

KILSHARVAN ESTATE

BELLEWSTOWN, CO MEATH



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M1 4.5 km, Julianstown 5 km, Duleek 5 km, Drogheda 8 km, M50 36 km, Dublin Airport 37 km, Dublin City 47 km

(All distances approximate)

Spectacular Country Estate renovated for 21st Century living and with a convenient situation

Kilsharvan House: 5 Reception Rooms, 4 Principal Bedroom Suites, 5 Further Bedrooms

Self-Contained 2-Bedroom Apartment or Office Suite

Gate Lodge (2 Bedrooms)

The Mill with Banqueting Hall, Flax House and Kilsharvan Church

Equestrian Yard with Loose Boxes, Stores, Horse Walker, 2 Arenas

Outstanding Grounds with Formal Lawns

Specimen Trees and Parkland Grazing

About 32 hectares/80 acres in total

For Sale in 6 lots or as a whole by Private Treaty







Historical Note

The name Kilsharvan originates from the Irish, Cill Searbhain, meaning "Church of the bitter tongued", a reference to St John The Baptist. Over the past four centuries, Kilsharvan House has been home to a number of aristocratic and well-known families.

In the mid-17th century, the Lord Mayor of Dublin, Edward Jans (1627-1628) lived here, however, when William of Orange secured victory at the Battle of the Boyne, he confiscated Kilsharvan House and granted it to the Earl of Anglesey. In 1776 the First Earl of Darnley willed his brother, the Dean of Elphin, Robert Bligh, a fortune of £100,000. With his new-found wealth the Dean of Elphin purchased the Kilsharvan Estate for the reported sum of £6,850. After this, Andrew Armstrong, a Dublin merchant, leased the estate and it was his descendants who later purchased it and built a very successful linen mill business exporting to the Americas. His grandson, also Andrew Armstrong, carried out extensive works to Kilsharvan House in a Regency Revival style.

The mill at Kilsharvan is perhaps the most significant building on the estate. In the late 18th century, tow (which is a raw material) was sourced in the North of Ireland then processed by mills on the River Nanny and on the River Boyne at Slane and finished at Kilsharvan for export from Drogheda Port. At this time, the mill was a thriving business and blossomed good fortune for the Armstrong family which allowed them to extend and upgrade Kilsharvan House and the surrounding estate grounds and land. Andrew Armstrong had a greater plan for the Kilsharvan Mill.

The river was re-directed, a weir was built, a cobbled mill race of one mile and two furlongs was completed by a "hundred and score men" and the south facing, sun-drenched bleach field, with its three sentry huts with a compliment of soldiers to guard the valuable textile, was upgraded for the production of linen. In 1827, Andrew Armstrong mortgaged Kilsharvan for additional works at the mill and also to construct the fine stone cut buildings in the stable yards.

A Dublin newspaper reported of Andrew Armstrong in 1833 "he has lately much improved the scenery and remodelled the Mansion house in a style which does infinite credit to his taste and that of his architect Mr Austin Nichols". In 1884 Belfast architect, A T Jackson designed "a large dining room for twenty huntsmen to enjoy breakfasts and suppers".

James MacDonnell, MD (1763-1845), known as the "father of Belfast medicine" was the co-founder of the Irish Harp society in 1808. His daughter Katherine Ann married Andrew Armstrong, whose direct descendants sold Kilsharvan House at the turn of the 20th Century to the present owners. MacDonnell was a doctor, historian, philanthropist, harpist, Irish language enthusiast and a close friend of Wolfe Tone and Thomas Russell. Throughout his life, MacDonnell sought to promote the Irish language and culture, but is best known for his devotion to bringing the best medical care to all of society, particularly the poor and disadvantaged.

His son, John McDonnell was also a prominent figure in Irish medical history, famed for many feats including performing the first ever operation under general anaesthetic in Ireland. The house stayed in the Armstrong family, passing down from widow to daughter. John McDonnell's wife, Senta, of the Jameson Whiskey family, remarried and became Senta Woods. Their son, Edward McDonnell was killed in World War II and the house passed to their daughter, Louisa Shorter. The current owners purchased Kilsharvan House in 1998 when it became the first Irish country house to sell for more than £1 million at public auction.









Situation

Kilsharvan House is located in the Royal County of Meath in the North East of Ireland. County Meath is internationally famed for its heritage, ancient history and excellent amenities on its doorstep. The nearby villages of Duleek (5 km) and Julianstown (5 km) offer local amenities with the nearest town to Kilsharvan House being Drogheda (8 km), one of Ireland's oldest medieval towns. Drogheda has several quality hotels, restaurants, boutique shops and two shopping centres. It is one of the country's largest towns and has seen significant growth in recent times due to its proximity to Dublin City. Drogheda also has the benefit of commuter rail and bus services to Dublin.

There is convenient access to the M1, with Junction 7 situated 6 km to the south, connecting Belfast to Dublin. Dublin Airport is 37 km to the south, while the M50 is 40 km distant.

The property is in the vicinity of the internationally renowned Boyne Valley which is host to Brú na Bóinne, a Unesco World Heritage site with tombs at Newgrange, Knowth and Dowth attracting thousands of tourists annually.

There are wonderful walks in the area along the beaches and the River Boyne where a walkway has been created between Drogheda and Navan. The North East has a stunning coastline and there is a long sandy beach running from Gormanstown to Mornington. Laytown Strand is 7 km distant.

County Meath has a proud sporting history and offers a huge array of quality sporting and recreational activities. The keen golfer is well catered for with a choice of superb courses within the county. The County Louth Golf Club at Baltray hosted the Irish Open in 2005 and 2009. Bellewstown Golf Club is 4 km distant, while there are links courses at Bettystown (12 km) and Baltray (14 km).

Horse racing takes place close by in Bellewstown (3 km), which is one of the oldest race courses in Ireland and meets are held twice each summer. Laytown Racecourse is a horse racing venue on the beach at Laytown. It is unique in the racing calendar, as the only race event run on a beach under the rules of the Turf Club, since it was first staged in 1868. Other races are held at Navan (28 km) and at Dundalk (50 km) where the stadium also hosts greyhound racing. The keen huntsman has a choice of packs in the Louth and Meath Foxhounds, the Fingal Harriers and the Ward Union.

Numerous primary and secondary schools serve the area. Secondary education is available in Drogheda Grammar School and Gormanston College, as well as several excellent secondary schools in in Drogheda, Balbriggan and Navan.



Description

Kilsharvan is a wonderful residential and equestrian estate extending to about 80 acres in total. At the heart of the estate is a magnificent manor house which is equally suited for family living and for hosting wonderful house parties, with guests able to enjoy the spectacular countryside on the banks of the River Nanny. A key feature of the estate is the extent and range of traditional outbuildings and the opportunities that they offer (subject to obtaining the necessary planning consents), including a quaint church and a former mill which has been extensively renovated to presently serve as a banqueting hall. The equestrian facilities are centered upon a charming traditional range of farm buildings. There is a characterful, period gate lodge, while the grounds are a combination of productive farmland and mature woods.

A detached, two-storey house of traditional construction and with four bedrooms is owned but excluded from the sale. It is known as The Grange.

The estate is available for sale as a whole or in six lots as follows:

Lot	Lot Name	Acreage
1	Kilsharvan House	37.7
2	West Field	4.2
3	Woodland Paddock	0.5
4	Farmland South	25.9
5	East Field	5.0
6	North Enclosure	6.7
Whole		80.0

Lot 1 - Kilsharvan House (About 37.7 acres)

Kilsharvan House is a fine, two-story Regency Revival-style period house. From an elevated bank, it towers over the River Nanny. Accessed through an impressive, bell-mouthed stone wall entrance with piers and electric-gates, Kilsharvan House is approached along an attractive, sweeping driveway which leads to a gravel parking area at the front of the house. The tarmacadam driveway is flanked by stud fencing and lighting. There is access and further parking to the rear.

Kilsharvan House occupies a mature, private situation, with its front facing west and the principal reception rooms having a southerly aspect over the river. External features include a Doric portico with shallow bows to either side, white window surrounds and a hip roof. The house has been comprehensively renovated during the sellers’ ownership to transform one of the county’s most historic houses into a sumptuous property fit for hosting lavish house parties and comfortable family living, in equal measure.

Internally, the light-filled accommodation is of generous and elegant proportions, laid out over two storeys. Upon entering the house, you are greeted with an aura of grandeur with period features in the reception hall which continue throughout the formal reception rooms and bedroom accommodation. With a flagstone floor, the hall is entered through double doors with stained glass above encrypted with “Kilsharvan”. The decorative cornicing and plasterwork are equally notable, while the bowed end wall with sweeping staircase is the key aspect of the room. A cosy library with bow window and built-in book shelves is accessed off. Also accessed from the reception hall is the drawing room with a dual aspect to the west (a bowed elevation) and south. The drawing room leads to a music room and perhaps the most spectacular room in the house, the dining room which can seat 20 guests. These rooms include period features such as decorative fireplaces, cornicing, picture rails, architraves, ceiling roses, sash and case windows, shutters and a hardwood floor in the dining room. They all benefit from a southerly aspect and therefore, ample natural light.

Given the era of the house, an unusual feature is the open plan “L-shaped” bright and modern family accommodation which includes a stove with brick surround, French windows, cornicing and extensive roof windows. A spiral stair leads to a gallery and the bedroom accommodation. The family room opens to the kitchen which is of contemporary design and has roof windows, a large marble island and a Stanley range cooker with an exposed brick surround. Accessed off the kitchen and to the rear of the house is a boiler room, utility room, laundry and porch.

An inner hall reconnects the family accommodation with the reception hall, off which, is a breakfast room (likely to have once been used by servants and including the former bell board).

An impressive landing with roof light leads to the principal bedroom accommodation which includes a master bedroom suite with dressing room and spacious bathroom, three further bedroom suites, a shower room and a TV room. As with the ground floor accommodation, the bedrooms have many features including, decorative fireplaces, cornicing, high ceilings, free standing baths and in particular, one of the bedroom suites completed with wood panelling to resemble a ship’s cabin.

A two-storey wing lies to the north of the house and is accessed via the inner hall. It offers the potential for self-contained accommodation and a variety of uses. The present owners use the ground floor accommodation for offices, with supplementary bedroom accommodation on the first floor currently comprising five bedrooms (two en suite) and a bathroom.

There is a basement with various stores.

At the rear of the house is a garage and an enclosed cobbled courtyard.







Gardens & Grounds

The gardens and grounds of Kilsharvan House are a key feature of the estate and have been landscaped since early times. They form a beautiful parkland setting and include some outstanding specimen trees which provide colour as well as shelter and privacy. There are areas of lawn to the front and southern side of the house.

The River Nanny forms the southern boundary and combined with the mill race, creates a number of small islands on the estate. There is fishing on the river, which is managed by Duleek Anglers Club.

There is a useful network of tarmacadam and gravel paths passing through the estate.

Gate Lodge

A charming gate lodge is situated to the north west of Kilsharvan House. It has a separate gated access from the minor estate road. Of traditional construction and with a white painted finish, the accommodation is laid out over a single storey and comprises two bedrooms, two shower rooms, a kitchen and sitting room with open fire.

The gate lodge is presently let on a short-term lease.

The Mill

The main driveway forks before the house and one spur leads to The Mill. An imposing, traditional structure, it is situated to the southeast of the house and over the mill race. The mill has been fully renovated by the present owners and is ideally suited for hosting large functions, with the banqueting hall having a capacity for seating for 250 guests in a theatre style or 120 guests dining at round tables.

It includes a small terrace area. A bridge with detailed stonework passes over the mill race and leads to a former flax house which is presently used for storage.

The internal accommodation is laid out on the accompanying plans.

Outbuildings & Equestrian Facilities

Lying to the north of the house and with a separate access is a range of traditional farm buildings. They are mainly of stone construction beneath slate and corrugated roofs and have been adapted since their construction to create a livery yard.

The buildings extend to about 810 sq m/8,718 sq ft and are laid out on the accompanying plans. Their extent and layout offer the potential for conversion, subject to obtaining the necessary planning permission.

In addition to 14 loose boxes, the equestrian facilities include a Monarch horse walker and two outdoor silica sand arenas (one floodlit) with excellent drainage. There is extensive hardstanding.

The yard and buildings are currently used for commercial livery. Further details are available from the selling agents.

Farmland

The main area of farmland lies beyond the house and yard and provides good grazing. Generally, level in nature, it is laid out in three paddocks divided by stud fences and extends to about 13 acres in total. There is a further paddock of about 3.8 acres providing grazing and running between the river and driveway.

Lot 2 – West Field (About 4.2 acres)

With a triangular shape and enclosed on three sides by mature trees is a productive grazing field with stud fences. It extends to about 4.2 acres.

Lot 3 – Woodland Paddock (About 0.5 acre)

A long, narrow strip of mature deciduous woods and grazing adjoining the north of Lot 1 extends to about 0.5 acre. It is accessed via the old road to Kilsharvan which is now used to access The Grange and the Gate Lodge.

Lot 4 – Farmland South (About 25.9 acres)

Lot 4 comprises a productive block of ring-fenced farmland which has the ability to grow a range of arable crops and good swards of grass. It is in three enclosures and drains into the River Nanny. The land is accessed off a minor road. There is an outbuilding of traditional construction and in a derelict state of repair which is situated next to the road.

Lot 5 – East Field (About 5.0 acres)

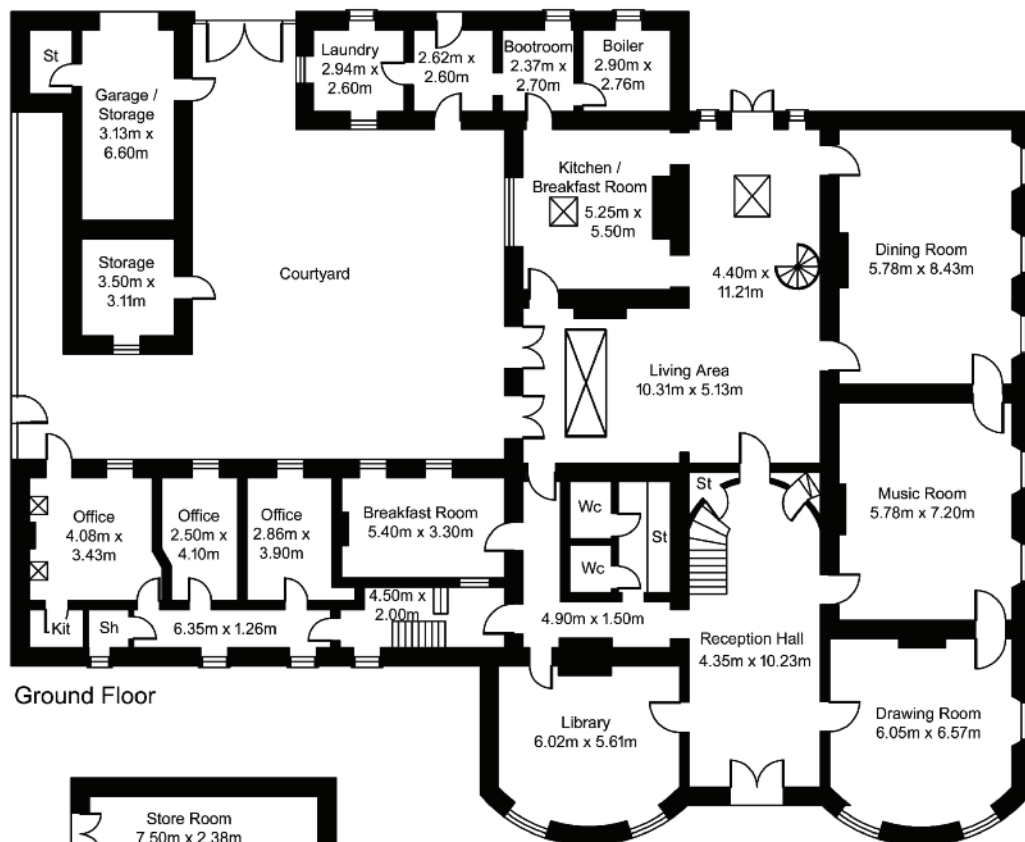
Accessed via a lane and connected via a tunnel leading from Lot 6 is a single enclosure grazing paddock extending to about 5.0 acres. It is bound by the river on the south and mature trees on the east and west.

Lot 6 – North Enclosure (About 6.7 acres)

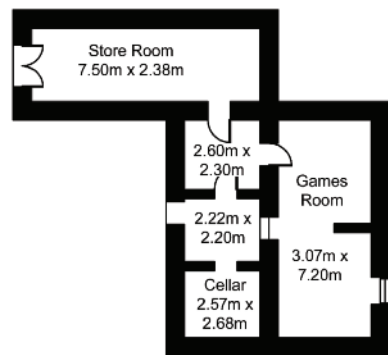
Situated to the north of the R150 and accessed off the minor road is a single enclosure extending to about 6.7 acres. Part of the area is fenced and has hardstanding. Planning permission for stables and vehicle storage was previously granted but has now lapsed.

Owned but excluded

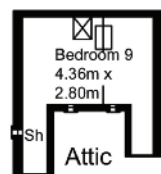
The Grange is a fine period house in an idyllic woodland setting extending to about 0.8 acre. It lies off the minor estate road and to the northwest of the equestrian yard. The house offers accommodation over two storeys and includes two reception rooms, kitchen, utility room, WC, four bedrooms and a bathroom. The garden features mature trees and lawns.



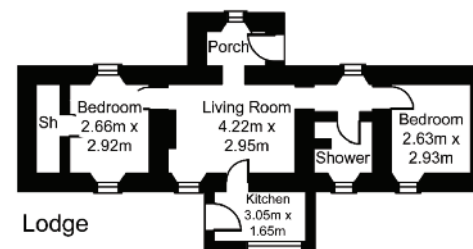
Ground Floor



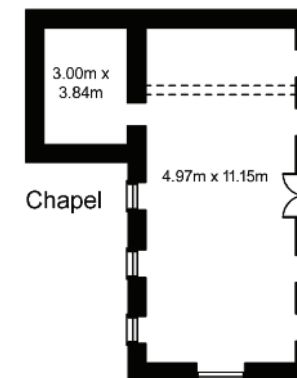
Basement



Attic



Lodge



Chapel

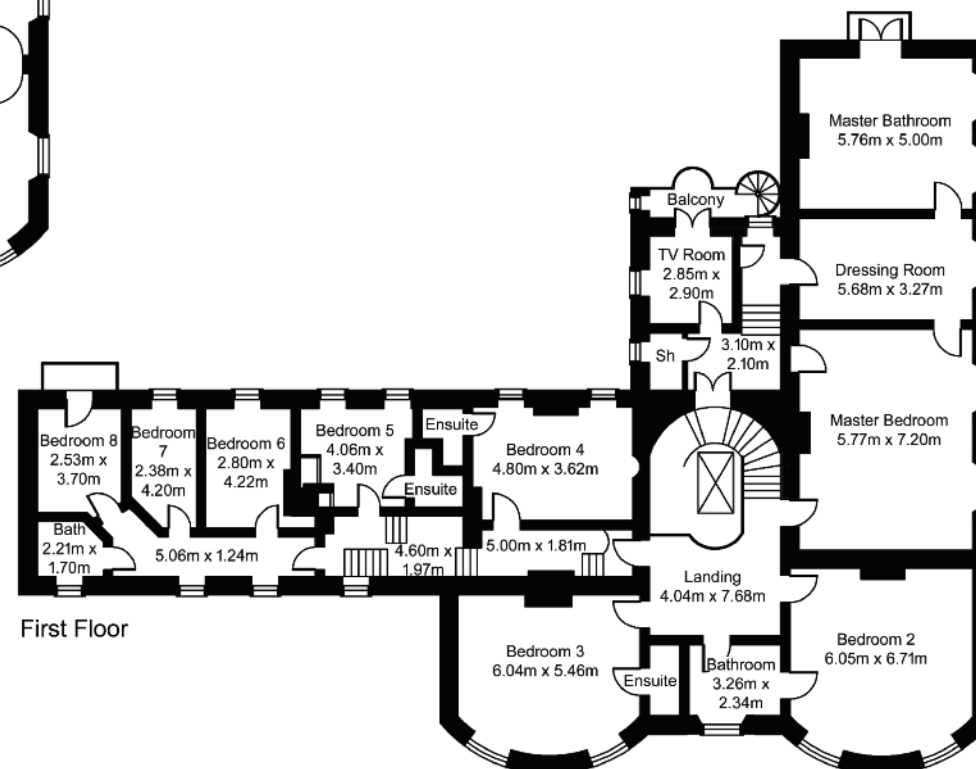
KILSHARVAN ESTATE

GROSS INTERNAL AREA

LODGE - 52 SQ M / 559 SQ FT

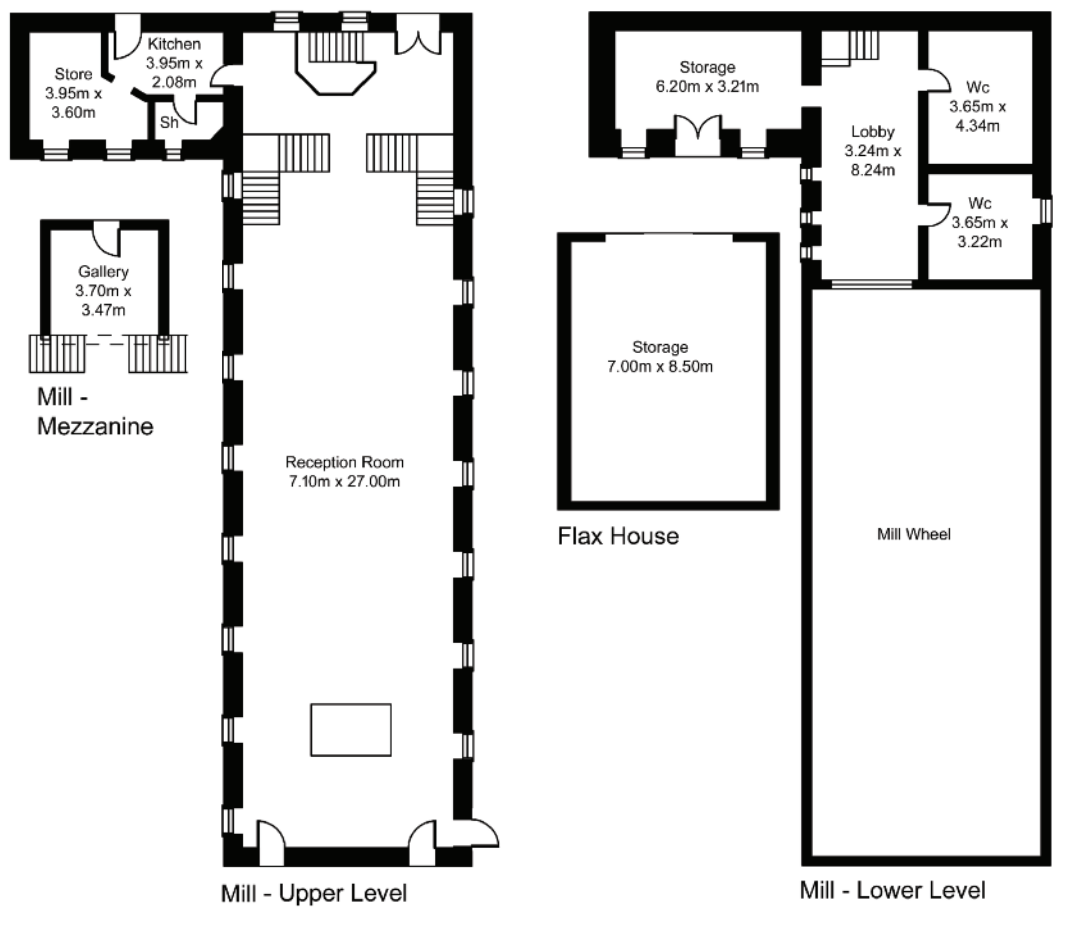
CHAPEL - 67 SQ M / 721 SQ FT

MILL - 300 SQ M / 3,229 SQ FT



First Floor

KILSHARVAN HOUSE
GROSS INTERNAL AREA - 965 SQ M / 10,387 SQ FT



KILSHARVAN ESTATE YARD

GROSS INTERNAL AREA

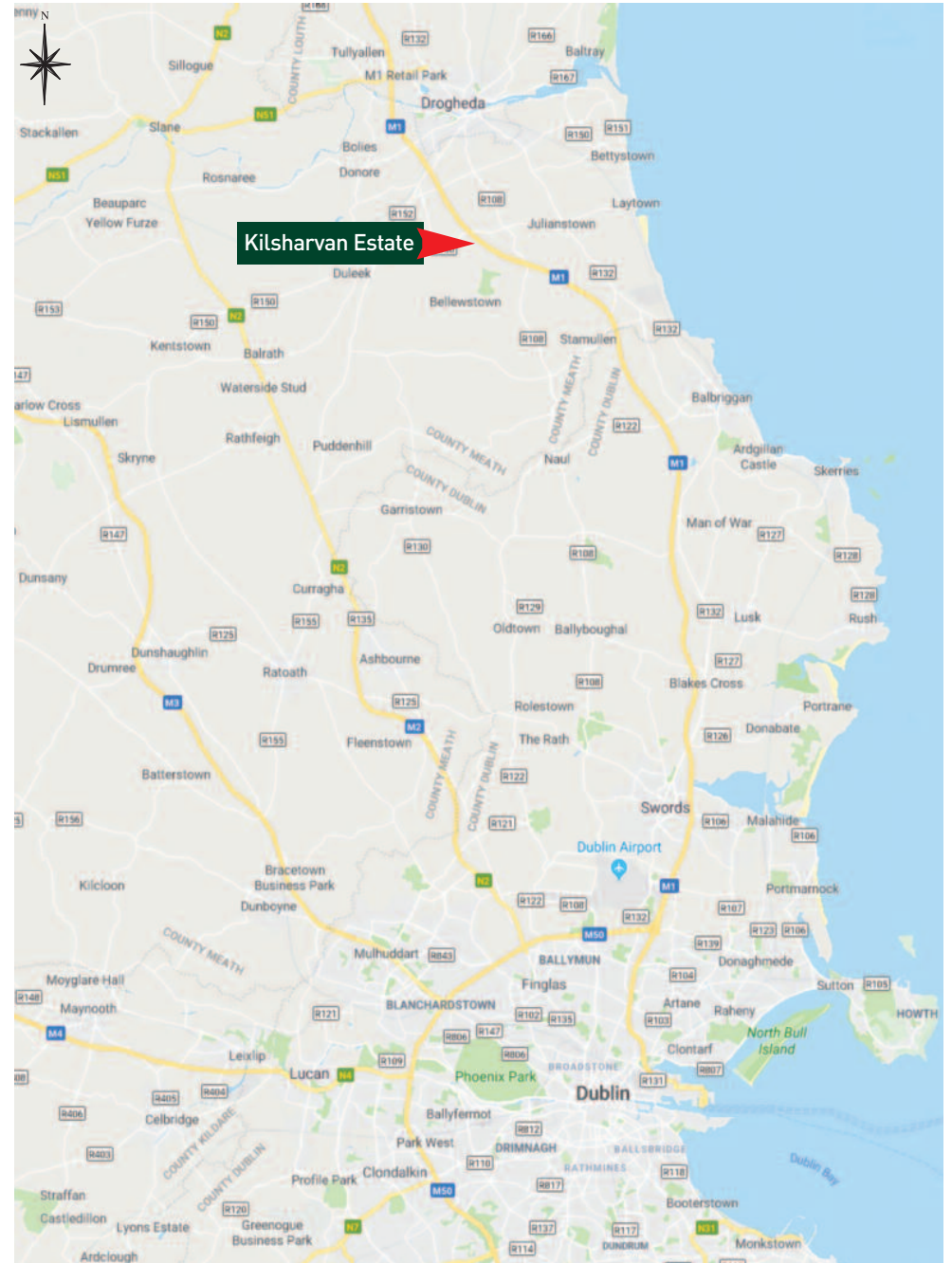
MILL – 810 SQ M / 8,718 SQ FT











General Remarks

Viewing: Strictly by appointment by Savills Country Agency.

Eircode: The Eircode for the property is A92 X4KN.

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.

Architectural Designations: Kilsharvan House and The Mill are listed on the record of protected structures [Reference No.MH027-108] and are exempt from the requirement for a BER Certificate.

Services:

Property	Services
Kilsharvan House	Interchangeable oil and gas-fired central heating (five zones), mains water, private drainage, mains electricity.
Gate Lodge	Oil-fired central heating, mains water, private drainage, mains electricity.
The Mill	Oil-fired central heating, mains water, private drainage, 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.

Exclusions: An historic estate burial ground lies within the estate boundary but is not owned and is excluded from the sale.

Entitlements to the Basic Payment Scheme: For the avoidance of doubt, there are no Entitlements to the Basic Payment Scheme owned.

Employees: There are no estate employees. Gardening services are contracted in.

Entry & Possession: Entry is by agreement with vacant possession, subject to the short Lease for the Gate Lodge.

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

Solicitors: William Fry
2 Grand Canal Square
Dublin 2 D02 A342
Tel: +353 (0) 1 639 5000
Email: info@williamfry.com
Contact: Lisa McCarthy

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.

Health and Safety: Given the hazards of a working estate, we ask you to be vigilant as possible when making your inspection, for your own personal safety.

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 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 sellers reserve the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

In the event that the property is sold in lots, title conditions may be created for access and service media, and any new boundary fences required as a result of a lotted sale will need to be erected at the mutual cost of the relevant purchasers.

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.

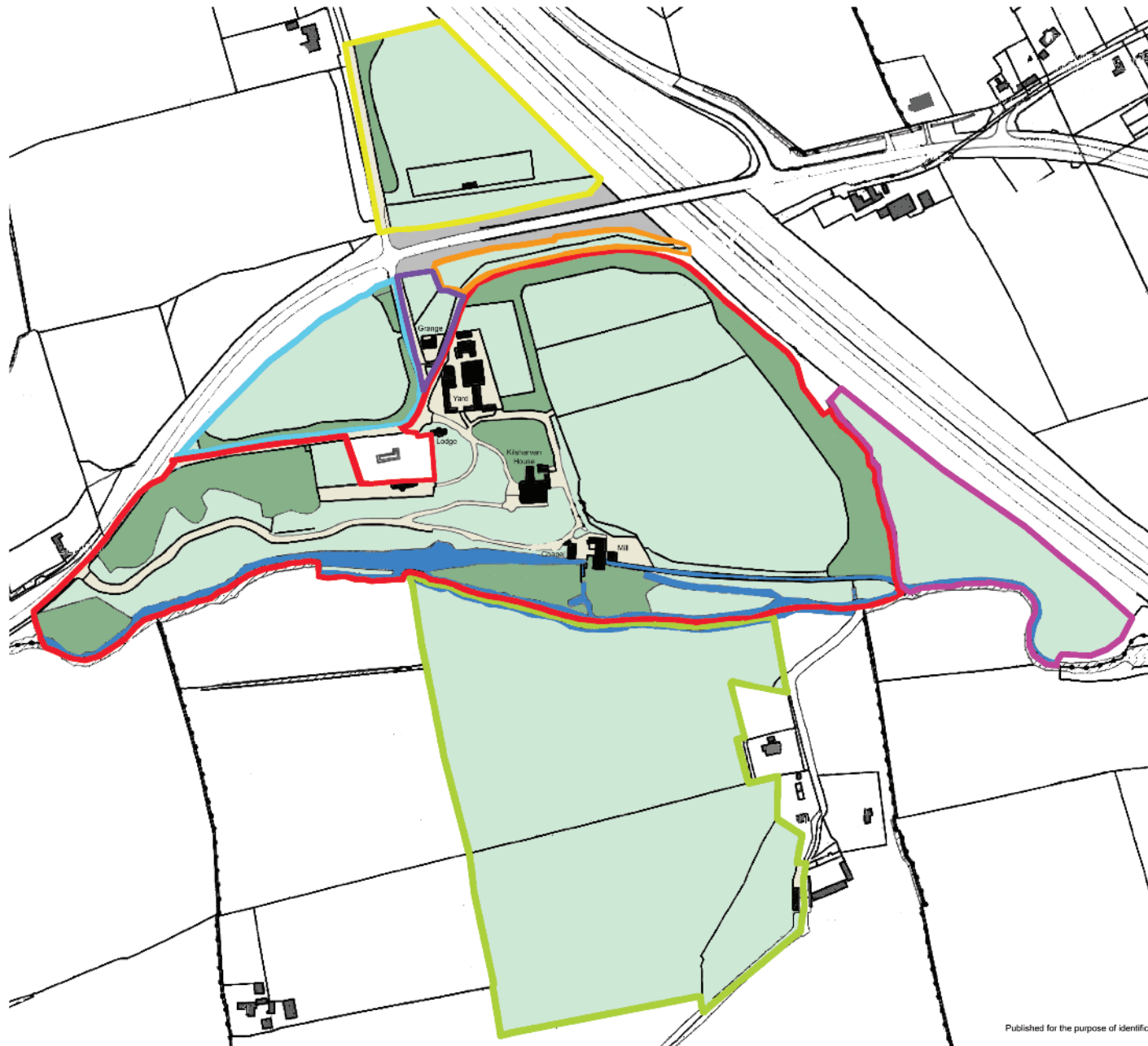
Brochure prepared October 2019.

Kilsharvan Estate Bellewstown, Co Meath

Boundaries / Lots

- 1 Kilsharvan House
- 2 West Field
- 3 Woodland Paddock
- 4 Farmland South
- 5 East Field
- 6 North Enclosure
- Owned but excluded

- Grassland
- Woodland
- Buildings
- Lanes
- River / Stream



NOT TO SCALE
Published for the purpose of identification only, although believed to be correct its accuracy cannot be guaranteed.



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