Castle Fogarty

BALLYCAHILL, THURLES,
CO. TIPPERARY, E41 YP68

A MAGNIFICENT ESTATE INCLUDING A GOTHIC REVIVAL CASTLE RUIN AND A HOUSE IN A PARKLAND SETTING

For sale by Private Treaty

CASTLE FOGARTY

Imposing castle ruin

Residential Wing
Hall • Kitchen • Drawing room • Dining room • Sitting room • Further reception room • 7 bedrooms • 2 bathrooms • Shower room • Boot room • Wine cellar • Utility room • Games room • Various stores

Outbuildings
Traditional courtyard with stables, coach houses, barn and stores

Grounds
Walled garden • Pasture • Woodland • Parkland

About 41 hectares / 102 acres in total

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**Distances**
Thurles 9 km • Cashel 21 km • Nenagh 34 km
• Kilkenny 56 km • Limerick 73 km • Shannon Airport 100 km
• Dublin City 160 km

**Description**
Castle Fogarty is a residential and agricultural estate which is steeped in history and is centred around a significant castle ruin. It is the first time that the estate has been offered for sale in over 380 years.

The castle occupies a private situation in the heart of the estate. A range of traditional outbuildings adjoin the castle, with a wing of the castle and part of the traditional outbuildings having been converted to create a comfortable family home.

The estate extends to about 102 acres, with the grounds being a particular feature and lying within a ring-fence. They include mature gardens mainly laid to lawn and surrounding the castle, ancient and young woods, and productive farmland.

**History**
Parts of Castle Fogarty date from the 16th Century. It was the seat of the O’Fogarty clan until 1790 when it passed by marriage in 1790 to Lanigans and then by marriage in 1865 to a Ryan of the then neighbouring estate of Inch and then by inheritance to Ryans until the present day.

The castle is now a ruin, having been burnt in 1922 following its occupation by the Northampton Regiment prior to Irish independence. Following this, the owners undertook a development programme to create a family home within one tower of the castle and part of the traditional outbuildings.

The castle has been home to a number of famous occupants. Cornelius O’Fogarty, the former owner, fought in 1690 at the Battle of the Boyne and was Captain on the side of James II. He owned and played the O’Fogarty Harp which has remained in ownership in the family ever since.

In more recent times, Vivian Ryan was High Sheriff of Tipperary in 1887, Valentine Ryan was a pioneering alpine climber and Mervyn Ryan was manager of Argentine railways and also led the third ascent of Aconcagua.

**Location and Amenities**
Castle Fogarty is located close to the towns of Thurles (9km) and Cashel (21km) in County Tipperary, also referred to as the “Premier County”.

In Irish, the local town Thurles means “Stronghold of the Fogartys” and the O’Fogarty harp is the town coat of arms, in these ways signifying the historical presence of that family name within the area.

Thurles, whose Hayes Hotel was the birthplace of the Gaelic Athletic Association, provides a range of amenities, services and education. Semple Stadium is the venue for many important GAA associated events.

Fishing, boating and sailing are offered on Lough Derg, one of Ireland’s largest lakes (32,000 acres), which is navigable over its total length. Lough Derg Yacht Club is 47 km in distance at Dromineer.

The house is located within the premier Tipperary hunt country, with the Tipperary, North Tipperary, Ormond, Kilmogany and Golden Vale packs, all situated within the county.
There is racing at nearby Thurles, Clonmel and Tipperary Racecourses. In addition, there are a number of premier breeding establishments, with the county being synonymous with horse breeding and equestrian pursuits.

Golfing enthusiasts are well catered for at the nearby 18-hole courses at Thurles and Dundrum Golf Clubs.

There are many pleasant walks nearby including the Devil's Bit and Silvermines Mountains.

This property is well situated within easy reach of Limerick City, Shannon Airport and Dublin City and Airport via the M7. There is a good, fast train service from Thurles to Dublin and Cork.

**CASTLE FOGARTY**

A bell-mouthed entrance with dressed limestone gate piers and steel gates leads via a hardcore driveway of approximately ¼ mile past the walled gardens to the castle. There is access to both roads adjoining the property. The property can be accessed via the R503 Thurles to Limerick Road.

The existing castle ruin was originally rebuilt from an earlier Georgian House in about 1790. The present structure comprises the remnants of this design.

Castle Fogarty is a typical Gothic Revival castle with towers and crenellations. A number of the features within the stonework remain, including a coat of arms with motto. The ruins of the castle extend to about 4,305 sq ft.

**RESIDENTIAL WING**

The residential wing provides comfortable accommodation for family living and entertaining and is laid-out in a C-shaped plan with a courtyard to rear formed by outbuildings and stone walls. It is constructed around the northern wing of the original castle and a key feature is the magnificent castellated entrance. The principal reception rooms are well positioned for the attractive views over the estate parkland.

There are a number of internal features including hardwood flooring, deep skirtings, open fireplaces and wine bins in the cellar. The impressive north tower forms part of the residential accommodation, from which there are fantastic, expansive views.

The accommodation is laid out on the accompanying plans.

**OUTBUILDINGS**

There is a useful range of traditional outbuildings adjoining the residential wing. They are constructed of stone beneath pitched slate roofs and are enclosed by stone walls, creating a courtyard with a gravel base. They include coach houses, stables and a barn, all of which have the potential to be converted to provide further residential accommodation, subject to obtaining the necessary planning permission.

**GARDEN**

A garden laid to lawn surrounds the castle and residential wing. There are also two substantial walled gardens.

**LAND**

The land at Castle Fogarty extends to about 102 acres in total and lies within a ring fence. It can be analysed as follows:

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Area</th>
</tr>
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<tbody>
<tr>
<td>Farmland</td>
<td>64 acres</td>
</tr>
<tr>
<td>Woods</td>
<td>36 acres</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>2 acres</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>102 acres</strong></td>
</tr>
</tbody>
</table>

The land is a good balance of productive farmland and deciduous woodland. The woods predominantly comprise ancient native species with some younger plantations including oak, beech and ash (planted between 1991 and 1994).

The farmland has the ability to grow good swards of grass, with a number of mature trees interspersed throughout the land, creating an attractive parkland setting.
The woods provide shelter, amenity and sporting potential. They have been strategically laid out to create an enclosed estate with a private setting.

The Entitlements to the Basic Payment Scheme are owned and are included in the sale. The payment for 2018 will be retained by the sellers.

The farmland is cut for hay and then let for grazing for the remainder of the season.

**SERVICES**
Mains water, private drainage, mains electricity and oil-fired central heating.

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.

**FIXTURES AND FITTINGS**
All fixtures and fittings are excluded from the sale including: garden statuary, light fittings, and other removable fittings, although some may be available by separate negotiation.

Moveable items within the house may also be available for sale by separate negotiation. A Ryan-Lanigan cart and Captain Cornelius O’Fogarty’s commission may be available by separate negotiation at an additional price.

**TENURE & POSSESSION**
Freehold.

**HISTORIC LISTING**
Castle Fogarty is listed as a Protected Structure (Ref: S822).

**BER**
Exempt.

**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.

**DIRECTIONS (EIRCODE: E41 YP68)**
From Thurles, take the R498 for approximately 2.5 kilometres then turn left onto the R503 for Ballycahill. Continue on for 4.5 kilometres until you reach Ballycahill. Take the first left turn after the church in Ballycahill. Continue down this road and the entrance to Castle Fogarty is first on the right.

**VIEWING**
Strictly by appointment only

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FLOOR PLANS
For identification purposes only. Not to scale.