

An aerial photograph of a large estate in Ireland. In the center, a large, light-colored stone house with a red door and a chimney is surrounded by a dense cluster of mature trees. To the left of the house is a large, dark-roofed barn. The estate is situated in a valley, with rolling green hills and fields extending into the distance. A dirt road winds through the fields on the left. The overall scene is peaceful and rural.

GLENCARNE HOUSE AND FARM

ARDCARNE, CARRICK-ON-SHANNON, CO ROSCOMMON





GLENCARNE HOUSE AND FARM

ARDCARNE, CARRICK-ON-SHANNON, CO ROSCOMMON, N41 EH34

Boyle 8 km, Carrick-on-Shannon 8 km, Sligo 47 km, Galway 112 km, Dublin 161 km, Dublin Airport 168 km
(all distances approximate)

A LIVESTOCK FARM WITH A FINE PERIOD HOUSE

House (3 reception rooms, 7 bedrooms)

Garden

Traditional outbuilding

Farm buildings

Potential house site subject to planning permission

Good silage and grazing land

About 98 acres in total (39 hectares)

For sale as a whole or in 3 lots



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Savills Country

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DESCRIPTION

With an attractive rural situation, the property is centered around a magnificent two-storey house with mature grounds. Glencarne has award-winning farmhouse accommodation. It includes a charming traditional outbuilding and a range of farm buildings. The land lies in a contiguous block and includes a site with lapsed planning permission to construct a dwelling house.

The farmland is a combination of pasture suitable for silage and grazing land with the potential for woodland planting. It is fenced for livestock and can be accessed via the public roads and an internal track. There is water to the fields via a combination of a natural supply and piped drinking troughs. The land has been let in recent years for grazing and cutting.

HISTORY

Glencarne House was built for Robert King, the 1st Viscount Lorton, as a satellite house for the Rockingham Estate. Rockingham was one of the largest estates in Connaught and the King family were at one time considered to be the richest family in Ireland. The King family moved to Rockingham in 1810 having previously resided at King House in Boyle, a large property which is now a museum open to the public. Rockingham House was destroyed by fire in 1957 and the extensive grounds are now open as Lough Key National Park & Activity Centre.

It has been suggested that the house was designed by the architect John Nash, one of the most fashionable and influential architects of the Regency period and who designed the nearby Rockingham House.

SITUATION

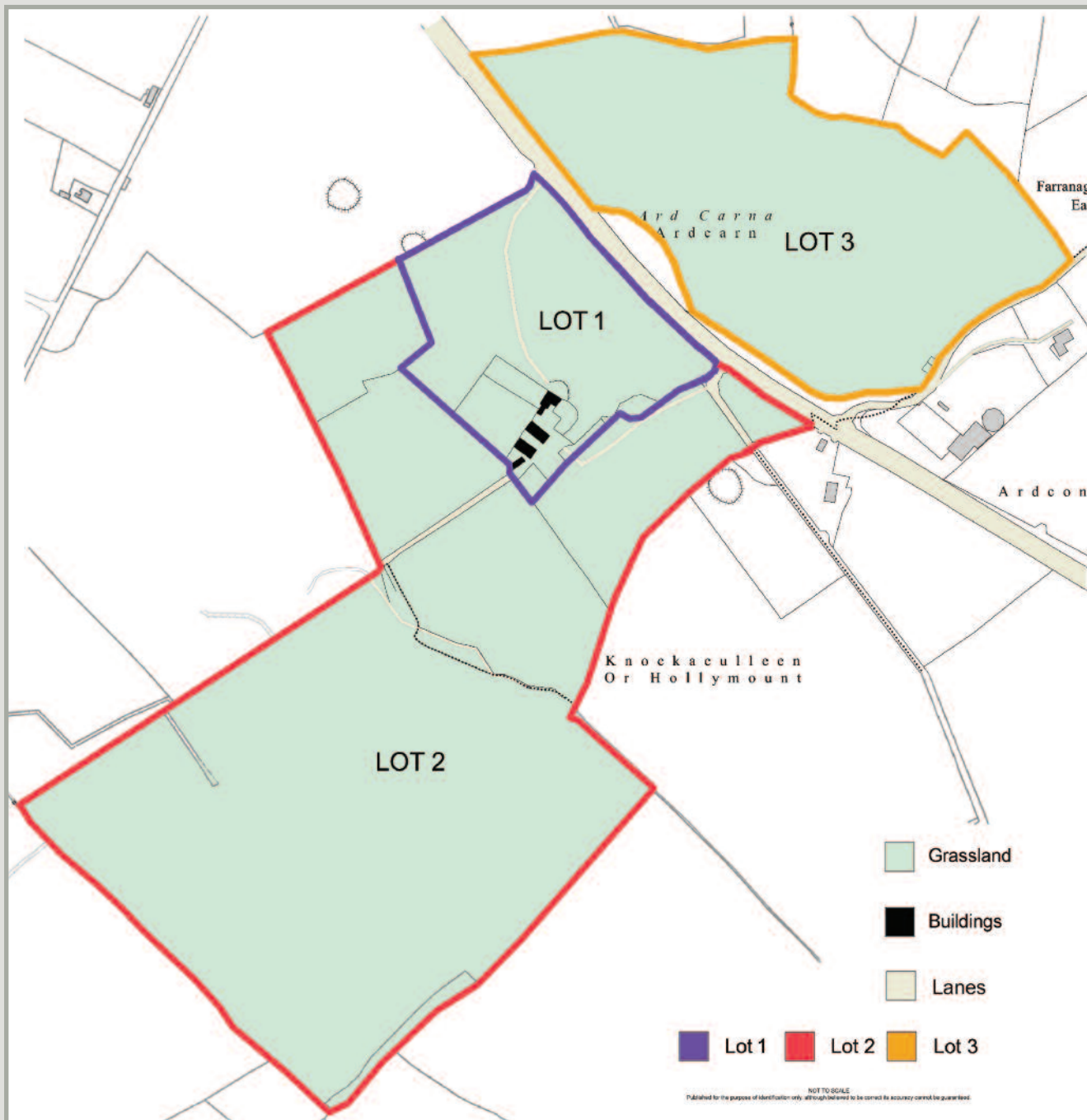
Glencarne House & Farm has an accessible location off the N4 Dublin to Sligo road. It is situated between the historic town of Boyle in County Roscommon and the County Leitrim county town of Carrick-on-Shannon. Both provide a good range of services, amenities and education.

The area is renowned for boating, sailing and fishing, with Carrick-on-Shannon being the gateway to the Shannon-Erne Waterway. Surrounded by unspoiled scenery, it has long been renowned as an angler's paradise with many species of game and course fish available nearby.

Golfers are well catered for with Carrick-on-Shannon Golf Club (1km away), Boyle Golf Club and Strokestown Golf Club all easily accessible.

The luxurious hotels of Lough Rynn Castle and Kilronan Castle are both within a short drive.







LOTS

The farm is available as a whole or in three lots as follows:

Lot	Lot Name	Acreage
1	Glencarne House, outbuildings and paddock	About 12 acres
2	Glencarne Land South	About 59 acres
3	Glencarne Land North	About 27 acres
Whole		About 98 acres

LOT 1 (ABOUT 12 ACRES)

GLENCARNE HOUSE

Occupying an elevated situation and excellent profile to the south of the N4 is a substantial period detached house with a north easterly facing position. It is entered through a bell-mouthed stone wall entrance with piers and cast-iron gates. A hardcore sweeping driveway leads to the front of the house where there is ample parking.

The house dates from about 1845 and is listed as a protected structure. Constructed to a L-shape plan of stone beneath a pitched slate roof, it has accommodation over two storeys, as laid out on the accompanying plans. The house is a sister house to Ellesmere House, situated a short distance away.

Many internal period features have been retained including fireplaces, cornicing, picture rails, hardwood floors, timber panelling, architraves, sash and case windows, shutters and ceiling roses. The accommodation is well-laid out for entertaining and family living.

The house has an outstanding outlook over the surrounding rural countryside. It is heated centrally by oil, with a range cooker heating the water and some radiators. There are mains electricity and water supplies and private drainage via a septic tank.

A formal garden lies to the west of the house. It includes a former vegetable garden and orchard. Mature trees surround the house to provide shelter, privacy and amenity. They comprise a variety of mature deciduous species.

OUTBUILDINGS

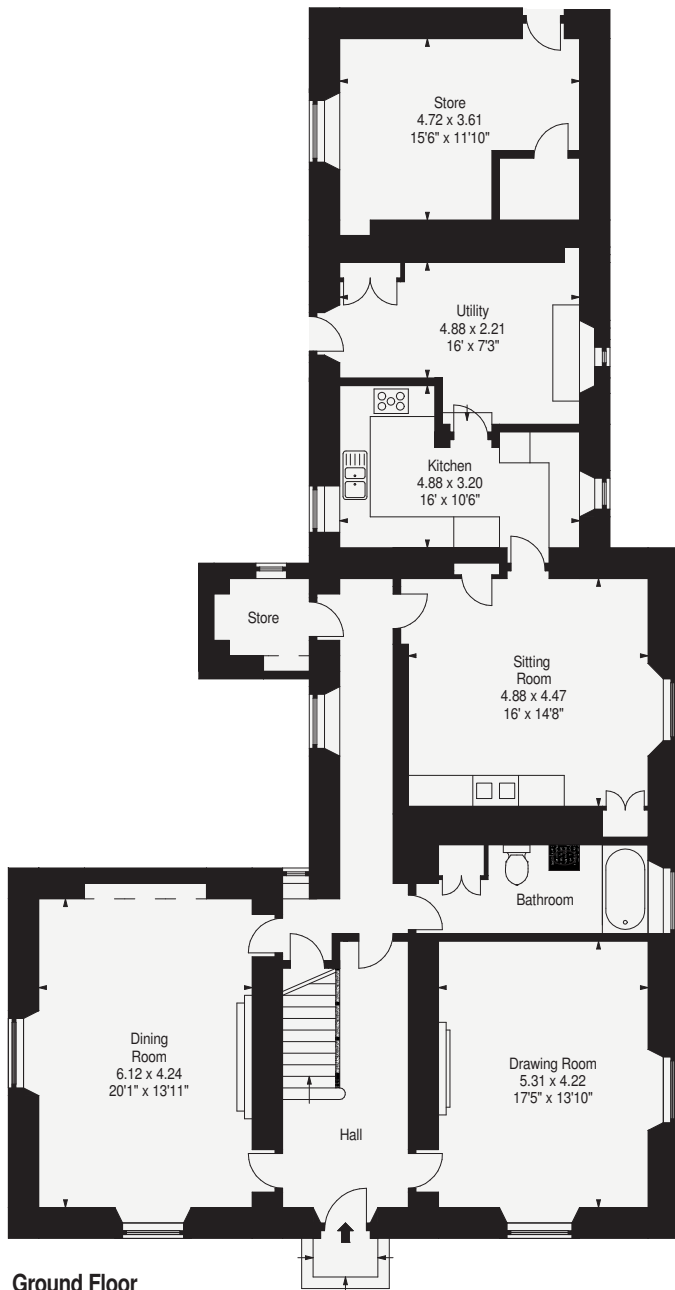
Situated immediately to the rear of the house is a courtyard and an outbuilding of stone construction beneath a pitched slate roof. It is accessed from the main driveway through cast iron gates.

Beyond the traditional outbuilding is a slatted cattle shed of modern construction, a hay shed, livestock handling facilities and extensive hard standing.

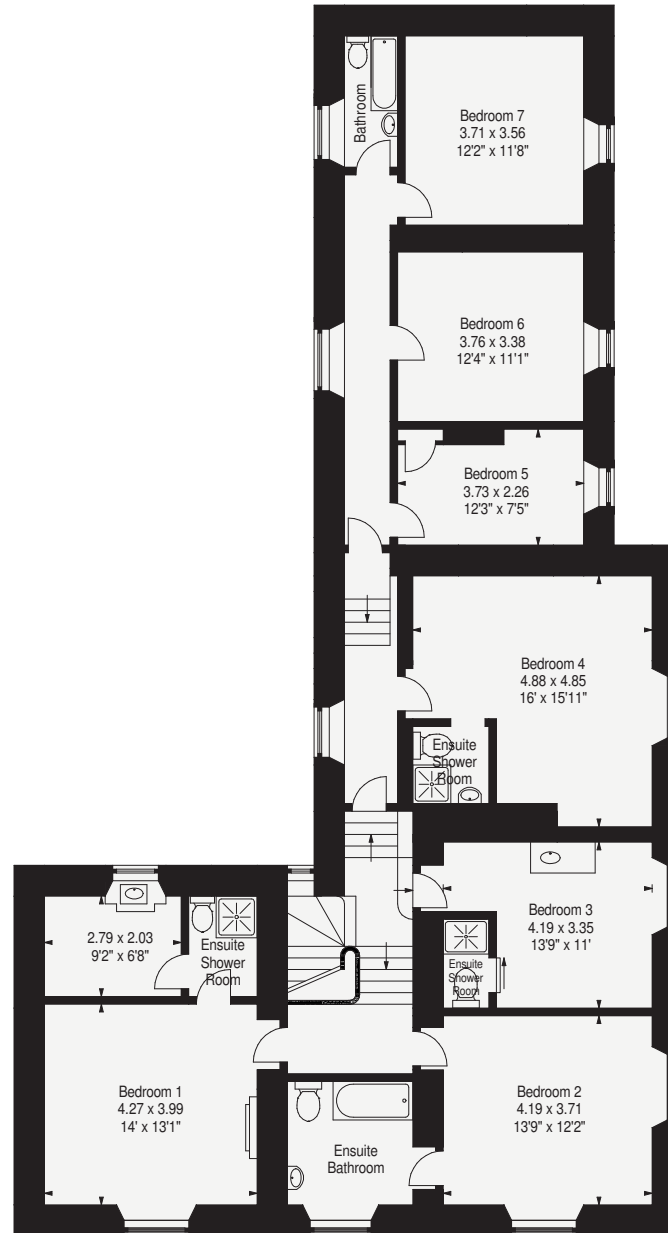
The farm buildings have a convenient situation at the heart of the farm.

PADDOCK

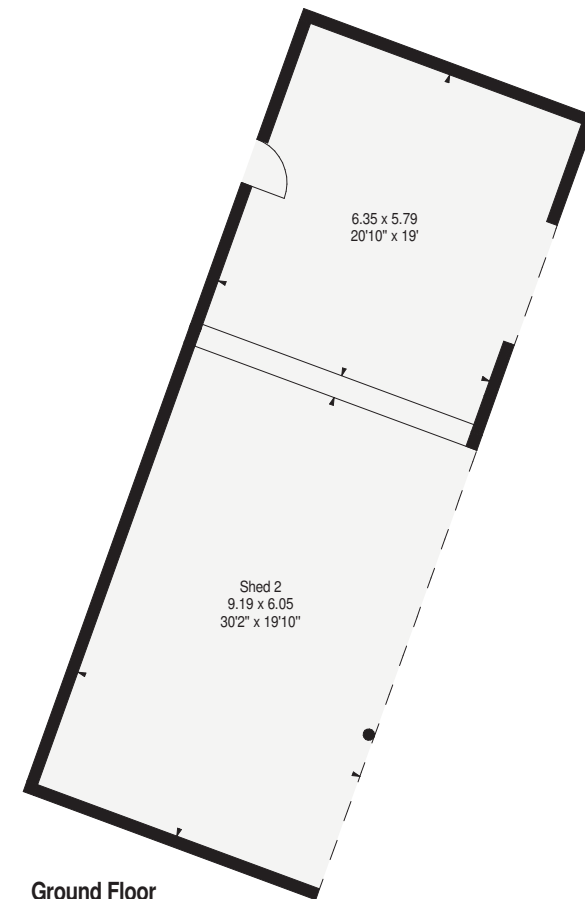
A grazing field is situated to the front of the house.



Ground Floor

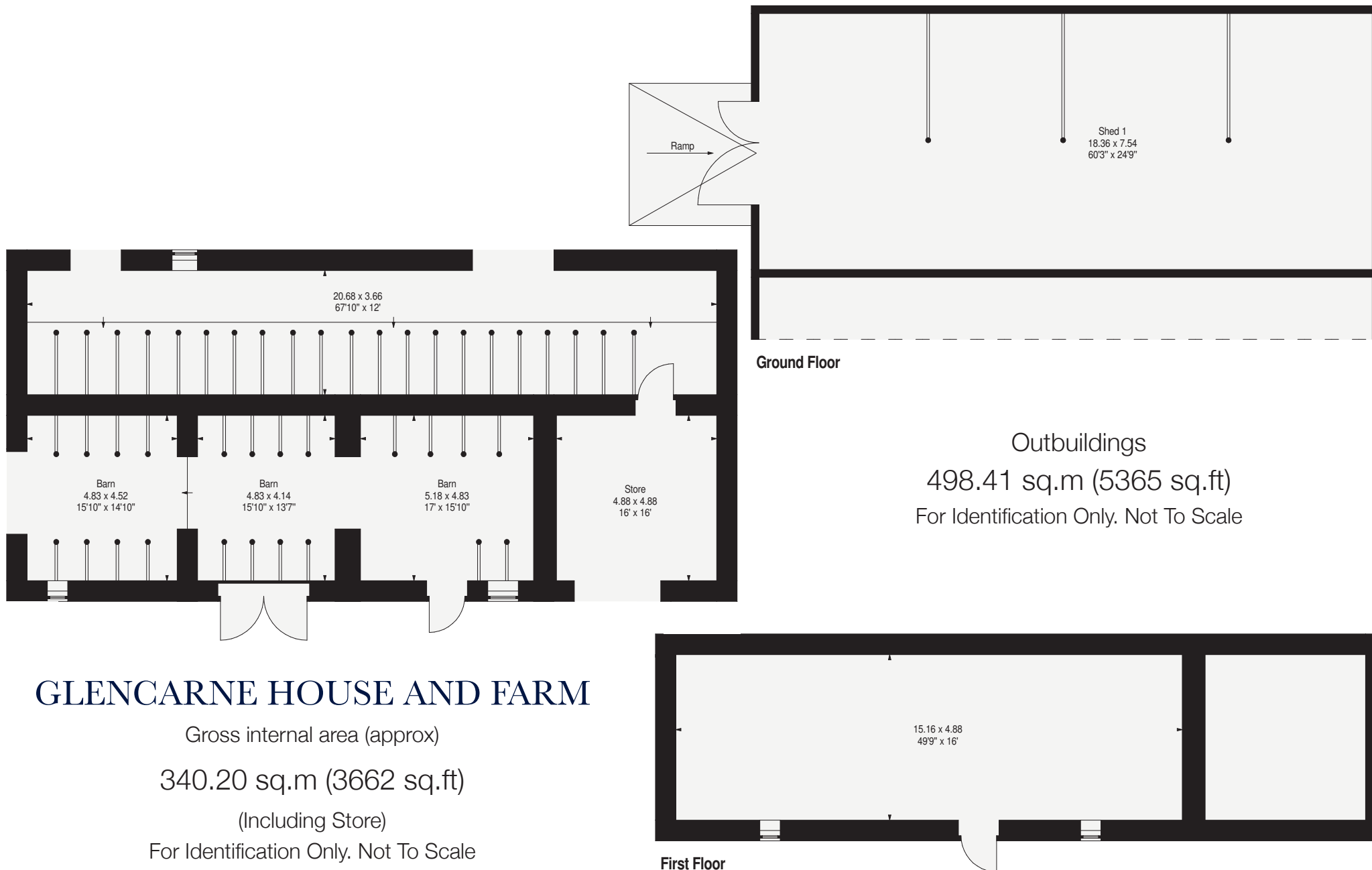


First Floor



Ground Floor







LOT 2 – GLENCARNE LAND SOUTH (ABOUT 59 ACRES)

FARMLAND

Lot 2 extends to about 59 acres and has a separate access via the N4 and a minor public road. It has an internal farm track and includes land suitable for silage and permanent pasture. An elevated site located off the L1025 minor public road offers the potential to construct a residential dwelling, subject to obtaining planning consent. Planning permission was previously granted but has now lapsed, while services are nearby. The site has a magnificent outlook.

LOT 3 – GLENCARNE LAND NORTH (ABOUT 27 ACRES)

FARMLAND

Lot 3 extends to about 27 acres of productive farmland situated to the north of the N4. It includes livestock handling facilities.



GENERAL REMARKS

Viewing

Strictly by appointment only with the Joint Selling Agents:

Savills Country 20 Dawson Street Dublin 2 +353 (0) 1 663 4350 PSRA License: 002223	Farrell Property Carrick-on-Shannon Retail & Business Park Carrick-on-Shannon, Co Leitrim +353 (0) 71 96 20976 PSRA License: 003400
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Given the hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, especially around the farmyard.

Directions (Eircode: N41 EH34)

From Carrick-on-Shannon, take the N4 towards Silgo for approximately 7 kilometres. Glencarne House and Farm is on the left.

From Boyle, take the R294 for approximately 2 kilometres. Turn right at the junction onto the N4 and continue for approximately 5 kilometres. Glencarne House and Farm is on the right.

Solicitors

Michael Sheil & Partners
Temple Court
Temple Road
Blackrock
Dublin
Tel: 012881150
Email: info@msheil.ie

Entry

Entry is by agreement.

BER

Exempt.

Tenure & Possession

Freehold with vacant possession.

Historic Listing

Glencarne House is listed as a Protected Structure (Ref: 00600542).

Offers

Offers may be submitted to the joint selling agents:

Savills Country, 20 Dawson Street, Dublin, DO2 NY91
Email: country@savills.ie

Farrell Property, Carrick-on-Shannon Retail & Business Park,
Carrick-on-Shannon, Co Leitrim
Email: liamfarrell@wfarrell.ie

Best Offers Date

A date for best offers may be fixed and prospective purchasers are asked to register their interest with the joint 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.

STIPULATIONS

Wayleaves and Rights of Access

The farm 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.

Services

It should be noted that the services have not been checked by the selling agents.

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.

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.

Generally

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

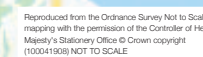
Important Notice

Savills, Farrell Property and their clients 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 clients 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 or Farrell Property have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure prepared and photographs taken in August 2018.





GLENCARNE AMENITY AREAS



