



JOHN P. YOUNGE

AUCTIONEER AND VALUATION SURVEYOR

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Traditional style Pub of Character, together with a Quality Boutique Hotel with 11 individually styled Guest Bedrooms, Function Room & side enclosed Courtyard.

'THE LAWRENCE',

MAIN STREET, ATHBOY, CO. MEATH. C15 N6YD.



For Sale by Public Auction on Wednesday the 14th October at 3.00 p.m.

(Unless Previously Sold)

At Buswell's Hotel, Molesworth Street, Dublin 2.

BER Exempt.

Registered in Ireland No. 125593 PSRA Licence No: 003582 VAT No. 4817727P
John P. Young, FSCSI, FRICS, MCI Arb.



SOCIETY OF
**CHARTERED
SURVEYORS**
IRELAND

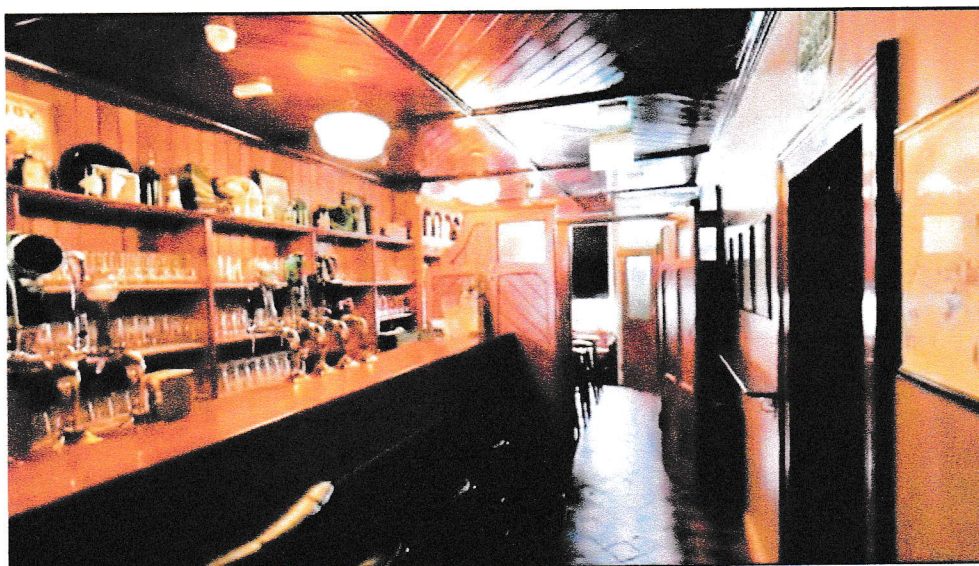


the mark of
property
professionalism
worldwide

This unique historic and highly attractive property, comprising an 'Olde-Worlde' Bar and a state-of-the art Hotel extension, is situated on the western side of the Main Street of this busy Marketing Town, between the Towns of Navan and Delvin, in the Boyne Valley, close to the neighbouring Towns of Trim & Kells.

A feature of this unique property is the appealing combination of the old style Bar which fronts the Main Street, with the superbly designed Hotel extension with a well-fitted and equipped, self-contained Function Room, and the excellent suite of spacious Guest bedrooms, each with its own individual design and character.

The historic Old -style Public Bar was restored in 2016, ensuring its authenticity. Alongside the Bar is 'Lily's Parlour' containing numerous artifacts of a historic and traditional nature. The Main Dining/Functions Room is designed in the style of the 1920's & features a large curved floor to ceiling glazed section looking out on to a boundary wall of stone, remnants from a former Norman Castle which stood in the ancient Town once famous for Distilling & Brewing in a by-gone age



View of the Traditional style rustic Public Bar

<u>ACCOMMODATION SCHEDULE:</u>	m2	sq.ft.
Traditional style Public bar;	30.76	331
'Lily's Parlour';	31.54	340
'Noel's Confession Box' off;	5.52	59
Service Corridor with Ladie's, Gent's & Disabled Toilets.		
Function Room, with separate access/egress;	107.92	1,162
Resident's Lounge;	58.84	624
Catering Kitchen;	46.86	504
Hotel Reception Foyer / inner vestibule;	27.76	299
Ladies & Gents Toilets off.		
Staff toilet; w.c. w.h		



View of Function Roo

Individually styled and individually named Guest Bedrooms;

Ground Floor; Titled as follows;- "Garbo", 'Guinness', Cagney',
Upper Floor; (Main Section) 'Sharif', 'O'Toole', 'Hepburn', A & 'Hepburn' B,
 (Back landing area) 'O'Hara', 'Garland', 'Kelly', 'Quinn'.

Walk-in storage closet. Rear Fire exit.

Private two-bed Apartment:

Kitchen/ Breakfastroom;	31.20	336
Livingroom;	10.74	116
Bedroom;	9,25	100
Bedroom;	7.66	82

Inner bathroom; bath, w.c. w.h.b.

Main bathroom; shower, w.c. w.h.b. Storage Closet; 4.064m x 0.995m.

Outside;

Archway entrance to side carpark with 20 spaces, outside Stores and rear paddock



View of Residents Lounge



Guest Bedroom

Services; Water treatment plant, 3-phase electrical power.

SOLICITORS with Carriage of Sale:

Mr. James Walsh, Messrs. Keaveney Walsh & Co.,

Headford Place, Kells Co. Meath. A82 RY64. Tel. 046-9240004.

E. james@keaveneywalsh.com

VIEWING : Strictly by prior appointment with the selling agent;

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