



# ROBIN HILL

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LOCH GOWNA, CO CAVAN, H12 F585

BER D2

savills

# Robin Hill

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## IMPOSING PERIOD PROPERTY IN A LAKESIDE VILLAGE SETTING

For sale by Private Treaty

### Ground floor

Porch • hall • living room  
♦ sun room ♦ family room ♦ kitchen ♦ bathroom ♦ utility room  
♦ study/lounge ♦ larder

### First floor

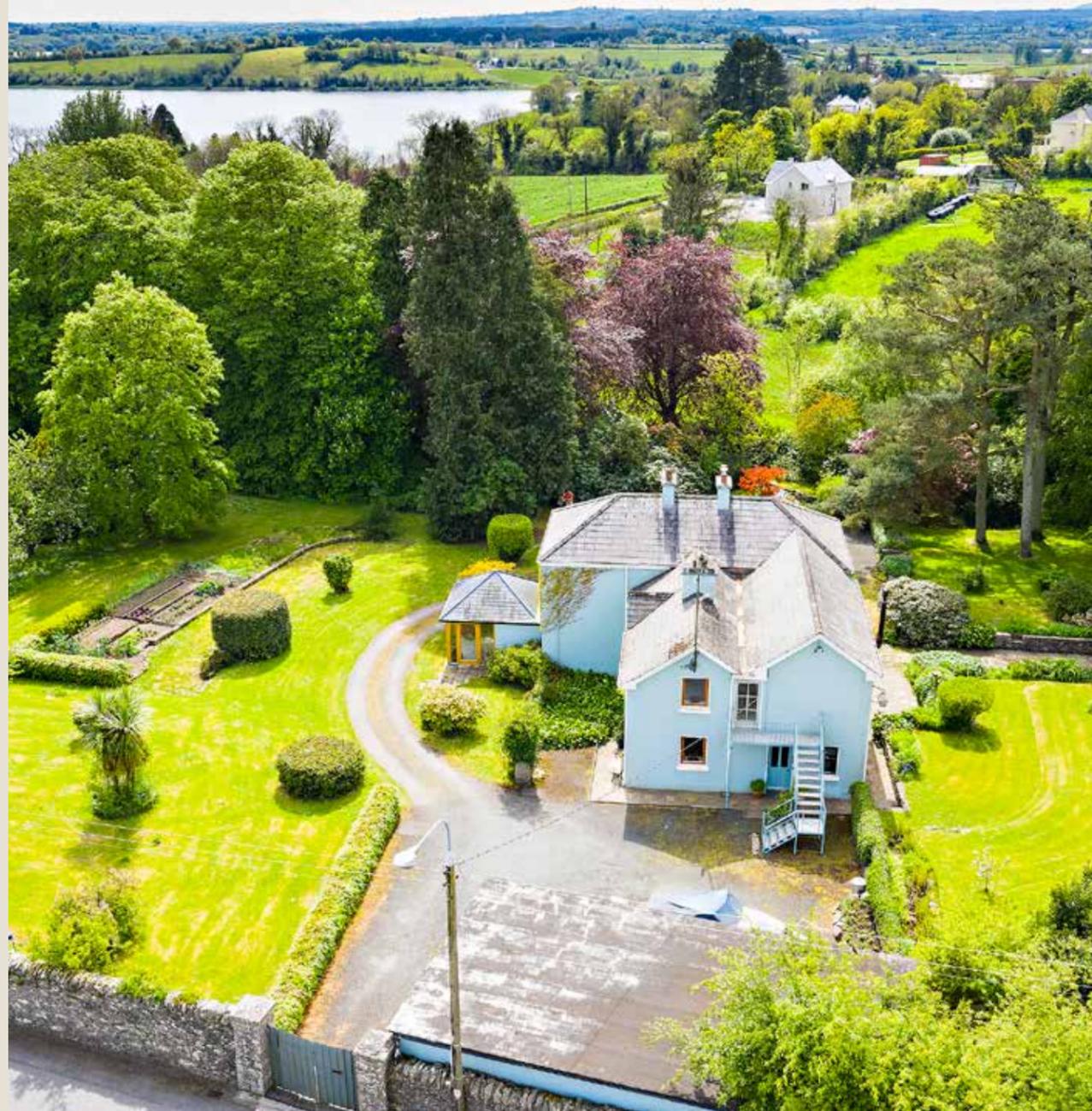
6 bedrooms ♦ bathroom

### Outbuilding

Garage ♦ shed ♦ woodshed

### Grounds

About 0.9 hectare / 2.4 acres



### Savills Country

20 Dawson Street, Dublin 2  
country@savills.ie  
+ 353 (0) 1 663 4350  
PSRA 002223

savills.ie

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### DISTANCES

Granard 10 km, Cavan 20 km, Edgeworthstown 22km, Ballyjamesduff 27 km, Longford 27 km, Virginia 36 km, Mullingar 49 km, Athlone 66 km, Dublin City 118 km, M50 Motorway 116km, Dublin Airport 120 km

All distances are approximate.

### LOCATION & AMENITIES

Robin Hill is located in Loch Gowna, a stunning countryside village with spectacular scenery over the many lakes surrounding the village.

County Cavan is most commonly known as “The Lakeland County” and is characterised by its beautiful undulating drumlin landscape and 365 lakes. The Shannon-Erne Waterway passes through the county and is popular with boating enthusiasts, while the River Erne water network in the county (for which Lough Gowna is the major source) also provides many opportunities for the keen angler.

Cavan & Longford Town are two vibrant neighbouring towns just a short drive away with an abundance of quality restaurants, hotels and pubs. Both towns offer a large variety of boutiques and all the major retail stores. Further local shopping is available in nearby Arvagh and Granard.

Loch Gowna is an attractive lakeside village which provides facilities such as a supermarket, post office, popular pubs, hotel, filling station and florist.

There are excellent sporting and social amenities in the nearby vicinity. The Lough Gowna lake system covers an area of

1,800 acres. This location is a fisherman’s dream as it is known as one of the best coarse fishing waters in Europe. There are two angling clubs in the immediate area.

The surrounding area caters for all types of sporting interests with Gowna GAA club, UCL Harps soccer club and two vibrant rugby clubs located in Cavan and Longford. Golfing enthusiasts are well catered for with numerous courses within driving distance including, Farnham Estate, Longford, Virginia and Cavan Golf Club as well as the championship course at Slieve Russell Golf Club.

This stunning lakeside village has many great places for walking, running and hacking including Derrycasson Wood, Mullaghmeen Beech Forest, and Killykeen Forest Park, all with stunning panoramic views over the lakes the rolling hills. There are many other marked ways in the area.

Local schooling is available in the area including neighbouring St. Patrick’s National School which is a six-teacher school. There are school bus services to both Moyne Community College and Cnoc Mhuire Secondary School in Granard. Other secondary level options include St Patricks College, Loreto Convent and the Royal School in Cavan Town. Private schooling can be found at Wilson’s Hospital Boarding School (37km) which caters for both five and seven day boarding with a day pupil option also.

### HISTORY

Robin Hill was built around the year 1850 as a steward’s house by Augusta Leviscount Stuart Richardson, Countess of Castlestewart in Co. Tyrone, who gifted the property to the Church of Ireland in 1877 to be used as a rectory.

This use ceased in 1952 with the departure of the last rector to have lived there. The house remained empty for the next decade until purchased by new owners who renovated and extended the property for their intended use as a restaurant and guesthouse.

‘The Robin Hill’ operated very successfully as a noted eatery and provider of select accommodation up until the late 1990’s. The house has remained in the family through two further generations and has been modernised and refurbished by its present owners.

### DESCRIPTION

Built in the Victorian era, Robin Hill is a gracious Georgian-style residence which has played a central role in the history of Lough Gowna since it was built in 1850.

The owners have changed the conservatory to the side of the property and marginally changed the layout of the first floor as well as redecorated and modernised accommodation. The result is that Robin Hill is in-walk in condition with plenty of space for expanding families and excellent entertaining space for buyers who wish to use Robin Hill as a weekend or summer retreat.

The accommodation on the ground floor briefly comprises entrance porch, hallway, dual aspect kitchen/dining room, family room, living room and sunroom, study/lounge, utility room, larder and bathroom. The stove in the study/lounge and family room give a lovely snug atmosphere to the rooms and the Aga in the kitchen adds a lovely homely feel to the modern kitchen space. The living room has an open fire which adds a cosy ambiance on cold winter nights.



Upstairs there are six bedrooms of which five are double rooms. The two main bedrooms to the front of the house are very generously proportioned and could accommodate an en suite. These front rooms are filled with light as they have a dual aspect with views over the gardens. There is also a family bathroom on this level.

As you can see from the photos, the property is very well cared for and requires little, if any, works, to appeal to modern buyers.

#### GARDEN

Robin Hill is approached by a short drive flanked on either side by mature trees and opens upon arrival at the forecourt. There is also a vehicular access to the property from the school side which brings you to the rear of the house.

The house sits amidst wonderful private gardens with many fine specimen trees and shrubs including mature Scot's Pine, Wellingtonia, Wisteria, Laburnum, native Oak and fruit trees including apple, plum, cherry and pear. While the property is located in the centre of the village, the trees offer a sense of

security and privacy.

The lawns are well tended and surround the house with direct access from the porch, sunroom and kitchen/dining room. The boundary is walled on the village sides which adds an extra layer of privacy and seclusion while the two other boundaries are tree and hedgerow-lined with agricultural lands on the far side.

The paddock is laid out in one division and has a hedgerow boundary. These lands are multi-functional but would ideally suit a family who require space for a horse or pony.

#### OUTBUILDINGS

There is also a garage with a shutter door together with a storage shed and a fuel shed.

#### BER

**BER:** D2

**BER No.:** 112277843.

#### VIEWING

Strictly by appointment by Savills Country Agency.

#### EIRCODE

H12 F585.

#### 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

Oil-fired central heating, mains water, mains sewerage, broadband, mains electricity.

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, 20 Dawson 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.

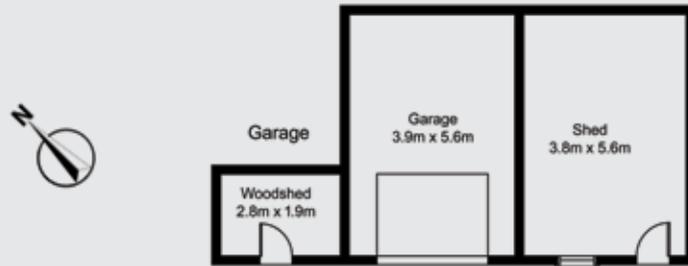
**REFERENCE:** Brochure prepared May 2019.





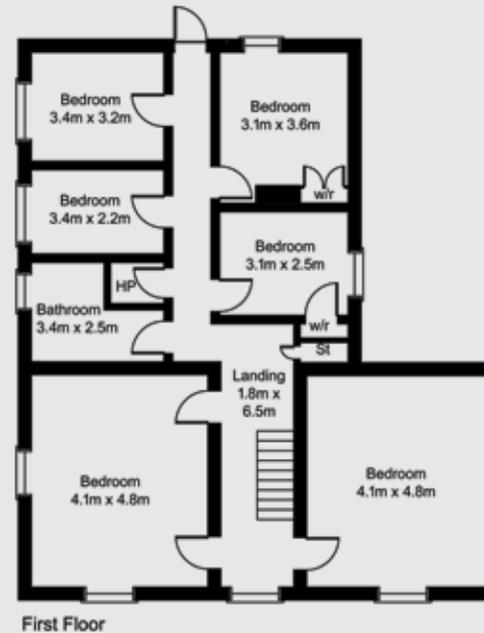
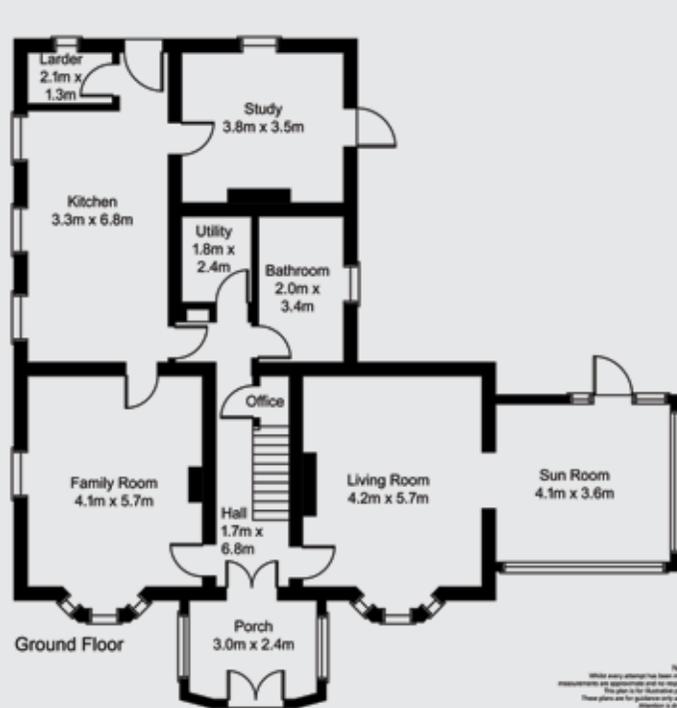
## FLOOR PLANS

For Identification purposes only. Not to scale.

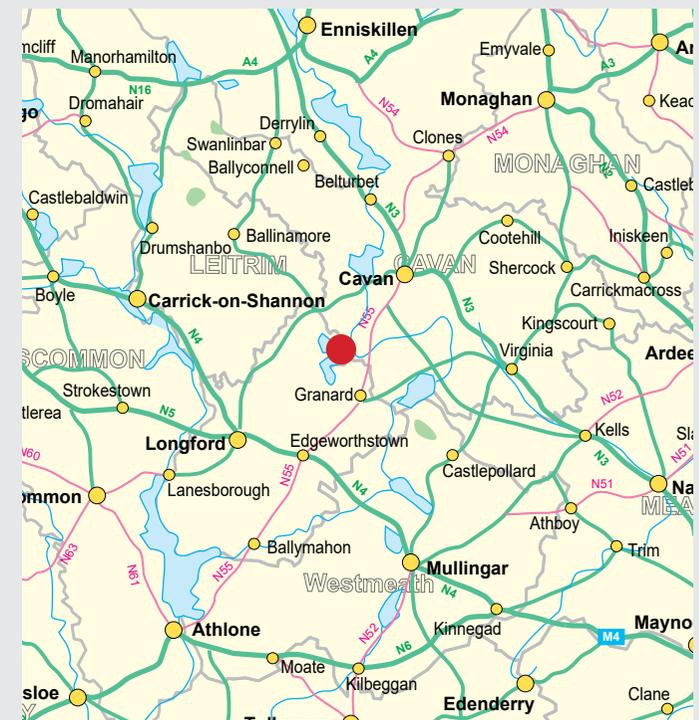


Robin Hill,  
Loch Gowna,  
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Gross internal area (approx.) -  
240 sq.m / 2,583 sqm



NOT TO SCALE  
While every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such. These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to this important notice.



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