



BLACKHALL HOUSE

Blackhall, Termonfeckin, Co. Louth, A92K0W6

BER B3 B2



EXCLUSIVE ASSOCIATE OF





BLACKHALL HOUSE, BLACKHALL, TERMONFECKIN, CO. LOUTH, A92K0W6



AN EXCEPTIONAL COUNTRY RESIDENCE SET ON APPROX. 11.5 ACRES OF MATURE PARKLAND. IMPRESSIVE CONTEMPORARY HOME BUILT TO THE HIGHEST STANDARDS, EXTENDING TO APPROX. 580 SQ.M / 6,243 SQ.FT. ELEGANT RECEPTION ROOMS, LUXURIOUS BEDROOM SUITES, SEPARATE TEA HOUSE, SELF-CONTAINED APARTMENT AND STABLE BLOCK. OUTSTANDING EQUESTRIAN FACILITIES INCLUDING FLOODLIT SAND ARENA AND PADDOCKS. SUPERBLY LOCATED CLOSE TO TERMONFECKIN WITH EASY ACCESS TO DUBLIN AND BELFAST.

Approx. 580 sq.m (6,243 sq.ft)

For Sale by Private Treaty

Main Residence | BER: B2 | BER number: 118900323 | EPI: 122.25 kWh/m²/yr

Apartment: BER: B3 | BER No. 119247286 | EPI: 142.32 kWh/m²/yr



SPECIAL FEATURES

- Electric cast-iron security gates with new motors
 - Four-zoned heating system
 - Integrated internal intercom
- Double-glazed timber sash windows
- Self-contained one-bedroom apartment
 - Tea House with underfloor heating
- Floodlit sand arena and three stud-railed paddocks
- Extensive mature landscaped grounds
 - Alarm system and security cameras
- Excellent connectivity to Dublin & Belfast
 - Two external telephone lines

OVERVIEW

Blackhall House is a remarkable modern country home that captures the grace and character of a period residence while offering every contemporary comfort. Approached through electric cast-iron security gates, a sweeping driveway that reveals this striking property in a wonderfully private elevated setting. Built circa 2006 to exacting standards, the house combines classical proportions with refined craftsmanship, featuring tall timber sash double glazed windows, high ceilings with cornicing and beautifully appointed reception rooms.

The residence is perfectly suited to family living and entertaining, while the extensive grounds and equestrian facilities make it an ideal choice for those with an interest in country pursuits. The addition of a charming Tea House, a self-contained apartment and an excellent stable block further enhance the versatility of this exceptional property.

DESCRIPTION

Blackhall House stands proudly within approximately 11.5 acres of mature landscaped grounds on the outskirts of Termonfeckin, one of County Louth's most desirable coastal villages. The approach through electric gates immediately sets the tone, as the driveway meanders through gently rolling parkland framed by mature trees and manicured hedging. The house emerges as an impressive yet welcoming family

home, designed to reflect the elegance of a fine period property while benefiting from modern construction and efficiency.

The front door opens into a magnificent double-height reception hall, flooded with natural light and finished to the highest standards. A beautiful stone fireplace forms a focal point, while exceptional joinery, high skirting boards, recessed lighting and a striking chandelier create an atmosphere of understated grandeur. This versatile space serves both as an entrance hall and a gracious dining area for large gatherings.

To the right lies the formal drawing room, an elegant and refined space with high ceilings, indirect lighting and French doors opening onto the patio and gardens. A marble fireplace adds a touch of classic sophistication, making this an ideal room for entertaining guests. Beyond, the living room offers a more relaxed atmosphere, again benefitting from French doors to the outside and providing a perfect retreat for evening relaxation.

At the heart of the home is the beautifully appointed kitchen, fitted with bespoke cabinetry, granite worktops and a central breakfast bar. Integrated appliances include a fridge and a striking black four-oven Aga with induction hood. French doors open to the gardens, offering magnificent views across the surrounding countryside. Adjacent are a utility room, plant room, wine cellar and guest W.C., ensuring every practical need is catered for.

The staircase hall, currently used as a home office, provides further flexibility and could serve as an alternative reception area. This section also includes a cloakroom and additional guest W.C. The ground floor is future-proofed by a luxurious bedroom suite overlooking the front gardens, complete with generous proportions and a large ensuite bathroom.

Ascending the main staircase, a gallery landing overlooks the reception hall below. The chandelier benefits from a discreet winch system for ease of maintenance. The principal bedroom is a private sanctuary with vaulted ceilings and stunning views across the estate. It features an expansive ensuite with his-and-hers basins, bath, shower and direct access to a dressing room with extensive built-in wardrobes and a laundry chute.









Three further bedroom suites complete the first floor, each enjoying unique views over the gardens and paddocks. All include ensuite bathrooms, walk-in wardrobes and access to roof-eaves storage, ensuring comfort and privacy for family and guests alike.

THE TEA HOUSE

A hedge-lined pathway leads gently through the grounds to the enchanting Tea House, a tranquil retreat designed for year-round entertaining. With its own kitchen facilities and underfloor heating, this delightful building offers a peaceful haven with magnificent views across the gardens. Whether for summer gatherings or cosy winter evenings, it provides a charming extension to the main residence.

APARTMENT & STABLES

Situated beside the house, the stable block incorporates a self-contained one-bedroom apartment accessed by an separate staircase. The accommodation includes a kitchen, living room, bedroom and bathroom, ideal for guests, staff or rental income.

On the ground floor are three large stables, plumbed for water troughs, along with a tack room, workshop and spacious two-car garage. An excellent hay loft provides additional storage, making this a superb equestrian facility.

GARDENS & GROUNDS

The grounds are a true highlight of Blackhall House, offering a rare combination of formal landscaping and practical equestrian amenities. To the front, specimen shrubs, roses and manicured beech and laurel hedging

create a gracious setting, while mature trees frame sweeping lawns ideal for leisurely strolls. Equestrian enthusiasts are exceptionally well catered for with a large floodlit sand arena and three expansive stud-railed paddocks. A dung pit is conveniently located adjacent to the stable block. The entire estate has been carefully planned to provide both beauty and functionality, creating a wonderful rural sanctuary within easy reach of modern conveniences.

LOCATION

Blackhall House enjoys a superb location close to the historic seaside village of Termonfeckin in County Louth. This charming area offers a wonderful blend of coastal beauty and country living, with renowned beaches, golf links including Baltray (Co. Louth), and Seapoint Golf Course and a welcoming village community. Drogheda town is only a short drive away, providing an extensive range of shops, restaurants, schools and cultural amenities.

The property benefits from outstanding connectivity, ideally positioned between Dublin and Belfast. The M1 motorway is easily accessible, placing Dublin Airport within approximately 40 minutes and Dublin city centre within an hour. Belfast is equally convenient to the north, making this an ideal location for commuters seeking a tranquil country lifestyle without sacrificing accessibility.

County Louth, known as the “Wee County,” is rich in heritage and natural beauty, from the Boyne Valley to the Cooley Mountains. The area offers excellent educational facilities, sporting clubs and a vibrant social scene, while nearby coastal villages such as Clogherhead and Baltray provide further leisure opportunities.

DISTANCES

- 2.8 km / 4minutes to Termonfeckin
- 4.5 km/ 6 minutes to Clogherhead
- 7.6 km/ 10 minutes to Drogheda
- 21.1 km/ 23 minutes to Slane
- 39.2km/ 34 minutes to Dundalk
- 63.7 km/ 1 hour to Dublin
- 122 km/ 1 hour & 25 minutes To Belfast

TECHNICAL INFORMATION

SERVICES |

Mains electricity, group share water scheme, oil-fired central heating, bio system sewage treatment, high speed broadband, satellite TV & Two external telephone lines

SALE METHOD | Private Treaty

FIXTURES & FITTINGS | Curtains, Carpets, integrated appliances & white goods to be included in the sale.

TENURE & POSSESSION | The property is offered for sale freehold with vacant possession being given at the closing of sale.

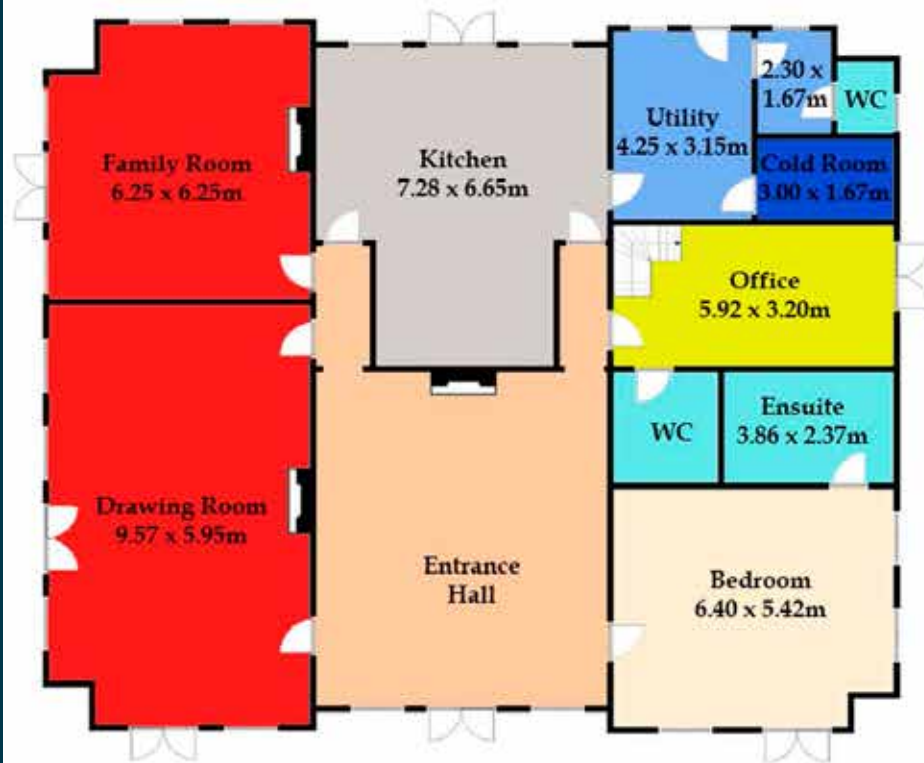
VIEWING | Strictly By Private Appointment







FLOOR PLANS





EXCLUSIVE ASSOCIATE OF



SOLE JOINT SELLING AGENTS

Philip Guckian
Sherry FitzGerald Country Homes
176 Pembroke Road, Ballsbridge,
Dublin 4, Ireland

T: +353 (0)1 237 6308
E: Philip.guckian@sherryfitz.ie

sherryfitz.ie

Giles Belton
Sherry FitzGerald Lannon
42 Shop St, Drogheda,
Co. Louth

T: +353 41 983 8168
E: info@sherryfitzlannon.ie

www.sherryfitz.ie



Mary Halligan
Halligan O'Connor Property Consultants
9a Dublin St, Balbriggan, Co. Dublin

T: 01 691 1404
E: info@oconnorestates.ie

www.oconnorestates.ie