

MAGHERAMORNE ESTATE

LARNE CO ANTRIM



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MAGHERAMORNE, LARNE, CO ANTRIM, BT40 3HW

Larne 4 Miles, Carrickfergus 8.5 Miles, Belfast 20 Miles, George Best Belfast City Airport 23 Miles, Belfast International Airport 23 Miles
(All Distances Approximate)

MAGNIFICENT RESIDENTIAL ESTATE IN A GLORIOUS COASTAL SETTING

MAGHERAMORNE HOUSE

Reception Rooms and Function Rooms, 18 Bedrooms (All En Suite), Staff Apartment (1 Bedroom), Offices, Commercial Kitchens, Service Rooms

THE STABLES

Self-Catered Apartment (1 Bedroom), 18 Bedrooms (All En Suite), Cobbled Courtyard, Stores

GROUND AND GARDENS

Formal Gardens, Magnificent Policies, Paddock, Superb Outlook overlooking Larne Lough

Licensed to host Civil Ceremonies

About 16 hectares / 40 acres in total
For sale by Private Treaty





HISTORY

Magheramorne House is steeped in history and tradition. Designed in circa 1878 by Samuel P Close, it was built by James Henry for Sir James Hogg to mark his rise to the peerage of Baron Magheramorne in circa 1880, on land bequeathed to him by Charles McGarel, his brother-in-law. It replaced an earlier house of 1817 called Ballylig House.

The house was occupied by the Baron's family until 1904 when Colonel James McCalmont took up residence at Magheramorne. The estate changed hands again in 1932 as Major Harold Robinson transformed the house and grounds, recreating the gardens, and planting many of the 150 different species of woodland trees present at the estate to this day.

The house has since served as a nursing home, hotel and most recently as a wedding, conference and events venue.



SITUATION

Magheramorne Estate stands in a prominent, elevated position overlooking Larne Lough and situated on the world-famous County Antrim coastline between Carrickfergus and Larne. The estate is about 20 miles to the north east of Belfast City. County Antrim has many attractions, which draw visitors from all over the world, including the world heritage site of the Giants Causeway, Carrick-A-Rede Rope Bridge, the famous Bushmills Distillery and “Game of Thrones” locations, such as Ballintoy Harbour and The Dark Hedges in Ballymoney. There are magnificent beaches along the coastline including those at Carnlough, Waterfoot, Cushendun, Ballycastle and Whiterocks. The Antrim Coast Road is widely acknowledged as one of the world’s most scenic drives.

Magheramorne is a hamlet located 5 miles south of Larne on the shores of Lough Larne. Magheramorne Train Station (0.5 mile) provides a regular service to Larne Harbour and Great Victoria Street in Belfast. Magheramorne is home to a rock quarry which has been made famous for being a film location for the aforementioned “Game of Thrones”.

Larne is a seaport and industrial town, and today is popularly known as a passenger and freight port with regular sailings to Scotland. It offers a selection of shops, garages, health centre, restaurants and banks.

Numerous primary and secondary schools serve the local and surrounding area including Glynn Primary School (1.5 miles) and Larne Grammer School (3.5 miles). Further secondary schools are located in Belfast.

The larger town of Carrickfergus is 8 miles to the south. Home to Carrickfergus Castle, it is steeped in history and is the county’s oldest town.

Belfast is the capital and largest city of Northern Ireland and is connected to Larne by the A8 primary road. The city provides a full range of services, education and cultural activities. It includes world-class tourist attractions (such as the shipyards where Titanic was constructed and which now form part of the Titanic Experience). Belfast’s rich and cultural heritage is reflected in its vibrant theatres and thriving arts scene. The annual Belfast Film Festival showcases the work of local and international film makers and the Belfast International Arts Festival is one of the largest arts festivals in the UK and Ireland.

Belfast International Airport is about 23 miles distant with daily flights to London, Scotland and further afield. George Best Belfast City Airport is also 23 miles distant and offers flights to destinations throughout Europe and the rest of the UK.

The area has plenty of recreational opportunities. Golfers are well catered for in the surrounding area with clubs in the surrounding area including Larne Golf Club on the Peninsula of Islandmagee (11 miles) and Malone Golf Course (27 miles), widely considered one of the finest parkland courses in Ireland. Royal Portrush Golf Club (53 miles), is ranked as one of the best links courses in the world and home to the 148th Open Championship in 2019.

Lough Neagh, the largest lake in the British Isles, is within easy reach and offers an array of activity and attractions both on the lakeshore and on the water.

For those with equestrian interests, Down Racecourse is 43 miles distant and there is a number of hunts within boxing distance of the estate.

There are beautiful walks and hiking in the surrounding area including The Gobbins cliffpath (Islandmagee 6.5 miles), the Glens of Antrim, Glenariff Forest Park and Slemish Mountain.. This majestic mountain dominates the local landscape commanding superb views of the Antrim and Scottish coasts, and Lough Neagh.





DESCRIPTION

Nestled within a private setting and with a mature woodland backdrop, Magheramorne Estate is centred upon a magnificent, historic mansion house extending to about 24,487 square feet (2,275 square metres). The estate includes a former stable block of traditional construction which has been converted to a self-contained apartment and 18 bedroom suites. The grounds extend to about 40 acres and are a particular feature. They include formal landscaped gardens and mature policies with an exceptional array of specimen trees which enhance the landscape surrounding the house. A number of streams flow through the estate, with various water features. There are paddocks providing grazing.

The estate has excellent views overlooking Larne Lough, the coastline and surrounding landscape.



MAGHERAMORNE HOUSE

Magheramorne House is accessed via a bell-mouthed stone wall with piers and cast-iron electric gates. A tree-lined tarmacadam sweeping avenue with lighting on either side leads to the front of the house where there is ample parking.

The front entrance of the category “B1” listed house faces south-west, with the garden entrance facing north east and well-positioned for the views. The principal accommodation is laid out over three storeys with further service accommodation on a lower ground floor.

A key characteristic of the house is the extent and flexibility of the internal accommodation, with the ability to host large lavish house parties or, subject to obtaining the necessary planning consent, a variety of commercial enterprises could be run from the house.

While the accommodation has been extended and adapted since its original construction, many notable period features, both internally and externally, have been retained.

Exterior features include red ashlar sandstone quoins, block window surrounds, cast iron gutters and downpipes, stone ball finials, Doric columns, a heraldic carved shield, tall chimney stacks and dormer windows.

Notable internal period features include decorative fireplaces, cornicing, an impressive atrium, timber panelling, architraves, sash and case windows, shutters, stained glass and ceiling rose.

The house is entered through a bright sun room which leads to a lobby with reception. The main functions rooms are on the ground floor and include a bar with lounge, the Blenheim Suite (with a capacity for 180 guests and a bar, commercial kitchen and toilet facilities off) and the McGarel Suite, which currently serves as a luxurious boardroom for up to 12 people. The remaining rooms on the ground floor serve as offices and staff meeting rooms.

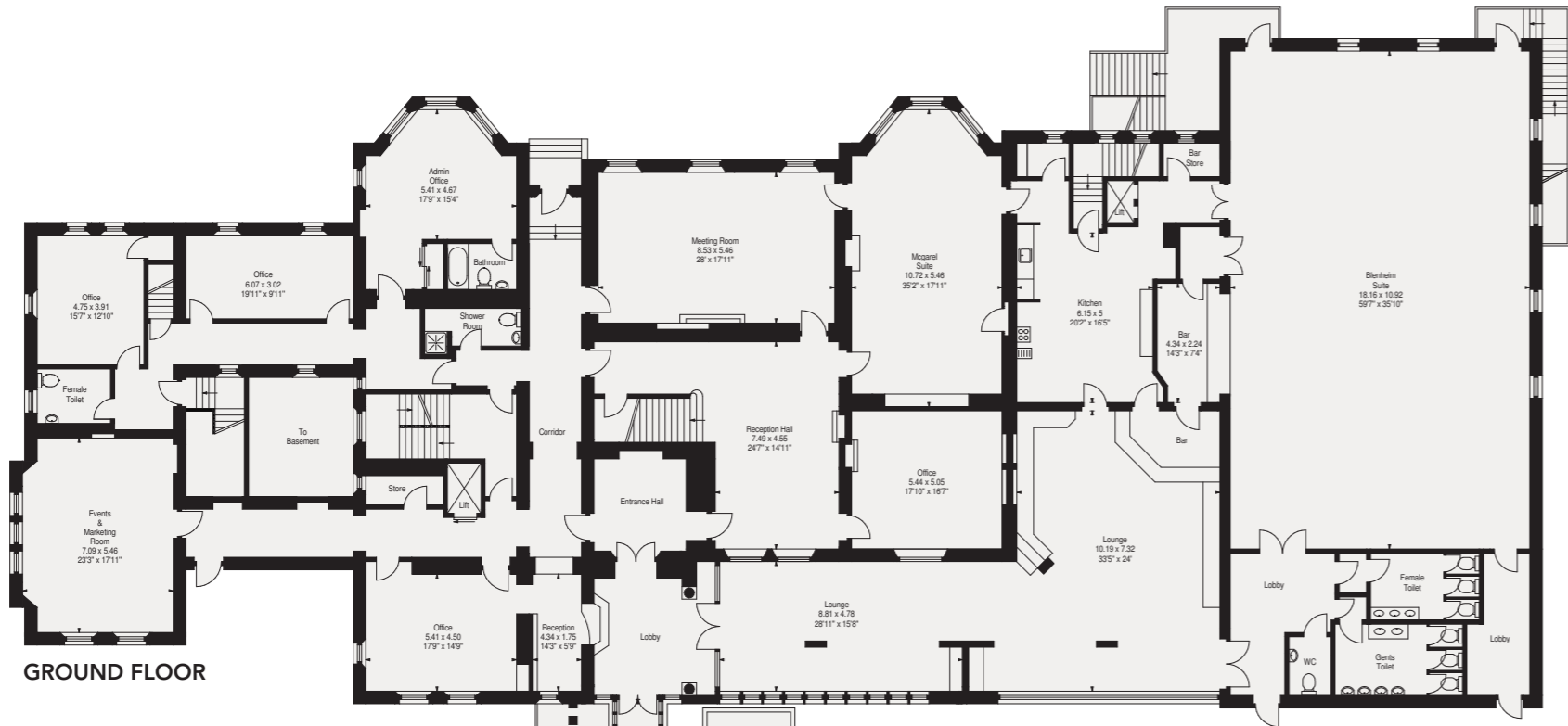
The first floor includes 8 bedroom suites, a lounge area and the Maughan Suite which can host parties of up to 50 people. In addition to the main stair, there is a second, former servant's access to all floors. There is also an area for a lift to provide access to all floors. On the second floor are ten further bedroom suites.

On the lower ground floor is a range of service rooms, stores, cellars, and a games room. There is a self-contained apartment with a direct external access. Also, on the ground floor and accessed via a stair directly from the commercial kitchen is a secondary kitchen with a fridge, cold store and loading area.

The accommodation is as shown on the accompanying plans.







Restroom
5.49 x 4.80
18' x 15'9"

Bedroom
3.56 x 3.05
11'8" x 10'

Bathroom

Kitchen
4.17 x 2.74
13'6" x 9'

Open Area
4.34 x 3.73
14'3" x 12'3"

Games Room
5.16 x 4.11
16'11" x 13'5"

Store
3.61 x 2.69
11'10" x 8'10"

Store
3.63 x 3.61
11'11" x 11'0"

Store
3.38 x 3.38
11'1" x 11'1"

Corridor

Corridor

Corridor

Boiler Room
6.10 x 4.88
20' x 16'

Store
5.49 x 2.82
18' x 9'3"

Electrical

Closed Area

Store

Closed Area

Ramp

Closed Area

LOWER GROUND FLOOR

The floor plan shows a large central area labeled "Loading Bay" with dimensions 13.40 x 10.54 (44'2" x 34'7"). To the left of the loading bay is a "Kitchen" area with dimensions 7.54 x 5.36 (24'9" x 17'7"). Above the kitchen is a "Kitchen Store" with dimensions 6.25 x 4.11 (20'9" x 13'5"). A "Fridge" is located between the kitchen and the loading bay, with dimensions 2.64 x 2.24 (9'4" x 7'4"). The plan also shows a staircase on the left side and a door leading to the outside on the right side.

FIRST FLOOR

This detailed floor plan illustrates the second floor of a residence, featuring 17 bedrooms, 10 ensuite bathrooms, and a central open area. The layout is symmetrical around a large central hall.

- Bedroom 13:** 5.44 x 2.77 (17'10" x 9'1")
- Bedroom 14:** 3.99 x 3.02 (13'1" x 9'11")
- Bedroom 15:** 3.02 x 2.74 (9'11" x 9')
- Bedroom 16:** 4.27 x 3.30 (14' x 10'10")
- Bedroom 17:** 3.61 x 3.53 (11'10" x 11'7")
- Bedroom 18:** 3.61 x 3.61 (11'10" x 11'10")
- Bedroom 9:** 4.57 x 3.25 (15' x 10'6")
- Bedroom 10:** 4.57 x 3.12 (15' x 10'3")
- Bedroom 11:** 4.88 x 3.66 (16' x 12')
- Bedroom 12:** 4.88 x 3.58 (16' x 11'9")

The plan also includes 10 ensuite bathrooms, a central open area, and a staircase. The overall dimensions of the floor are 36'0" x 36'0".

SECOND FLOOR



GARDENS AND GROUNDS

The gardens, grounds and estate policies are a key feature of Magheramorne Estate. The formal gardens principally lie to the east of the house and include terraces, a parterre, water features, statues, lawns and paths bordered by hedges. The mature estate policies comprise sloping grounds with two dramatic glens, ornamental walks, streams, ponds, feature bridges and a wide array of flora, fauna and mature trees.

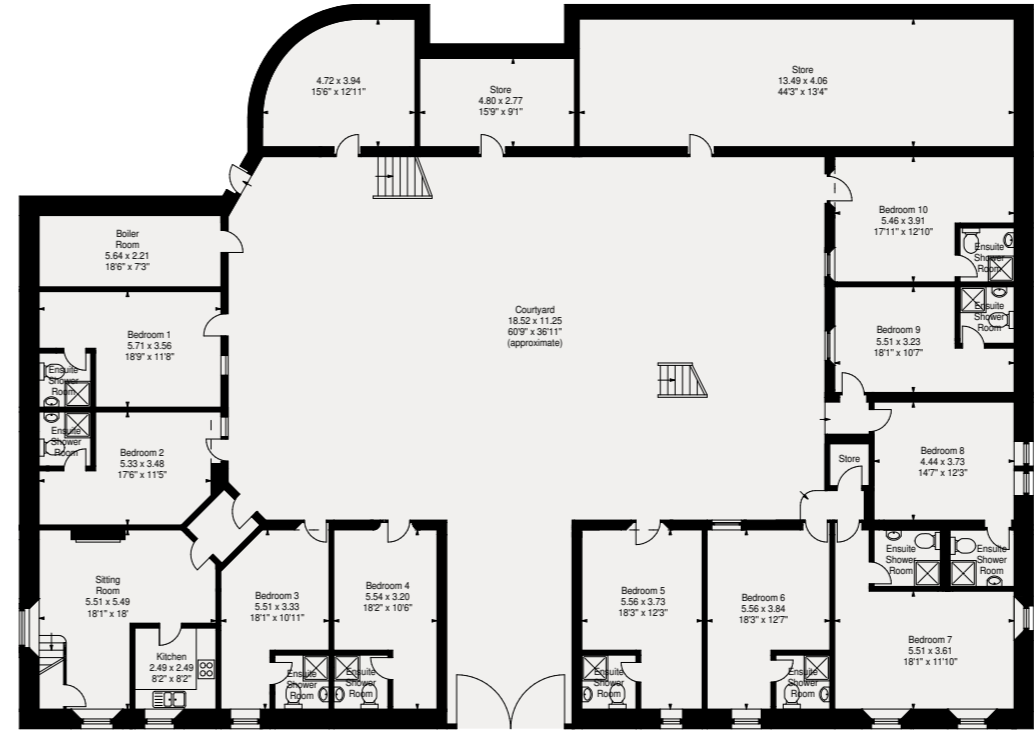
There are two paddocks providing grazing land.

THE STABLES

Lying to the south of the house and accessed via the tarmacadam driveway which continues beyond the house is a traditional range of former stable outbuildings which have been converted to residential accommodation. Listed as a Historic Building (category “B1”) it is of stone construction with red brick dressings and beneath a pitched slate roof.

Designed by Samuel P Close for the first Lord Magheramorne, the traditional range is believed to date from about 1881. The entrance faces north and with an elevated position, the accommodation is laid out over two storeys in a square shape with a central, cobbled courtyard. The stable block comprises 18-bedroom suites and an additional staff annex (one bedroom), as set out on the accompanying plans.

A former access point to the public road is situated close to the stable block and could be used as a main private entrance to the property. Situated close to the stable block is a small range of useful modern stores.

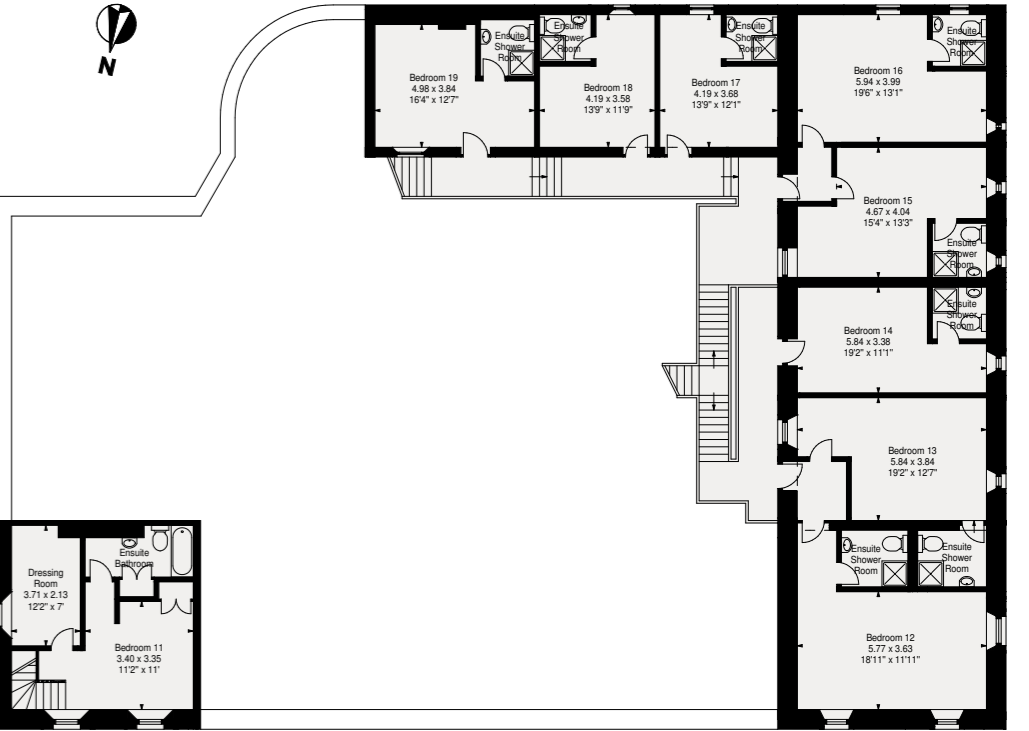


GROUND FLOOR

STABLES

560.93 SQ.M (6,038 SQ.FT)

(Including stores & boiler room)
For Identification Purposes Only



FIRST FLOOR



GENERAL REMARKS

Viewing
Strictly by appointment with the selling agents:
Savills Belfast – Tel: +44 (0)28 9026 7820
Savills Country – Tel: +353 (0)1 663 4350

Directions
The postcode for Magheramorne Estate is BT40 3HW.

Airports
Belfast International Airport (www.belfastairport.com)
Belfast City Airport (www.belfastcityairport.ie).

Railway Stations
The nearest railway station is Magheramorne Station (0.5 mile) with a connection to Belfast Central Railway Station - Great Victoria Street (20 Miles). For timetables view www.translink.co.uk.

Fixtures & Fittings
All fixtures and fittings are excluded from the sale including: garden statuary, light fittings, and other removable fittings, although some items may be available by separate negotiation.

Local Authority
Antrim and Newtownabbey Borough Council
Antrim Civic Centre, 50 Stiles Way, Antrim BT41 2UB – Tel: 0044 (0) 28 9446 3113

Services
Magheramorne House: Oil-fired central heating, mains electricity, mains drainage, mains water, electric gates, broadband, CCTV, internal lift.
The Stables: Oil-fired central heating, mains electricity, mains drainage, mains water.

Please note that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

Property	EPC Rating	Reference Number
Magheramorne House	E	0770-0931-7709-0296-2006
The Stables	D	0472-0941-7709-0296-2006

Listing	Reference	Grade
Magheramorne House	HB06/05/017	B1
The Stables	HB06/05/023	B1

Entry & Possession
Entry is by agreement with vacant possession on completion.

Employees
There are two gardeners employed on the estate.

Offers
Offers may be submitted to the selling agents:
Savills Belfast, Longbridge House, 16-24 Waring Street, Belfast, BT1 2DX
Email: belfast@savills.ie
Savills, 33 Molesworth Street, Dublin 2
Email: country@savills.ie

Best Offers Date
A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

Financial Guarantee
All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

Solicitors
Clever Fulton Rankin
50 Bedford Street, Belfast BT2 7FW – Tel: 0044 (0) 28 9027 1359
Email: a.mcalister@cfrlaw.co.uk

Health and Safety
Given the hazards of a working estate, we ask you to be as vigilant as possible when making your inspection, for your own personal safety.

STIPULATIONS

Wayleaves and Rights of Access
The estate will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser(s) will be held to have satisfied themselves as to the nature of all such rights and others.

Lotting
It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further Lots, or to withdraw the property, or to exclude any property shown in these particulars.

Clawback
Interested parties should note that the legal Contract will include a clause whereby in the event that any form of development on the land takes place within a time period to be agreed, the sellers and their successors will receive a single payment to be agreed of the uplift in value of the land arising as a result of the development. In order to secure the clawback payment, the purchaser will grant a first ranking standard security to the sellers.

Plans, Areas and Schedules
These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Generally
Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

Important Notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs taken in 2014 and 2019, brochure prepared in September 2019.





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