may be available by separate negotiation. Such items include all carpets and curtains, light fittings, domestic electrical items and garden statuary.

## Easements, Wayleaves and Rights of Way

The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way whether these are specifically referred to or not. All sporting rights, standing timber and minerals, insofar as they are owned, are included in the freehold sale.

## Services

Mains water and electricity, Private drainage, Oil-fired central heating.

## Local Authority

Meath County Council, County Hall, Railway Street, Navan, Co. Meath.

Tel: 046 9097000. [www.meath.ie](http://www.meath.ie).

## Directions

From Dublin, take the M1 heading north. Exit at junction 10, follow the N51 towards Slane. Turn left onto the L1607 (sign posted), and follow the lane for about 2km and Netterville Manor will be on your left.

## Viewings

By prior appointment only with the selling agents.



### **Knight Frank LLP**

20-21 Upper Pembroke Street  
Dublin 2  
Ireland

Tel: +353 1 6342474

Rena.OKelly  
@ie.knightfrank.com

Eileen-Louise.OSullivan  
@ie.knightfrank.com

### **Knight Frank LLP**

55 Baker Street  
London  
W1U 8AN

Tel: +44 (0)20 7861 1782

Ronayne.OMahony  
@knightfrank.com

**KnightFrank.com**

---

## Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

Particulars dated: January 2015. Photographs dated: August 2014.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Designed by **The Sign Design Partnership Ltd**

Telephone: +44 (0)20 3286 1633 [www.signdesignlimited.com](http://www.signdesignlimited.com)

