



Five-bed detached country residence, set on a 2-acre site approx

The Old Rectory, Moyvore, Mullingar, County Westmeath, Ireland, N91 DKH2

BER D1

Sherry
FitzGerald
Davitt & Davitt

DESCRIPTION

Sherry FitzGerald Davitt & Davitt are proud to present this exceptional five-bedroom detached country residence, a rare opportunity to acquire a distinctive home set on approximately two acres of beautifully maintained grounds. Offering a rich blend of Victorian elegance and modern comfort, this property is located in the countryside while remaining within easy reach of Mullingar and all major transport links.

Ground Floor

A light-filled entrance porch with double aspect sash windows, wainscoting and original Victorian tiled floor, leads into a wide hallway with an impressive staircase.

Natural light floods in from the large arched window at the return level.

The first of the main reception rooms is a large drawing room, featuring original timber floors, original coving and architraves, and a fine marble fireplace. The room is bathed in light from the three large sash windows looking out onto the lawns.

The sitting room /library on the other side of the hall is an elegant cosy room, in pale shades of cream and green, with a wood burning stove set into another original period fireplace and floor to ceiling fitted bookshelves.

There is also a study, with views of the garden and patio, and a guest WC, on this level.

Looking out over the back of the property is the fitted kitchen. Classic styling meets practical design, with painted timber cupboards, and a large, original French farmhouse sink, with a rare, matching porcelain draining board.

The space which includes a six-ring gas hob, 2.7m stainless steel worktop and backlit glass shelves are a cook's dream.

A second counter also follows a professional

kitchen setup with open-display appliances. The spacious floor to ceiling, shelved pantry beside the kitchen, provides additional storage.

The breakfast room, a warm, welcoming space with dual aspect windows leads off the kitchen. A traditional cream, oil fired Aga sits in the original brick inglenook fireplace and French doors lead out to one of the patio areas.

First Floor

One of the delights of this unique home is the wooden staircase which leads up from the breakfast room to a little private suite with an ensuite double bedroom and walk-in wardrobe. In 1869 when the house was built, this was the housekeeper's quarters.

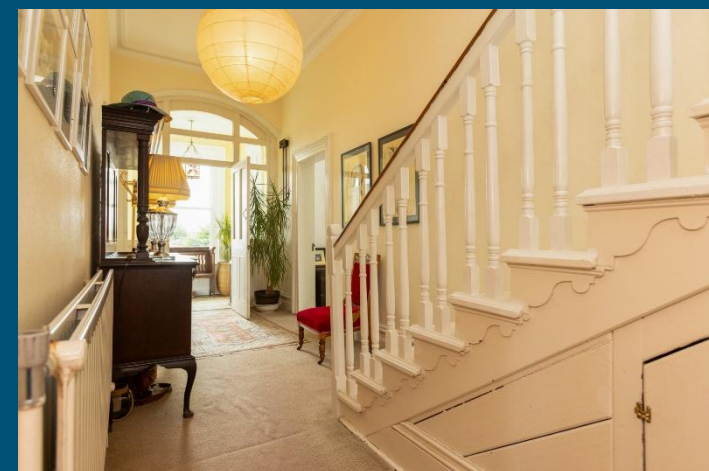
Up the main staircase, four further bedrooms, one ensuite, and each with its own unique character, provide spacious, light filled accommodation.

The primary bathroom includes an exceptional heritage feature. The cast-iron roll-top bath with solid brass taps, is embossed with the historically significant date it was cast: Easter Monday 1916. Adding to the home's sense of history is an impressive porcelain wash hand basin, believed to have originated from the Master's Room of Dublin's Rotunda Hospital, circa 1835. This striking feature offers a rare connection to one of Ireland's most iconic medical institutions.

A powerful power shower provides 21st century comfort.

Features

Throughout the home, there are new, double glazed, timber sash windows and original Victorian fireplaces, coving and architraves. The house was re-roofed 6 years ago with original blue Bangor slate. Modern comforts include oil-fired central heating, power showers and USB-C charging points.



Exterior

The exterior is equally impressive, with mature landscaped gardens, tall trees, and complete privacy to the rear.

Raised beds for vegetables and herbs, with protective mesh surround, are conveniently located beside the kitchen. An original famine pot, now in use as a planter, is another reminder of the rich history of this home.

A large workshop with power supply, offers excellent storage or conversion potential, and additional 2-storey outbuildings provide further scope for a variety of uses.

Location

This unique home, full of warmth and light is beautifully restored and thoughtfully upgraded. The low-density area offers tranquillity and seclusion yet it remains within easy driving distance of Ballymahon and Mullingar and local schools.

Viewing is highly recommended to appreciate the full charm and character of this outstanding residence.

Asking Price €695,000



Accommodation Ground Floor

Entrance Porch 2.138m x 1.936m (7' x 6'4"):

Sash windows, wainscoting, tiled flooring, coving, centre rose, arch window.

Entrance Hall 9.301m x 2.246m (30'6" x 7'4"):

Carpet flooring, coving, centre rose, under stairs storage, rear door access, tile flooring.

Sitting Room 4.758m x 4.77m (15'7" x 15'8"):

Carpet flooring, solid fuel stove, feature built in book cases, uPVC double glazed windows, centre rose, coving, built in storage, decorative wallpaper.

Drawing Room 4.665m x 6.92m (15'4" x 22'8"):

Marble fireplace, timber flooring, sash windows, coving, original architrave, centre rose, decorative wallpaper.

Study 4.65m x 2.326m (15'3" x 7'8"):

Carpet flooring, double glazed sash windows, feature arch, coving, centre rose.

Guest WC 0.901m x 1.667m (2'11" x 5'6"):

Splash back tiling, WC, wash hand basin.

Kitchen 2.143m x 4.852m (7' x 15'11"):

Fully fitted kitchen with 6 ring gas hob, tiled floor, spotlights, tiled walls, timber panelling, velux window.

Pantry 3.118m x 2.352m (10'3" x 7'9"):

Tiled flooring, sink, shelving.

Breakfast room 4.212m x 4.342m (13'10" x 14'3"):

Tiled floor, Aga, timber panelling, brick feature wall, house cupboard, wainscoting.

Housekeeper Room (Bedroom Five)

4.295m x 3.62m (14'1" x 11'11"):

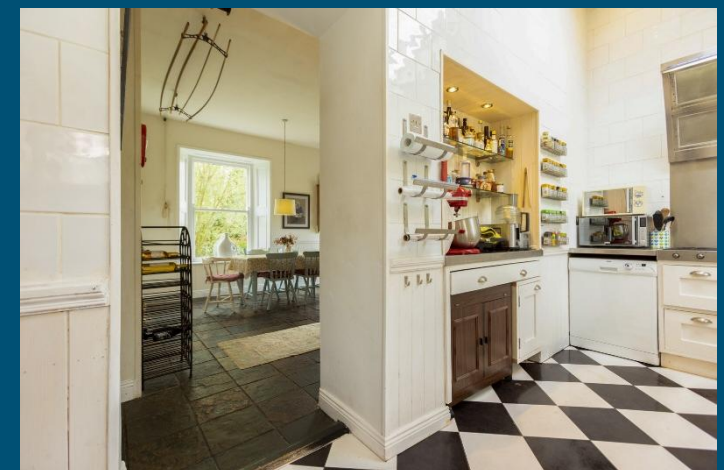
Timber floor, tall ceilings, walk in wardrobes, sash windows.

En-Suite 3.620m x 1.135m (11'11" x 3'9"):

Wash hand basin, WC, tiled throughout, shower suite.

Bedroom One 4.360m x 2.410m (14'4" x 7'11"):

Carpet flooring, decorative wallpaper, tall ceilings.



Accommodation First Floor

Landing 2.238m x 9.137m (7'4" x 30'):
Carpet flooring, coving, textured wallpaper, feature arch window.

Main bathroom 2.712m x 5.249m (8'11" x 17'3"):
WHB that dates back to 1835 and came from Master's room in Rotunda Hospital, Easter Monday 1916 stamped bath tub, WC, shower suite, hot press.

Bedroom Two 2.593m x 4.970m (8'6" x 16'4"):
Carpet flooring, decorative wallpaper, coving.

Bedroom Three 4.630m x 3.257m (15'2" x 10'8"):
Carpet flooring, coving, feature fireplace.

En suite 2.212m x 0.772m (7'3" x 2'6"):
Back lit mirror display, panelling, tiled throughout, coving, WHB, WC, shower.

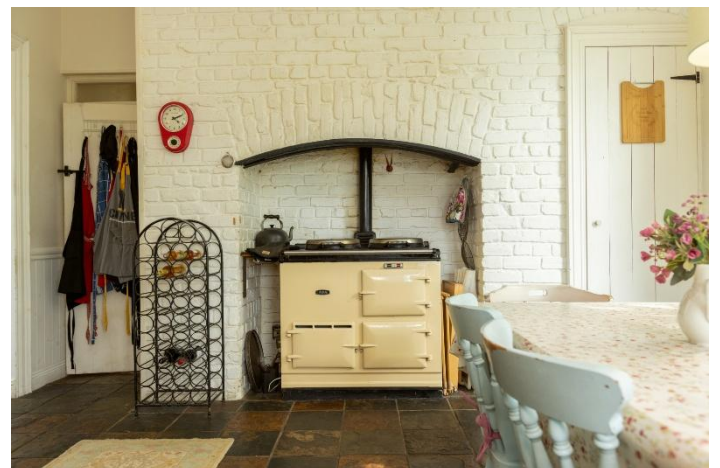
Bedroom Four 5.450m x 3.985m (17'11" x 13'1"):
Carpet flooring, decorative wallpaper. coving USB-C charging ports.

Workshop 7.211m x 4.630m (23'8" x 15'2"):
Electricity, slider door, ample storage.

Special Features & Services

- OFCH
- Solid fuel stove
- Mature gardens
- 2-acre site
- Victorian architecture
- Bespoke double glaze sash windows
- Outbuildings with potential
- Historical building
- Close to local primary school
- 8km to Ballymahon
- 21km to Mullingar
- Close to all major road networks
- Low density area
- Stunning Victorian home
- Mains water
- Septic tank

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