

# MILL FARM HOUSE

CAHERADERRY MILL, LAHINCH, CO CLARE



savills









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CAHERADERRY MILL, LAHINCH, CO CLARE, V95 A3W9

Ennistymon 3 km, Lahinch 6 km, Cliffs of Moher 12 km, Ennis 29 km, Shannon Airport 48 km, Limerick City 57 km, Galway City 63 km, Dublin City 243 km  
(all distances approximate)

Picturesque country house in a tranquil setting

## Accommodation

### Ground Floor

Garden Room • Kitchen • Bathroom • Parlour • Bedroom With Walk In Wardrobe  
Utility Room • Garage

### First Floor

Two Bedrooms • Study • Multiple Stores

### Outbuildings

Caheraderry Mill • Stabling • Tack Room • Hay Barn • 6 Outhouses

### Grounds

Garden & Walled Kitchen Garden • Manege Paddock • Meadow  
Dealaigh and Caheraderry Rivers

About 1.6 hectares / 3.9 acres

For Sale by Private Treaty

## Savills Country

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## LOCATION & AMENITIES

County Clare is renowned for its dramatic and changing landscape, from the world-renowned Cliffs of Moher (12 km) to the unique limestone landscape of the Burren (29 km) with its extraordinary flora and fauna as well as ancient monuments.

Mill Farm House is located just 6 km from the vibrant seaside town of Lahinch, which is nestled in a magnificent coastal position at the head of Liscannor Bay. Lahinch offers a number of great restaurants, pubs, cafés, shops and hotels. A more comprehensive range of facilities and services can be found at Ennistymon (3 km), a pretty market town famous for its Victorian shop fronts, courthouse gallery, shops and restaurants.

Home to a 2 km long beach with golden sands, Lahinch is renowned as one of the top holiday resorts in Ireland. This coastal town attracts surfing and canoeing enthusiasts from all over the world and has earned a reputation as a top 'surf centre' with multiple surf schools in the area. Lahinch has a wealth of activities for children and lovers of water sports including, sailing, swimming, kite surfing, diving and fresh water fishing.

The keen golfer is well catered for with superb golf courses nearby including the championship links course at Lahinch (5 km). Lahinch Golf Club is a magnificent links golf course worthy of its ranking in the World's Top 50 and host to the 2019 Dubai Duty Free Irish Open. Woodstock Golf Club (28 km) Spanish Point Golf Club (20 km) and Trump International Golf Links at Doonbeg (35 km) are also close by.

A variety of local schooling is available in the Ennistymon and Lahinch. A wider range of schooling can be found in nearby Ennis.

## DESCRIPTION

Mill Farm House is a stunning period property on the Wild Atlantic Way that epitomizes peace and tranquillity. Set on four acres, the property is bound by the Dealaigh and Caheraderry rivers which flow into the Atlantic and surrounded by established mature trees.

The property is accessed through an attractive stone wall and tree-lined sweeping driveway that leads to the front of the property with ample parking. The house is superbly located just minutes away from the seaside town of Lahinch.

Mill Farm House is a vernacular style property with a stone exterior beneath a hipped slated roof. The light filled accommodation is of generous and elegant proportions, as shown on the accompanying plans. The property has been totally refurbished, insulated, replumbed and rewired to the highest standard with Penryn slates shipped in from the Welsh valley. The detail and finishes internally are notable with the accommodation being equally suitable for modern family living and entertaining.

The property is entered through the bright kitchen which is centred around a classic oiled-fired Aga and connecting electric Aga. The kitchen gives access to the downstairs bedroom, parlour and garden room. The parlour is an attractive room with a Charnwood wood burning stove with original stone surround. The garden room has wonderful large windows which leaves the room very bright and light filled. It also gives access to the downstairs bathroom and utility room.

The first floor comprises two well proportioned bedrooms and a large study. One bedroom is equipped with a walk-in wardrobe.







## OUTBUILDINGS

The Mill is a fascinating two-story building of historical importance with industrial and food heritage. It was built in 1830, five years before O'Brien's Tower at the Cliffs of Moher. The Mill Race is in situ and includes a range of outbuildings, six in all, together with a two bay haybarn, hay lift, stables and tack room.

## GROUNDS

The house sits amidst wonderful mature grounds with many fine specimen trees and shrubs including Ash, Sycamore and Oak. The private tranquil grounds are a haven for wildlife. The intersection of the rivers is home to many fauna including Heron, wild ducks and the rivers themselves are well stocked with a variety of fish including salmon.

## BER

BER rating - C2 BER number - 106286677

## GENERAL REMARKS

### Viewings

Strictly by appointment by Savills Country Agency.

### Eircode

V95 A3W9.

### 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.

### Services

Oiled-fired central heating, broadband access, mains water, private drainage and plumbed for solar panels.

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.

### Entry & Possession

Entry is by agreement with vacant possession.









## Offers

Offers may be submitted to the selling agents, Savills, 33 Molesworth Street, Dublin 2.  
Email address: [country@savills.ie](mailto: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.

## 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, 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 August 2019.



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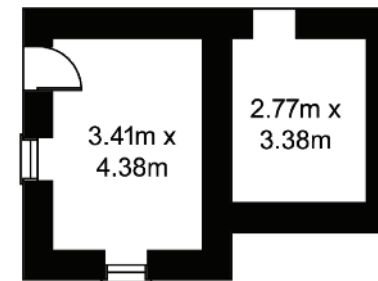
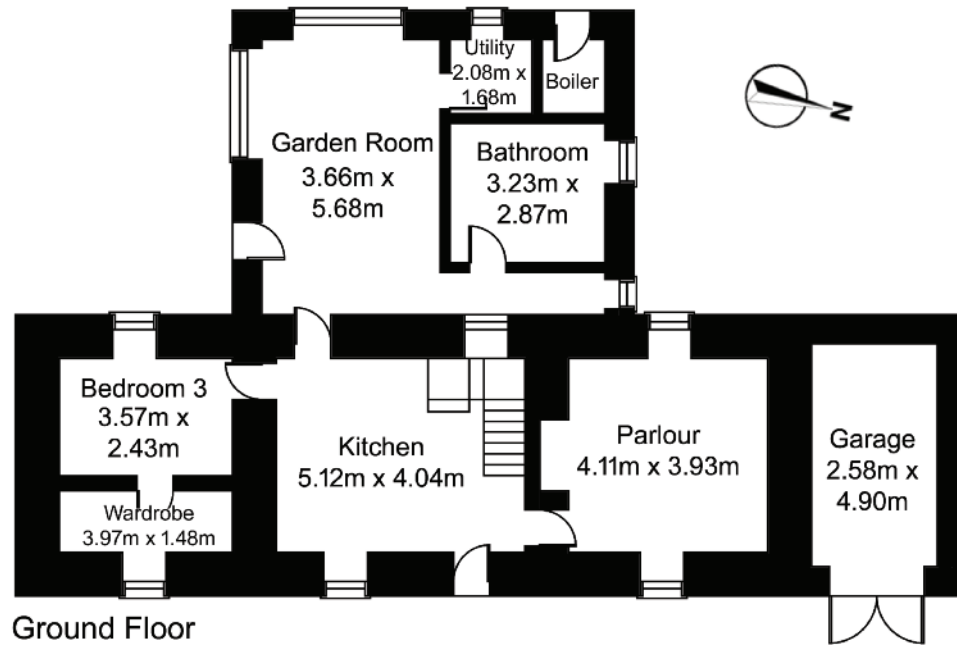
MAIN HOUSE – 200 SQ M - 2,152 SQ Ft

MILL – 33 SQ M - 355 SQ Ft

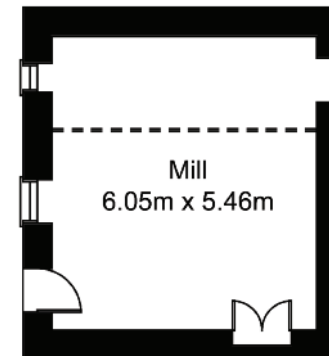
OUTHOUSE 1 – 25 SQ M - 269 SQ Ft

OUTHOUSE 2 – 58 SQ M - 624 SQ Ft

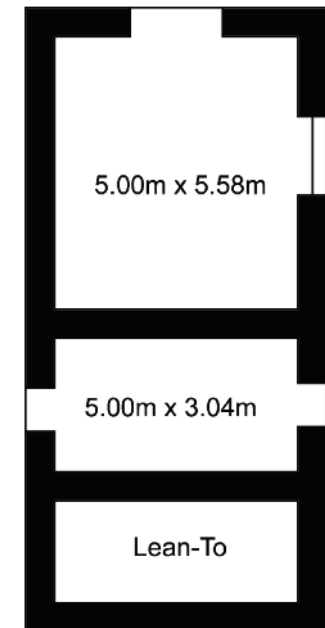
FOR IDENTIFICATION ONLY. NOT TO SCALE.



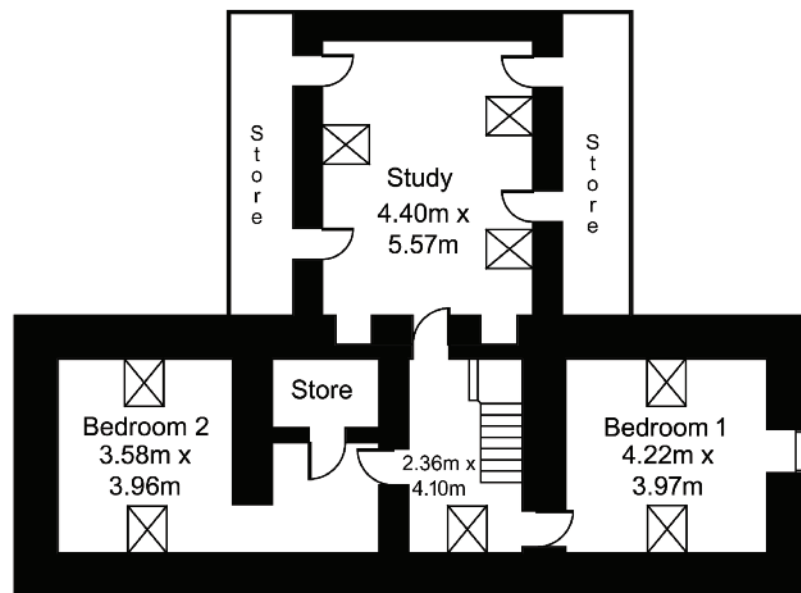
Outhouse 1



Caheraderry Mill



Outhouse 2



First Floor









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