



**Coonan**  
PROPERTY



A large, two-story white house with a dark roof and two chimneys. The house has several windows and a central arched entrance. It is surrounded by a well-maintained lawn, trees, and a dark wooden fence. A paved driveway leads to the house.

## MOOREFIELD HOUSE

Berrillstown, Tara, Co. Meath  
on approx. 14.35 acres (5.80 ha)

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# MOOREFIELD HOUSE

- Exceptional “B” rated country residence extending to approx. 355 sq.m /3,821 sq.ft sitting on approx. 14.35 acres
- Moorefield house has an exceptional finish and is nicely positioned within the holding with 4 grass paddocks all of which are stud railed fenced with mature hedging and trees to the boundary
- To the rear of the house there are 4 stables, tack room with a loft conversion and a separate double garage
- The accommodation briefly comprises of entrance hallway, sitting/dining room, living room, kitchen/dining area, utility/boot room, guest w.c., and at first floor four ensuite bedrooms, study/powder room and mezzanine library
- Moorefield House is located in Berrillstown, adjacent to Tara Stud, it is located just off the M3, with links to M50 and the M1. Moorfield is 40 minutes from Dublin airport and under an hour from Dublin city centre



4 Bedrooms



2 Reception Room



5 Bathrooms

**For Sale by Private Treaty**  
**Guide Price: €1,500,000**

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## Description

Moorefield House is a truly stunning two-storey, traditional country-style residence set amidst the scenic surrounds of Berrillstown, Tara. Built in 2009 to an exceptional standard, this detached home sits proudly on approximately 14.35 acres of good quality grassland, and is within an hour of Dublin City.

Entered through secure electric gates and along a tarmacadam driveway, the property immediately conveys a sense of seclusion, elegance, and distinction. The striking Georgian-style entrance door—complete with decorative fanlight and intricate glass side panels. The entrance hall sets the tone with antique solid oak flooring, which flows throughout the main living areas. A unique highlight is the mezzanine library, overlooking the formal sitting room below—a wonderful space that adds both architectural interest and character.

The heart of the home is the fully fitted, handcrafted kitchen, thoughtfully designed with classic finishes. It features granite worktops with matching upstands, a large feature island with a shaped wooden countertop, undermounted stainless steel sink, a Belfast sink, and a traditional Aga cooker—creating an inviting space perfect for family life and entertaining.

The living spaces are beautifully proportioned and bathed in natural light, with feature bay windows offering peaceful views over the water feature and landscaped rockery.

Upstairs, each of the bedrooms is bright and generously sized, with beautifully designed feature windows framing captivating countryside views.

Outside, in addition to the expansive paddocks and grassland, the property includes four stables, a tack room with loft conversion, and a double-door garage—making it ideal for equestrian use or those seeking a lifestyle property with ample outbuildings.

With a “B” energy rating, this home combines modern building efficiency with the timeless appeal of a classic country house. Moorefield House offers a rare opportunity to enjoy peaceful, rural living in a prestigious location—just a short drive from Tara, Navan, Dunshaughlin, and the M3 motorway for convenient access to Dublin.

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## Location

Nestled in the heart of County Meath, Berrillstown in Tara offers the perfect blend of rural charm and modern convenience. Within striking distance of the M3, this picturesque and highly sought-after area is steeped in history, beauty, and community spirit. Neighbouring the renowned Tara stud and only minutes away from the historic Hill of Tara – one of Ireland's most iconic heritage sites – and within a short drive to nearby towns like Navan, Dunshaughlin, and Trim, offering shops, schools, cafes, and all essential amenities.







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## **Accommodation**

### **Entrance Driveway**

Approached by electric gates and a handsome walled entrance and enhanced by decorative loose stone chipping & box hedging, the property is introduced by a long driveway bordered with stud rail fencing, Victorian-style cast iron lighting and mature hedging and trees.

### **Entrance Hallway**

7.19m x 3.45m

Elegant Georgian entrance door with fanlight & decorative glass side panels, antique solid oak floor, feature staircase oak with wall panelling, decorative cornice and coving, detailed architrave, down lights, feature chandelier, recessed space, alarm panel, thermostat controls and solid double doors to living rooms.

### **Sitting/Dining Room**

9.01m x 5.32m

Antique solid oak floor, feature double bay windows, feature marble fireplace with open fire, dimmer lights, wall sconces, decorative cornice, architrave, panelled feature wall, double height ceiling opening to a defined formal dining area with mezzanine area overhead.

### **Living Room**

7.19m x 5.27m

Antique solid oak floor, feature double bay windows overlooking water feature and rockery, feature quartz fireplace with open fire, decorative cornice, architrave, down lights and double doors to kitchen.

### **Kitchen/Dining**

6.87m x 8.82m

Stone tiled floor with under floor heating, fully fitted handcrafted kitchen with granite work tops and upstands, glass wall display cabinets, plate rack, pan drawers, Belfast sink, large feature island with under-mounted stainless steel sink, shaped wooden work top, Aga cooker and extractor set into decorative over-mantle, tall clad larder units housing American style fridge freezer with feature wine rack overhead, stand-alone dresser unit, ample dining area, dual aspect flooded with natural light, French doors, detailed coving and down lights.



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## **Accommodation**

### **Utility Room/Boot Room**

5.06m x 5.29m

Tiled floor, additional bespoke cabinet units, granite work top, Belfast sink, detailed architrave, down lights, recessed seating area, French doors to exterior yard.

### **Guest W.C.**

2.90m x 1.72m

Tiled floor and splashback area, tongue and groove panelling, w.c. with Sanitan high level toilet cistern & pan, w.h.b., shower enclosure and heated towel radiator.

### **Landing**

10.01m x 8.81m

Feature solid oak stairs leading to landing and mezzanine area overlooking living and formal dining room. Seating area. Feature window at double height, overlooking front entrance area and gates, detailed coving, cornicing and spotlights.

### **Control Room /Hotpress**

2.39m x 1.55m

Water tank, underfloor heating controls and shelving.

### **Master Bedroom**

4.06m x 5.69m

Antique solid oak floor, decorative coving and downlights.

### **Study/ Powder Room**

3.73m x 4.04m

Walk-in wardrobe area and powder room, vanity area and large window.

### **En-suite Bathroom**

4.06m x 6.05m

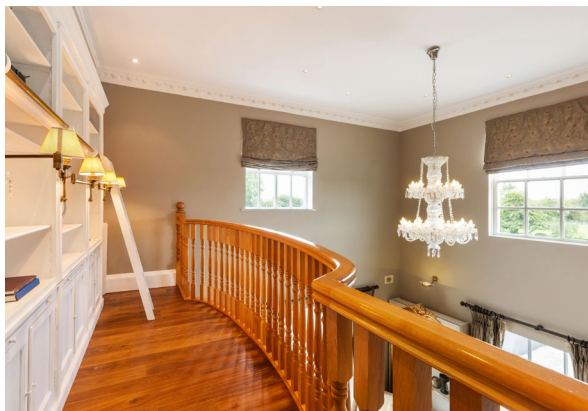
Antique solid oak floor, deep fill bath enclosed with panelling, feature mirrors, spotlights, w.c., bidet, feature fitted vanity unit with w.h.b., white granite worktop, drawers, cabinets, under-sink storage, mirror and tall glass cabinets and towel radiator.



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## **Accommodation**

### **Bedroom 2**

4.06m x 6.05m

Fully carpeted, TV point, decorative coving, downlights, large window overlooking stables and yard.

### **En-suite**

1.45m x 2.95m

Tiled floor & splashback wet areas, double shower enclosure, power shower, w.c., w.h.b. and central vacuum system.

### **Bedroom 3**

3.64m x 5.33m

Fully carpeted, decorative coving and downlights.

### **En-suite**

1.45m x 2.27m

Tiled floor & splashback wet areas, shower enclosure, power shower, w.c., w.h.b. and access to attic.

### **Bedroom 4**

3.46m x 5.33m

Fully carpeted, decorative coving, downlights, walk-in wardrobe with shelving.

### **En-suite**

1.16m x 3.30m

Tiled floor splashback wet areas, w.c., w.h.b. and steam shower cabinet.



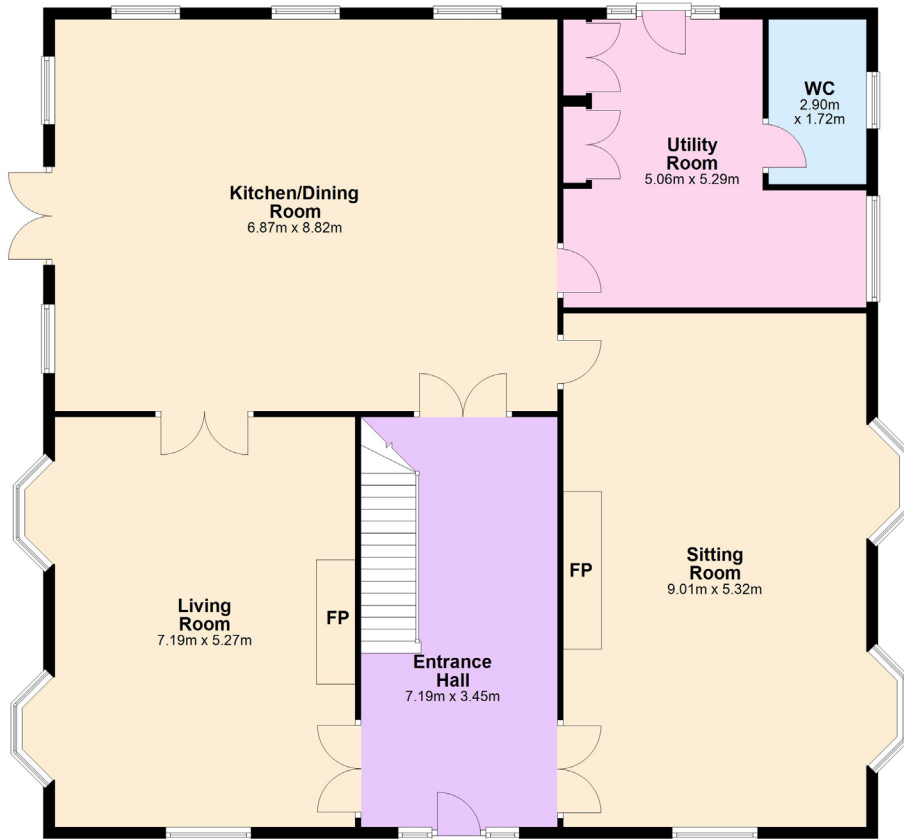
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## Floor Plans

### Ground Floor

Country residence extending to approx. 355 sq.m /3,821 sq.ft



# Floor Plans

## First Floor

Country residence extending to approx. 355 sq.m /3,821 sq.ft





## Garden

A well-defined shaped lawn leads to a south-facing patio area, perfectly positioned to overlook a water feature and rockery garden. Surrounded by mature trees, ornamental box hedging, and a variety of established shrubs, the space is elegantly finished with decorative stone, timber sleeper edging, and includes a double-door garage.



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## Stables and Tack Room

Four stables, tack room with loft conversion  
set back from the residence with  
access to paddocks.



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## Additional Information

- Outdoor taps
- Lights
- Underfloor heating
- Double sash windows throughout
- Integrated Hoover system (vendor to confirm)

## Items included in sale:

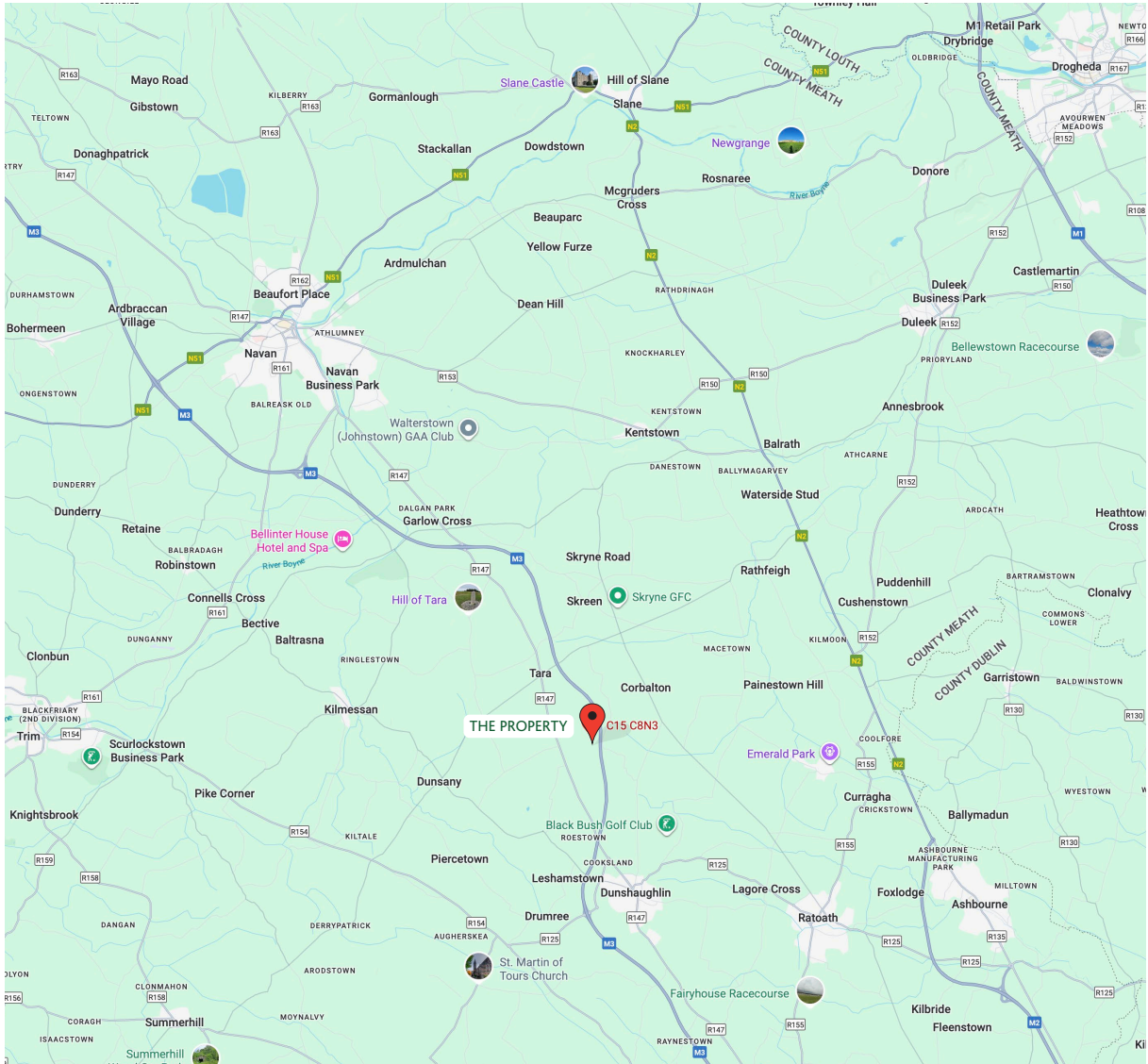
Fixtures, fittings and window dressings, aga cooker and American style fridge/freezer.

## Services

Private well

Bio cycle

Oil central heating



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### **DIRECTIONS**

Eircode: C15 C8N3

Drive to Dunshaughlin first and then follow the Eircode from there to proceed to the property.

### **BER RATING**



### **VIEWING**

By appointment only.

### **CONTACT INFORMATION**

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