MOYVIEW

RINROE, ENNISCRONE, CO SLIGO
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Enniscrone 6 km, Ballina 9 km, Ireland West (Knock) Airport 47 km, Sligo Town 56 km Sligo Airport 60 km,
Galway City 121 km, Dublin Airport 248 km

Private estate with a spectacular coastal situation

Moyview House
Vestibule, Conservatory, Four Reception Rooms, Kitchen, Utility, Conservatory, WC, Store Rooms
Master Bedroom Suite with Bathroom and Dressing Room, Three Further Bedrooms Suites
Swimming Pool Complex
Mews Cottage including Two Bedrooms, Kitchen/Dining Room, WC
Courtyard with Garages and Stores
Garden and Greenhouse

Residential Accommodation
Cottage (3 bedrooms), Gate Lodge (3 bedrooms), Lodge Cottage (derelict)

Outbuildings
Helicopter Hanger, Stables, General Purpose Sheds, Cattle Shed, Kennels

Land
Ring-Fenced Productive Farmland

Coastline
About 1.4 km of coastline

About 131 acres / 53 hectares in total
For sale as a whole by private treaty
**MOYVIEW**

**DESCRIPTION**

Moyview is a magnificent residential and agricultural estate, set on beautiful, mature grounds and extending to about 131 acres (53 hectares) in total. It is situated in the west of Ireland and on the banks of the tidal River Moy Estuary, with magnificent views and a haven for wildlife. The estate includes an impressive principal house with mews cottage, two further cottages, a derelict cottage and a useful range of outbuildings. The productive farmland lies within a ring-fenced block and there is no excluded or unowned property within the boundary.

**HISTORY**

It is understood that Moyview was formerly part of the Wingfield Estate owned by the Wingfield family of Powerscourt. Moyview was let to other families at different times, including, from the 1850’s, the Warren family of Castlewarren, County Cork. The renowned Irish ornithologist, Robert Warren, lived at Moyview and during his time at the estate, wrote extensively on the subject. The original house was an eighteenth-century single-storey thatched residence and was the former house of the Hon. Colonel Wingfield. The estate is reported by David Hicks to have been purchased by Arthur Hicks and his wife Harriet (daughter of Captain Annesley Knox of Rappa Castle, County Mayo) in 1910 for £1,210. They originally lived in the cottage but subsequently built a two-storey residence.

The present owner’s family purchased the estate in 1993 and have carried out a significant programme of renovation and redecoration to the house, cottages and outbuildings. A stud farm was previously run at Moyview by the family.

**LOCATION & AMENITIES**

The estate is located in the beautiful county of Sligo amidst the unspoiled landscape of rolling hills and glistening beaches. Sligo is well known for its literary heritage and has a close association with W.B. Yeats. Situated in the townland of Rinroe, the estate is a short distance from the Sligo–Mayo county border.

Enniscrone (6 km), is a beautiful seaside town snuggled into the Sligo Coastline on Ireland’s Wild Atlantic Way. Enniscrone is a popular tourist attraction with breath-taking landscape and coastal scenery. This vibrant town is well catered for with shops, pubs, amazing seaside cafés and restaurants along with great hotels and camping facilities.

The picturesque, sandy beach of Enniscrone stretches 5 km and is home to a range of activities. From horseback riding along the water’s edge, learning how to surf in either of Enniscrone’s two surfing schools or just having a relaxing stroll along the tranquil sand dunes and scenic beach, there is something to be enjoyed by all.

For golfing enthusiasts, the charming Enniscrone Championship Golf Links Course is located 4 km to the north. The challenging course offers panoramic views across the Atlantic and is known for having some of the largest dunes in Ireland as well as being rated in the top 100 courses of Britain & Ireland. Ballina, Strandhill & County Sligo Golf Courses are all accessible to the estate.

The town of Ballina in County Mayo is 9 km distant and has a rich variety of shops, pubs, restaurants and hotels. It is Mayo’s largest town and is famous for its exceptional salmon fishing along the River Moy, producing several thousand salmon to the rod annually. The renowned Ridge Pool, a salmon anglers paradise, is located in the heart of the town.
A variety of primary and secondary schools can be found in the area. Private schooling is available at Sligo Grammar School, a co-educational boarding school located in Sligo Town.

There is a regular train service from Dublin to Sligo Train Station which is 56 km to the east of the estate. Ireland West Airport at Knock is 47 km distant and offers flights to a range of European destinations.

**METHOD OF SALE**

Moyview is being offered for sale as a whole by private treaty.

**MOYVIEW HOUSE**

The house is approached through a bell-mouthed stone wall with piers and electrically operated, wrought iron gates, which open to an attractive sweeping tarmacadam driveway, flanked by terraced lawns and leading to parking at the front of the house. Moyview House occupies a private, south-easterly facing position. A key feature of the estate is that the western boundary is formed by about 1.4 km of waterfrontage which offers stunning views over the glistening River Moy Estuary and rolling countryside.

The bright accommodation is laid out over two floors of generous and elegant proportions, as shown on the accompanying plans. Notable internal features include ceiling roses and cornicing, architraves, open fires with decorative fireplaces and timber beams. External features include dressed stone quoins and foliage on the front façade. There is double glazing and broadband.

The accommodation is entered through a light-filled vestibule which leads onto a further four reception rooms and a conservatory. The bedroom accommodation is laid out on the first floor and includes three-bedroom suites, plus a master bedroom suite comprising a bathroom and a dressing room with an extensive range of fitted wardrobes. It also has two large windows with fabulous, uninterrupted views of the River Moy Estuary which joins the Atlantic Ocean.

The house includes a swimming pool complex situated within a wing to the south. Beyond the swimming pool complex is a mews cottage which includes a kitchen/sitting room/dining room and two bedrooms. The mews has a separate entrance to the rear of the house.

Adjoining the rear of the property are multiple storage areas and two garages which are separated by a two-storey tower.

**GARDEN**

The house is situated within mature gardens. With the accommodation being laid out in a “U” shape, a courtyard is created to the rear of the house. The fourth side is enclosed by a wall to create a private garden with a terrace and beds which are well-stocked with shrubs and flowering plants and separated by paved paths. The garden grounds surround the house and include an array of attractive mature trees, interspersed by areas of lawn and a green house.
RESIDENTIAL ACCOMMODATION

Cottage
Situated off the avenue is a detached, single-storey cottage. The accommodation is laid out in an “L” shape and comprises:

- Hall, dining kitchen, sitting room, three bedrooms (one en suite), bathroom, utility room and store.

There is double glazing, an attached garage, parking and a garden predominantly laid to lawn.

The cottage is presently vacant.

Gate Lodge
A charming detached, two-storey lodge cottage of traditional construction is situated at the main estate entrance and comprises:

- Vestibule, sitting room, dining kitchen, inner hall, three bedrooms, two bathrooms and a store.

The lodge is a beautiful stone structure beneath a pitched slated roof and has undergone a programme of renovation and redecoration. It has double glazing, a parking area and a small garden.

South Lodge
A single-storey former gate lodge is situated at the farm entrance. It is of traditional construction and is in a derelict state of repair. Subject to obtaining the necessary planning consent, it could be developed to provide further residential accommodation.

Outbuildings
A range of outbuildings is situated to the south of the main house. These are a combination of traditional and modern construction and provide accommodation for livestock and general-purpose storage. The farm yard is accessed off the main driveway and also has a separate farm access from the main road. The yard comprises:

- General purpose shed – In three bays of steel frame construction beneath a box profile roof with concrete walls and a tarmacadam base. Includes lean-to’s on either side.
- Hanger – In three bays of steel portal frame construction, box profile roof and cladding, insulation, sliding doors and a concrete base.
- Stables – Of block construction beneath corrugated roofs.
- Cattle shed – In three bays of steel frame construction, corrugated roof and cladding, block walls and a concrete base. Includes a feed passage, concrete aprons and midden.
- Kennels.

A feature of the farm yard is the ample area of hard-standing. There is a diesel generator.
The farmland at Moyview is let on a Conacre basis to a number of local farmers for silage and grazing. The ploughable pasture lies within a ring-fenced block and is generally level, with a gentle westerly elevation and rises from the estuary on the west to about 26 metres (85 feet) on the south easterly corner. It is presently all in grass with extensive road frontage on the eastern side and good internal farm roads.

There is a mains water supply to the land and electric fencing.

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Acreage</th>
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<tbody>
<tr>
<td>Ploughable pasture/silage ground</td>
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<tr>
<td>Woods</td>
<td>1</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>10</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>131</strong></td>
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GENERAL REMARKS

VIEWING
Strictly by appointment by Savills Country Agency.

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 personal safety.

EIRECODE
F26 XD99.

BER

<table>
<thead>
<tr>
<th>Property</th>
<th>BER rating</th>
<th>BER number</th>
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<tbody>
<tr>
<td>Moyview House &amp; Mews</td>
<td>E1</td>
<td>112226667</td>
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<tr>
<td>Cottage</td>
<td>D2</td>
<td>112226667</td>
</tr>
<tr>
<td>Gate Lodge</td>
<td>E1</td>
<td>112226683</td>
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FIXTURES AND 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.

SERVICES

<table>
<thead>
<tr>
<th>Property</th>
<th>Water</th>
<th>Electricity</th>
<th>Drainage</th>
<th>Heating</th>
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<tbody>
<tr>
<td>Moyview House &amp; Mews</td>
<td>Mains</td>
<td>Mains</td>
<td>Private</td>
<td>OFCH</td>
</tr>
<tr>
<td>Cottage</td>
<td>Mains</td>
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<td>Private</td>
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</tr>
</tbody>
</table>

OFCH: Oil-fired central heating

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

EMPLOYEES
There are no estate employees.

ENVIRONMENTAL DESIGNATION
The Killala Bay / Moy Estuary is designated as a special area of conservation (Ref: SAL000458).

BASIC PAYMENT SCHEME
There are no Entitlements to the Basic Payment Scheme included in the sale.

ENTRY & POSSESSION
Entry is by agreement with vacant possession, subject to the seasonal grazing agreements.

OFFERS
Offers may be submitted to the selling agents, Savills, 20 Dawson Street, Dublin 2, D02 NY91. Email address: 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
Natasha McKenna Solicitors Level 3
8 Cecilia Street
Dublin 2
Tel: +353 (0)1 244 4022
Email: info@natashamckenna.ie – contact: Natasha McKenna

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 will be held to have satisfied himself as to the nature of all such rights and others.

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.

GENERAL
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, 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, images 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.

Brochure prepared October 2019.