

VIEWMOUNT HOUSE

L O N G F O R D C O L O N G F O R D





VIEWMOUNT HOUSE

DUBLIN ROAD, LONGFORD, CO LONGFORD N39 N2X6

N4 2 km, Longford 2 km, Roscommon 31 km, Mullingar 40 km, Athlone 45 km, M50 108 km, 118 km Dublin, Dublin Airport 123 km
(All Distances Approximate)

HISTORIC PRE-GEORGIAN HOUSE WITH AN AWARD-WINNING RESTAURANT, BOUTIQUE ACCOMMODATION AND MAGNIFICENT GARDENS

VIEWMOUNT HOUSE

Porch, Hall, Guest Sitting Room, Breakfast Room, Kitchen, Drawing Room/Library, Master Bedroom Suite with Sitting Room and Bathroom,
4 further Bedrooms (all En Suite)

WING

Reception, Office, Laundry Room, 7 Bedroom Suites

PRIVATE QUARTERS

Sitting Room, Kitchen, Bedroom (En Suite)

RESTAURANT

Reception/Bar Lounge, Restaurant (80 Seats), Private Dining/Party Room (for up to 35 guests), Commercial Kitchen, Wine Store, Walk-In Fridge, Dessert Kitchen,
Dry Good Store, Staff Changing Area, Toilets

OUTBUILDINGS

Former Cottage/Store, Greenhouse

GROUNDS AND GARDENS

Formal Gardens, Japanese Garden, Orchard and Herb Garden, Pond, Work/Tool Shed, Gravelled Driveway, Gates, Mature Trees, Car Park

COMMERCIAL LICENSE

About 1.5 hectares / 3.5 acres
For sale by Private Treaty



HISTORY

The original part of Viewmount House is believed to have been constructed around 1620 by Lord Francis Aungier, 1st Baron of Longford. Aungier served as a Commissioner of the Plantations of Munster in 1616, and Longford in 1620. It is likely that he built Viewmount House prior to Longford Castle, to administer the Longford estate. He purchased the lands of the White Friars Monastery in Dublin where he lived. It was home to the Cuffe family during the first half of the eighteenth century.

In the mid-1700s, Viewmount was converted to its present Georgian style by Thomas Pakenham (later Baron Longford). Pakenham inherited Viewmount House when he married Elizabeth Cuffe, a grandniece of Lord Aungier. It is believed that Viewmount was never lived in by the Pakenham family but was occupied by their agent. The Pakenhams established a military site in Longford Castle. It was also used as a Church of Ireland charter school between circa 1753 – 1826.

It was then occupied by Harry McCann, a famed gardener and later, in the early 1900s, the Chief Justice, Jack O'Farrell. The present owners purchased Viewmount House in 1989 from the Johnston family who resided there for 60 years. It was opened to the public as a guesthouse in 1998. The property was further extended (seven additional bedrooms) and refurbished in 2008, to incorporate a boutique restaurant and established a very successful and multi-award winning 12-bedroom guesthouse, wedding venue and restaurant business.

Viewmount House is a member of Ireland's Blue Book, a collection of the finest guest houses and restaurants in the country. Recent awards include the following:

- Good Hotel Guide – Editor's Choice, Hotels with Gardens 2020*
- John and Sally McKenna – Best Places to Stay 2019*
- Hot Press Magazine – 200 Best Places to Eat in Ireland 2019*
- Good Hotel Guide – César Award, Best Irish Hotel Winner 2018*
- Georgina Campbell Guide – Hospitality Hero Award 2018*
- One Fab Day – Best 100 Wedding Venues 2018*
- Georgina Campbell Guide – Country House of the Year 2017*

More information can be found on www.viewmounthouse.com.

LOCATION & AMENITIES

Viewmount House is situated in an accessible location on the eastern fringe of Longford town. County Longford has many attractions and is referred to as the heart of Ireland’s lakeland and waterway district. The town offers an abundance of local amenities and is famous for its rich heritage in music and the arts. Longford town has a range of restaurants, pubs, boutique shops, shopping outlets and arts centre.

The town’s convenient location in the Midlands of Ireland offers visitors plenty of year-round activities. The N4 motorway corridor (2 km) is close by and is the main route travelling from Sligo to Dublin (120 km) and Dublin Airport (123 km). Alternative transport to Dublin is offered by train with a regular service operating from Sligo to Dublin. There are also several nearby national roads to Longford leading to many of the main towns in Ireland including Roscommon (31 km), Mullingar (40 km) and Athlone (45 km).

Numerous primary and secondary schools serve the local and surrounding area including St Mel’s Secondary School and Mean Scoil Mhuire, both in Longford town.

The area has a wide variety of recreational opportunities. Golfers are well catered for in the surrounding area, including County Longford Golf Club, a fine 18-hole parkland course which borders Viewmount House and previously formed part of its demesne.

Longford is part of Ireland’s lakelands and inland waterways, offering plentiful activities for walkers and cyclists. Both the Royal Canal and River Shannon provide the opportunity for canal cruising, angling and water activities.

Newcastle Wood in Ballymahon (23 km) opened as Center Parcs Longford in the Summer of 2019 and is quickly progressing County Longford’s status as a major Irish tourist destination. Center Parcs is the largest tourism investment in Ireland to date and attracts visitors from throughout Ireland and internationally.

VIEWMOUNT HOUSE

Viewmount House is a most impressive 17th century period house set in magnificent grounds and gardens in countryside surroundings, yet with easy access to the town centre, train station and national motorway network.

The house is approached through a bell-mouthed walled, private entrance, flanked by limestone piers and cast-iron gates, via a sweeping hardcore driveway which is lined with ancient Horse Chestnut and Lime trees. A three-bay, three-storey house dating from circa 1750 and remodelled circa 1860, it is both a striking and imposing property. The main house extends to about 4,574 sq ft and includes two reception rooms, plus a kitchen (where breakfast is prepared) on the ground floor. On the first floor is an impressive drawing room/library which is used for hosting larger parties of guests and the master bedroom suite which includes a bathroom and sitting room. There are four further bedrooms with en suite bathrooms on the second floor. Off the main reception are self-contained private living quarters, comprising an open-plan kitchen/sitting room and a bedroom suite.

An adjoining wing (added in 2008) extends to about 5,005 sq ft and features four bedroom suites and two family rooms, and one wheelchair accessible room.

While the accommodation has been extended and adapted since its original construction, the house has been beautifully maintained with many notable period features retained. These include hardwood floors, vaulted ceilings, architraves, decorative fireplaces, sash and case windows, cornices and ceiling roses.

Notable external features include rendered quoins and Doric style pilasters.

The layout of the accommodation is shown on the accompanying floorplans.





RESTAURANT

A key element of Viewmount House is the established and award-winning “VM” restaurant – set in a renovated stable block and adjoining the wing extension. This boutique restaurant (with seating for up to 80 guests) opened in 2008.

An open reception and bar area appropriately link the main house and the restaurant. VM has featured on the popular RTE series “The Restaurant” and is renowned for its fine dining and customer experience. Internal features include exposed stone walls and timber beams. There is a private dining area/party room (with seating for up to 35 guests).

In addition to a commercial kitchen there are various stores, a staff changing room and toilets.

FORMER COTTAGE/STORE

A characterful two-storey building is situated to the side of the main house. It presently comprises multi-function stores, kitchen and WC and is believed to have formerly provided residential accommodation.

GARDENS

The stunning and tranquil gardens are a particular feature, offering year-round interest with a wide range of planting. The garden arrangement, mostly set to the rear of the house, overlooks County Longford Golf Course. It is a blissful oasis which has been carefully designed and laid out by the current owners. Yew and Laurel hedging divide the gardens into arranged sections (Jamsey’s garden, Japanese garden, zen garden, blue garden, white garden, knot garden, orchard and the vegetable and herb garden) with paths linking each.

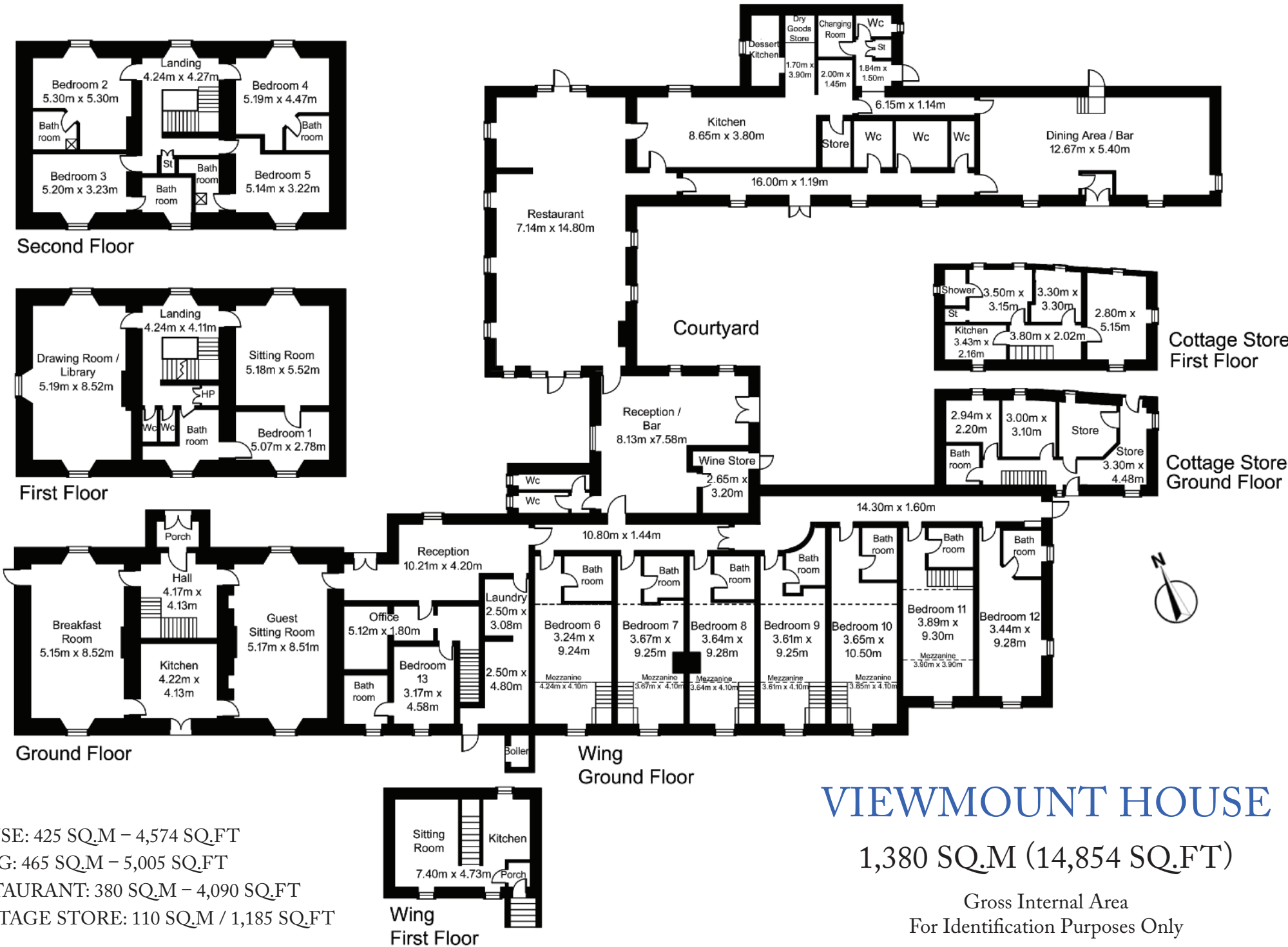
Jamsey’s garden is home to a statue of Jamsey which was firstly erected in Banba Square, Nenagh in 1931. The statue was intended to commemorate local heroes from the War of Independence. It was removed and placed into storage from 1955 until 2012, when the current owners purchased it and moved Jamsey to its new home at Viewmount House.

The Japanese garden is a main focal point of interest for all visitors to Viewmount House, an area for peaceful reflection and meditation. There is a Japanese Tea House surrounded by water and three ponds with Koi.

A kitchen garden is arranged in a circular shape with a seating pavilion in the centre and overlooked by statues of the four seasons. There is also a green house and a poly tunnel which is of great benefit to the restaurant at Viewmount House.

Further notable features of the garden include herbaceous borders, fishpond and a patio to the rear of the house with a rockery.

In total, the private grounds extend to about 3.5 acres of extensive mature woodland grounds and pleasure gardens. A car park is accessed via a separate driveway which is situated to the north east boundary of the property, providing additional parking.



HOUSE: 425 SQ.M – 4,574 SQ.FT
WING: 465 SQ.M – 5,005 SQ.FT
RESTAURANT: 380 SQ.M – 4,090 SQ.FT
COTTAGE STORE: 110 SQ.M / 1,185 SQ.FT



GENERAL REMARKS

Viewing
Strictly by appointment by Savills Country Agency.

Eircode
The Eircode for Viewmount House is N39 N2X6.

Railway Stations
The nearest railway station is Longford railway station (2km) with a regular connection to Dublin Connolly station (about 1 hour 45 minutes journey time).

BER
BER Exempt.

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.

The vendors would consider selling moveable items by separate negotiation at an additional price.

Further information is available from the selling agents.

Local Authority
Longford County Council
Great Water Street
Longford
N39 NH56
Email: info@longfordcoco.ie
Tel: +353 (0) 43-3343300

Services
Broadband, double glazing, gas-fired central heating, mains electricity, private and mains water supplies, mains sewerage.

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.

Historic Listing
Viewmount House is listed on the National Inventory of Architectural Heritage as a protected structure (Reference Number: 13007038).

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.

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
Groarke & Partners Solicitors
Main Street
Longford
Co. Longford
Email: patrick@groarkeandpartners.ie
Tel: +353 (0) 43 3346439

STIPULATIONS

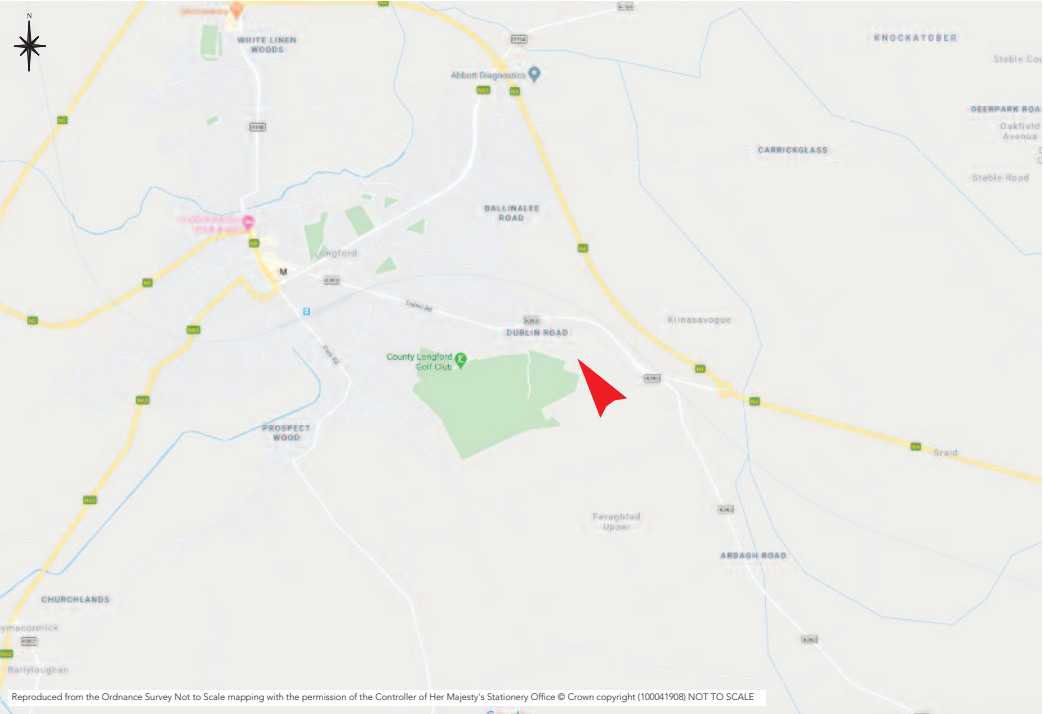
Wayleaves and Rights of Access
The property will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others.

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.

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.

Generally
Should there be any discrepancy between these particulars, 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, photographs 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. Photographs taken in June 2020 and brochure prepared in July 2020.





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