

BER EXEMPT

**Knocknagin House, Balbriggan, Co. Dublin**

**Lisney**



# Knocknagin House, Balbriggan, Co. Dublin

## Summary

A truly special, French-style, period country house dating from C.1680, Knocknagin offers all the elegance of yesteryear combined with modern comforts and a country lifestyle. Beautifully presented, this luxury home exudes lots of charm and character and is set amidst wonderful gardens and an attractive stream. The entire property offers the best of spacious and varied accommodation in a tranquil setting within walking distance of a long sandy Beach.

Knocknagin lies beside Delvin Bridge, which is on R132 between Drogheda and Dublin Airport, just off the M1.

The entire house was virtually rebuilt in 1994, using as much original and local material as possible. The house was meticulously reconstructed and finished to an extremely high standard. It consists of a two storey, three bay central block with attic floor with a wing attached to each gable. Circa 1840 the casement windows with panes and shutters, replaced the originals.

This stunning property is steeped in history and offers a unique opportunity for the discerning purchaser to acquire a restored country house, ideal for further development and suitable as a family home or possibly use as a bijou guesthouse on a par with those currently in the Blue Book, high end wedding or entertaining venue or Airbnb for overseas guests, subject to the usual planning permissions. It would also be ideal for those looking for a home and business space together. An added bonus are generous tax relief credits available for refurbishment works completed in the future under Section 482 of TCA1997

## Description

Inside, the space and proportions of the main reception rooms and kitchen are exceptional. French doors from all ground floor reception rooms lead out to the gardens and give a great sense of light and freshness to the house. There is also a terrific sense of symmetry which allows for all types of furniture to be accommodated.

## Accommodation Summary

Outer Hall - Staircase Hall - Ante room - Dining room - Kitchen / Breakfast room - Library / Study - Drawing room - Orangery/ Garden rooms - 4 large Bedrooms - 2 Bathrooms upstairs - 2 Guest WCs downstairs - Utility Rooms – Various Offices, Stores and Outbuildings.

## Features

- Restored historic house of great elegance.
- Approx. 6,900 sq. ft. of residential accommodation
- Approx. 1,540 sq. ft. of office and ancillary buildings
- On approx. 1.7 hectares / 4.27 acres of mature manicured and maintained gardens and grounds
- Easy access to M1 Motorway
- 5 min walk to adjacent Silverstrand Beach.
- Ideally suitable for further development
- Tax relief for further works available under section 482 of the 1997 consolidation act.

## Location

	km
M1 - Junction (7)	4
Dublin Airport	26
Dublin City	37
M50	27
Balbriggan	2
Gormanston commuter Rail Station	1
Drogheda	14

- Excellent road and rail links to Dublin City, Dublin Airport and Belfast.
- 20 minutes drive to Dublin Airport, 35 min drive to Dublin city centre.



# Accommodation

**Entrance Hallway:** Clay tiled floor. Archway leading to sitting room and to inner hallway with stairs to upper level

**Guest Toilet:** Wash hand basin. W.C.

**Study/Library:** Cosy and snug room with feature open fireplace. French doors to the front. Decorative coving. Door leads to:

**Drawing Room:** Large light filled room to the front of the house with wooden floors and vaulted ceilings. French double doors to gardens. Feature fireplace with Jotul stove with ornate marble mantelpiece. Decorative coving. Double door leads to:

**Orangery:** Two interconnecting rooms with fireplace and two sets of double doors dividing the rooms. Windows and French doors on either side of the room which bring in great light. Views over the ornate inner courtyard and gardens on the other side of the house. High vaulted ceiling. Stone flooring.

**Gym Room:** Suitable for wide variety of uses, currently used as a gym room

**Office:** Doors to rear back avenue.

**Ante Room:** Located off to the right from the main hallway. Wooden floor. Open fireplace. French doors to front of house.

**Dining Room:** Large room ideal for formal dining. Wooden floor. Feature open fireplace with marble mantelpiece. Decorative exposed beams in ceiling. French doors to the front of the house, and solar to rear with access door to inner courtyard.

**Kitchen:** Beautiful cosy country style kitchen cum dining room with extensive range of fitted presses and cupboards. The focal point is the Rayburn Royal range (oil fired) and there is a double sink unit and tiled worktops. Tiled flooring.

French doors to the front garden.

**Back Hall:** Clay tiled floor. Doors to both the garden and also to the inner "scented" courtyard.

**Stairs lead to:**

**Landing area,** also

**Hotpress (Walk-in):** On upper floor over the east wing

**Television room:** On upper floor over the east wing. Window overlooking gardens. Fireplace.

**Loft Room (Large):** On upper floor over the east wing. With roof windows.

**Second Kitchen:** Fully fitted kitchen with clay tiled floor. Stainless steel sink unit and drainer. Fitted presses and tiled counter tops. Gas/Electric Cooker with Extract hood.. Fitted Washing machine.

**Shower Room:** Shower cubicle. Wash hand basin. W.C., Window to inner courtyard.

**Laundry room:** Large room ideal for laundry and drying clothes naturally. Door & window to gardens.

**Large Office Area:** Two large interconnecting rooms currently used as offices, but could be used as additional recreational or sleeping accommodation. Windows. Double doors feed directly onto the back avenue.

**Main House upper level:** Large landing area with windows overlooking the gardens.

**Main Bedroom suite:** Fitted shelving and wardrobe space. Feature windows overlooking the front of the house. Fireplace

**Ensuite Bathroom:** Bath. Shower. Bidet. W.C. Wash hand basin.

**Bedroom 2:** French Windows overlooking front garden. Fireplace.

**Second floor Landing area** with windows overlooking gardens.

**Bedroom 3:** Window overlook garden and beyond. Fireplace.

**Bedroom 4:** Window overlooking garden and beyond. Fireplace

**Bathroom:** Bath. Shower. Wash hand basin. W.C. wooden floor.

## NOTE:

1. Refer Floor Plans at rear for approximate room dimensions
2. A lot of the above accommodation could easily be converted to additional bedroom accommodation or indeed self-contained units.
3. Knocknagin House and outbuildings are eligible for tax relief, under Section 482 of TCA1997. Full details available from the agent.



## The Grounds

The property has two access points from the road. The main entrance, with tarmacadammed drive flanked by beech hedging which leads to the front forecourt, and the rear entrance which passes alongside the Delvin River and leads to outbuildings and the rear of the house.

Mature trees along the driveway offer great privacy, and electric gates to the front offer good security

The grounds are laid out in separate areas. These include a woodland area, a sheltered vegetable & fruit garden with spacious greenhouse, a walled garden and a “scented” courtyard garden which can be accessed directly from the main rooms of the house.

## Outhouses

There are a series of lofted stores and garages at the rear of the house which provide good workshop and storage space. Additionally, there is a separate long stone outhouse building (approx 6m wide x 24m long) which is currently being used for tools, machinery and as a wood store, but has real potential for development.

## Services

Knocknagin House is served by private well water, mains power, private septic tank, oil fired central heating, a solar panel and rainwater recovery systems.

## Local Amenities

Balbriggan is an active seaside town with a vibrant fishing harbour. Sailing, fishing and general water sports can be enjoyed at the beaches and harbours of Gormanston, Balbriggan, Malahide, Skerries and Rush. Cycling is a popular North County Dublin sport, as is Cricket, and there are a number of quality golf courses in the locality.

The area is also ideal for the equestrian enthusiast as there are several top class livery and riding centres, and hunting locally with the Fingal and Ward Union packs. There are numerous top quality schools nearby, both secondary and primary

The World Heritage Site of Newgrange & the Boyne Valley is only a short drive away, and this is a core area of “Ireland’s Ancient East”, the recently launched history and heritage tourism destination.

Balbriggan is a rapidly growing business town with a range of nearby Hotels and Restaurants.

## A Brief History

Knocknagin House is a three storey central block with a wing attached to each gable, with the main house being built around 1680. The French windows are a more recent innovation and are believed to date from around 1840.

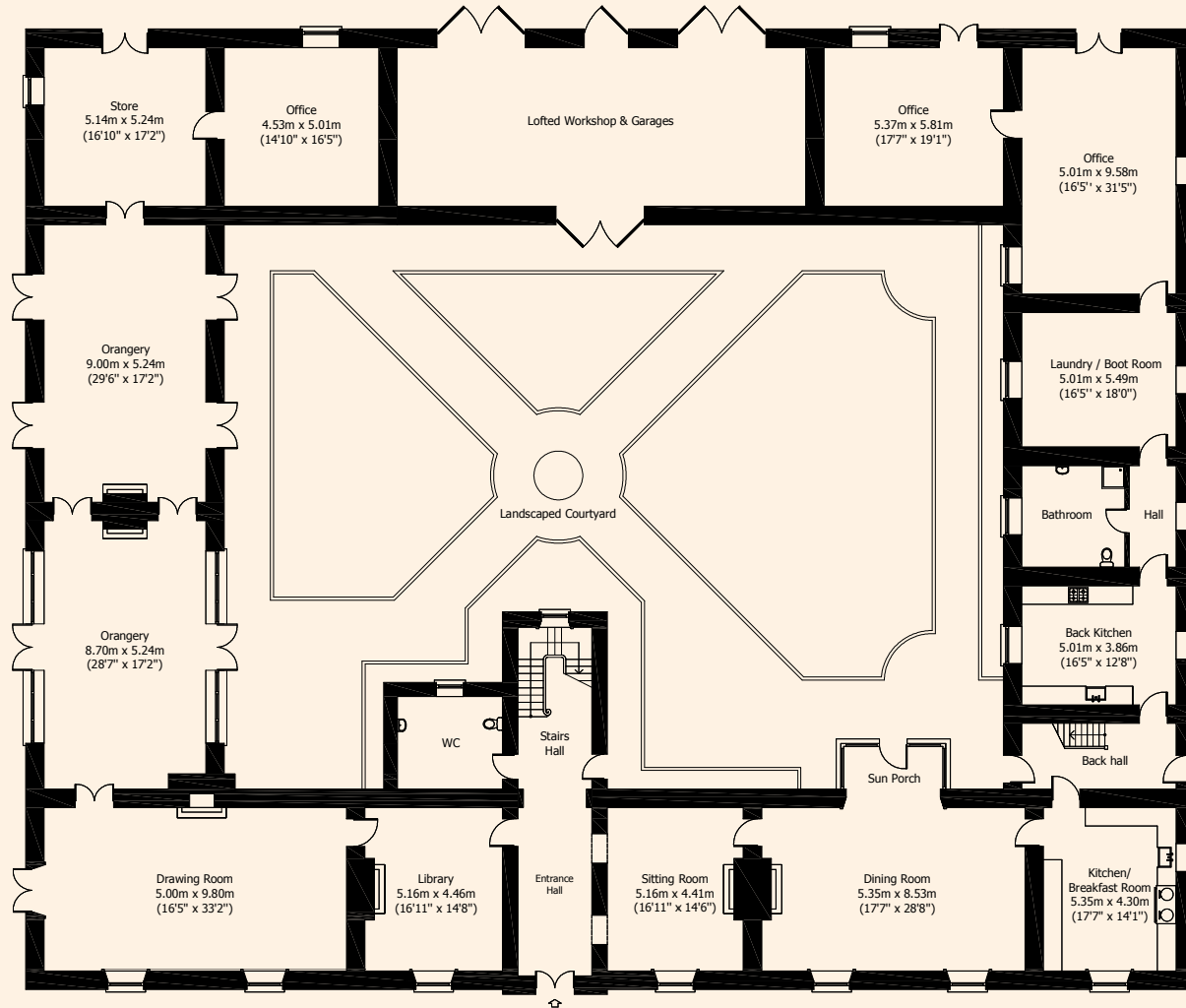
At the rear of Knocknagin House there exist visible remains of a village, which consisted of dwelling houses, a bakery and an ancient street that previously linked up to the main Dublin/Drogheda stage coach road.

The earliest reference to ownerships of buildings at Knocknagin are in the Civil Survey of 1654.

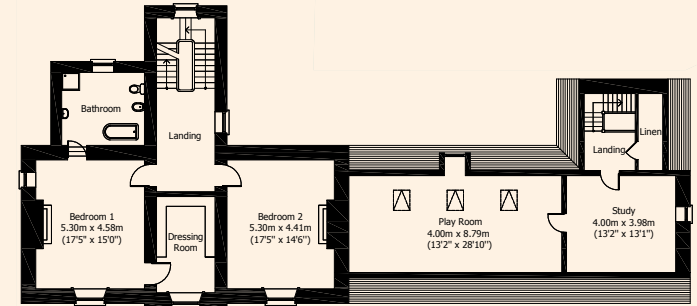
- Further historical information is available on request from the selling agent.

# Floor Plans

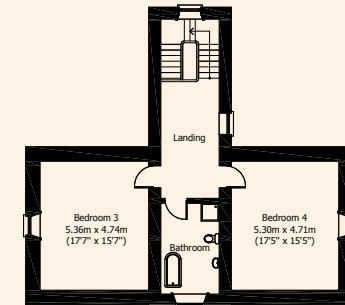
## Ground Floor



## First Floor



## Second Floor



Not to scale - for identification purpose only.



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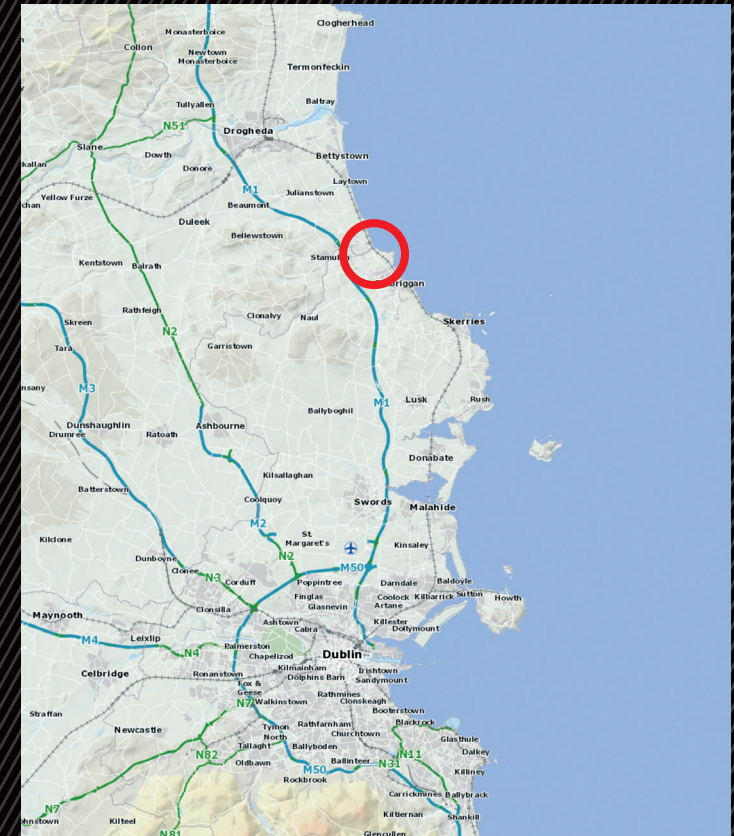
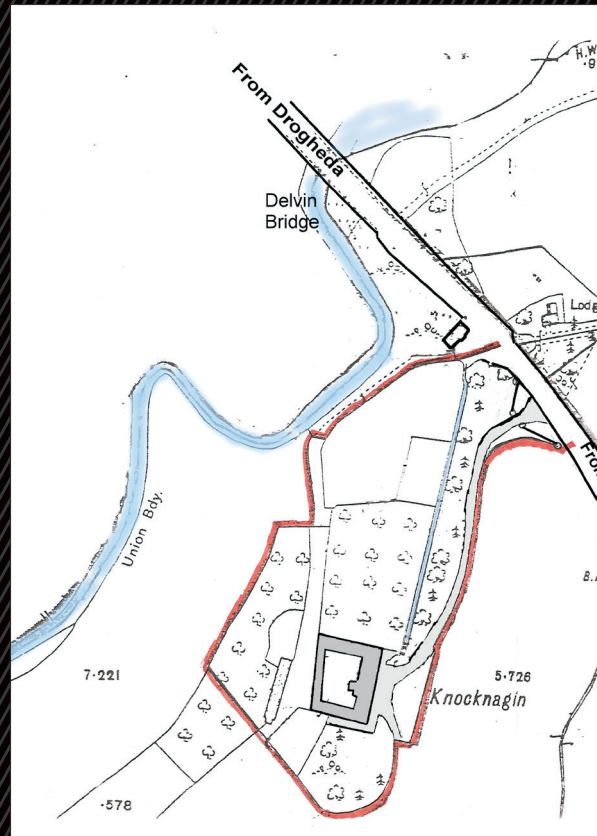
171 Howth Road,  
Dublin 3, D03 EF66

11 Main Street, Dundrum,  
Dublin 14, D14 Y2N6

106 Lower George's Street,  
Dun Laoghaire, Co Dublin,  
A96 CK70

Terenure Cross,  
Dublin 6W, D6W P389

1 South Mall,  
Cork, T12 CCN3



## Knocknagin House, Balbriggan, Co. Dublin

Contact our Premium Homes Team

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