

ROCKFIELD HOUSE

KELLS, CO. MEATH



MAGNIFICENT COUNTRY HOUSE WITH EXTENSIVE TRADITIONAL
OUTBUILDINGS AND MATURE GROUNDS

ROCKFIELD HOUSE

KELLS, CO. MEATH, A82 V9D5

Kells 3 km, M3 3 km, Navan 18 km, Trim 24 km, Drogheda 41 km, M50 59 km, Dublin City 65 km, Dublin Airport 68 km
(all distances approximate)

Rockfield House

Renovated and refurbished period house comprising 6 reception rooms, kitchen, utility, office and 8 bedrooms (6 ensuite)
Walled garden, formal garden grounds and parkland

Courtyard Apartment

1 bedroom courtyard apartment with living/dining room, kitchen and bathroom

Outbuildings

Traditional outbuildings with multiple courtyards, general purpose shed and hay shed

Land

57.4 acres arable/ploughable pasture, 6.5 acres woods

About 65.9 acres (26.6 hectares) in total

For Sale by Private Treaty as a Whole

Savills Country

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Dublin 2 D02 CP04
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Email: country@savills.ie
PSRA Licence 002223





Description

Extending to about 65.9 acres (26.6 hectares) in total, Rockfield is a magnificent, compact residential estate. At its core is a superb, fully refurbished country house with beautifully proportioned and well-balanced accommodation.

The property comprises mature garden grounds (including a charming walled garden), parkland, and woodland. The agricultural element of the estate comprises productive tillage land and pasture, which is let on a seasonal basis. There is an extensive range of traditional outbuildings to the rear of the house, which provide storage.

Accessed via a stone-pillared entrance with cast-iron gates and beautiful overhanging mature trees, Rockfield House is approached along a sweeping gravel avenue lined partially by woodland, which leads to a parking area at the front of the house.

Rockfield House dates back to the 18th Century and occupies a private, south-easterly facing position. 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 seller's 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.

History

It is believed that Thomas Rothwell constructed Rockfield House and his son Richard carried out improvements around 1840/41, including the addition of three gate lodges.

It is understood that the Rothwell family held well over 3,000 acres in County Meath. Educated at Magdalen College in Oxford, Thomas Rothwell married Louisa Pratt, daughter of Mervin Pratt and his wife Madeline Jackson of Cabra Castle and Enniscoe House, respectively.

Over the generations, the Rothwells married local land-owning families, including Nicholson (Balrath Bury) and Fitzherbert (Black Castle).

The house had numerous owners during the 20th Century and at the turn of the 21st Century it was purchased by the present owner and her late husband. Since then, a substantial programme of refurbishment and redecoration has been undertaken.







Location & Amenities

The property has a peaceful and rural setting, located within County Meath, also known as the 'Royal County' owing to it formerly being the seat of the High King of Ireland. Meath is internationally famed for its heritage, ancient history, and excellent amenities on its doorstep. It is home to renowned attractions such as the Hill of Tara, the famous megalithic burial tombs of Newgrange (Brú na Bóinne World Heritage Site) and the Battle of the Boyne Site.

The nearby town of Kells (3 km) came into prominence in the early 6th Century with the building of the Columban monastery, which flourished until the 12th Century, withstanding various sackings and burning from local and Norse raiding parties. During this period, amongst other relics, the Great Book of Kells was completed, which is now on display in Trinity College, Dublin.

Today, Kells is a thriving town with a vibrant community and offers a good selection of services, shops, pubs, hotels as well as the award winning restaurant 'The Vanilla Pod' situated in the Headfort Arms Hotel. The town remains a tourist attraction with a range of historic structures still standing including a 100ft Round Tower, Columba's Stone House and the Sculptured Crosses from the 9th/10th Century.

The neighbouring town of Navan (18 km) is the county town of Meath and the fifth largest town in Ireland. Located at the confluence of the River Boyne and River Blackwater, Navan provides a range of amenities including, supermarkets, retail outlets, lively pubs, and excellent restaurants. Páirc Tailteann is also located in the town and is home of Meath Gaelic football.

The property benefits from excellent transportation links, including the M3 (3 km) which connects Kells to Dublin City. Dublin's International Airport is 68 kilometres distant, while Dublin Port is 78 kilometres from the property with regular sailings to the UK and Europe. A park and ride train service is available from the M3 Parkway (50 km), serving Dublin City hourly from early morning to late night. There is also a regular bus service to Dublin from Kells.

County Meath has a proud sporting history and offers a wide variety of quality sporting and recreational activities. Racing enthusiasts are well catered for with Navan, Fairyhouse, Bellewstown and Laytown Racecourses nearby, as well as bloodstock auctioneers Tattersalls. Laytown races occur on the beach once a year. 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.

There is plenty of choice for golf enthusiast including Headfort Golf Club (4 km) and Ballinlough Castle Golf Club (15 km). Other challenging courses nearby include the Royal Tara Golf Club (30 km) and the famous Jack Nicklaus-designed course at Killeen Castle (39 km).

There is great opportunity for hunting in the surrounding area with a number of local packs including the Tara Harriers, the Meath Foxhounds, the Ward Union and the Ballymacad Foxhounds all within boxing distance.

A selection of primary and secondary schools are available locally. In addition to the nearby Headfort Preparatory School, there is a variety of exceptional private schools including Castleknock College, Mount Sackville, Eureka Secondary School, and the Kings Hospital.

Rockfield House

Rockfield House is a superb period property situated in a private and tranquil setting with stunning views of the rolling countryside.

The accommodation is predominantly laid out over three floors and is of generous and elegant proportions, as set out in the accompanying plans. It is in a U-shape of asymmetrical design with a courtyard attached to the rear. The house is approached through a Doric portico entrance that leads to an impressive reception hall.

Upon entering the house, an aura of grandeur is evident with period features in the reception hall, which continue throughout the formal reception rooms and bedroom accommodation. With a flagstone floor and marble fireplace, the hall provides access to the billiards room as well as an extensive living/dining room, with a magnificent wooden fireplace and stove. The kitchen is accessed via the living room and is a spacious room with a beautifully crafted and extensive range of floor and wall mounted units. There is an island counter with gas hob and electric oven as well as an AGA cooker.

The first floor is accessed via a spectacular cantilever staircase, with the principal accommodation comprising a dining room, drawing room and library, which are all inter connecting and offer excellent potential for formal entertaining, including an adjoining service kitchen with dumbwaiter. The three elegant, light-filled reception rooms include high ceilings and beautiful open marble fireplaces. Situated to the front of the house, these rooms enjoy magnificent and expansive views of the rolling parkland. The first floor also includes the master bedroom with ensuite bathroom and spacious dressing room.

The remainder of the bedroom accommodation is located on the second floor, which is accessed via a staircase at the east wing of the house (connecting with the ground floor) and opens to a spacious landing. The landing leads to four generously proportioned bedroom suites and two further bedrooms.

An eighth bedroom suite is situated on the ground floor. It is accessed off the billiards room and has a separate external access.

Notable internal period features include decorative cornicing, sash windows, hardwood floors, impressive marble fireplaces, feature columns in the reception hall and library, architraves, shutters and woodwork including panelling on doors and staircase.

Apartment

Situated in the picturesque courtyard is a one-bedroom self-contained apartment, which comprises a sitting/dining room, kitchen and bedroom with ensuite bathroom.









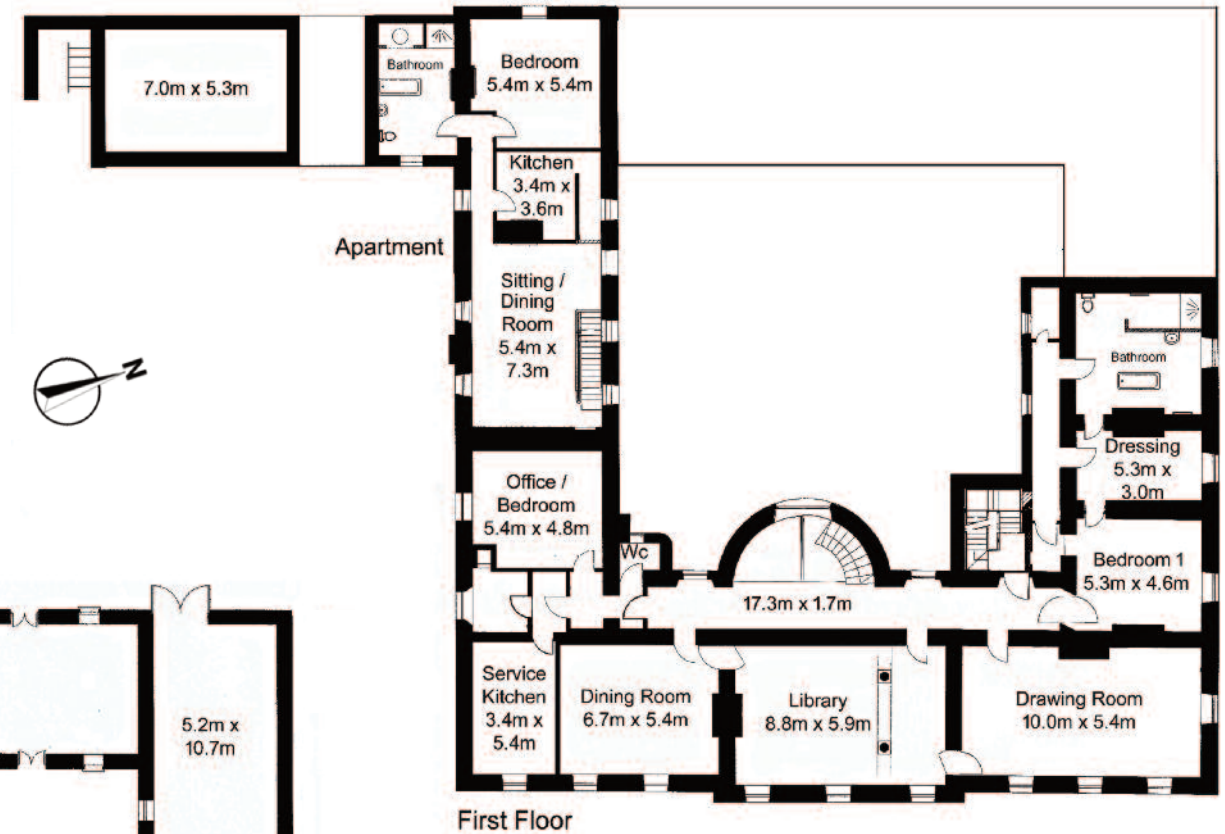
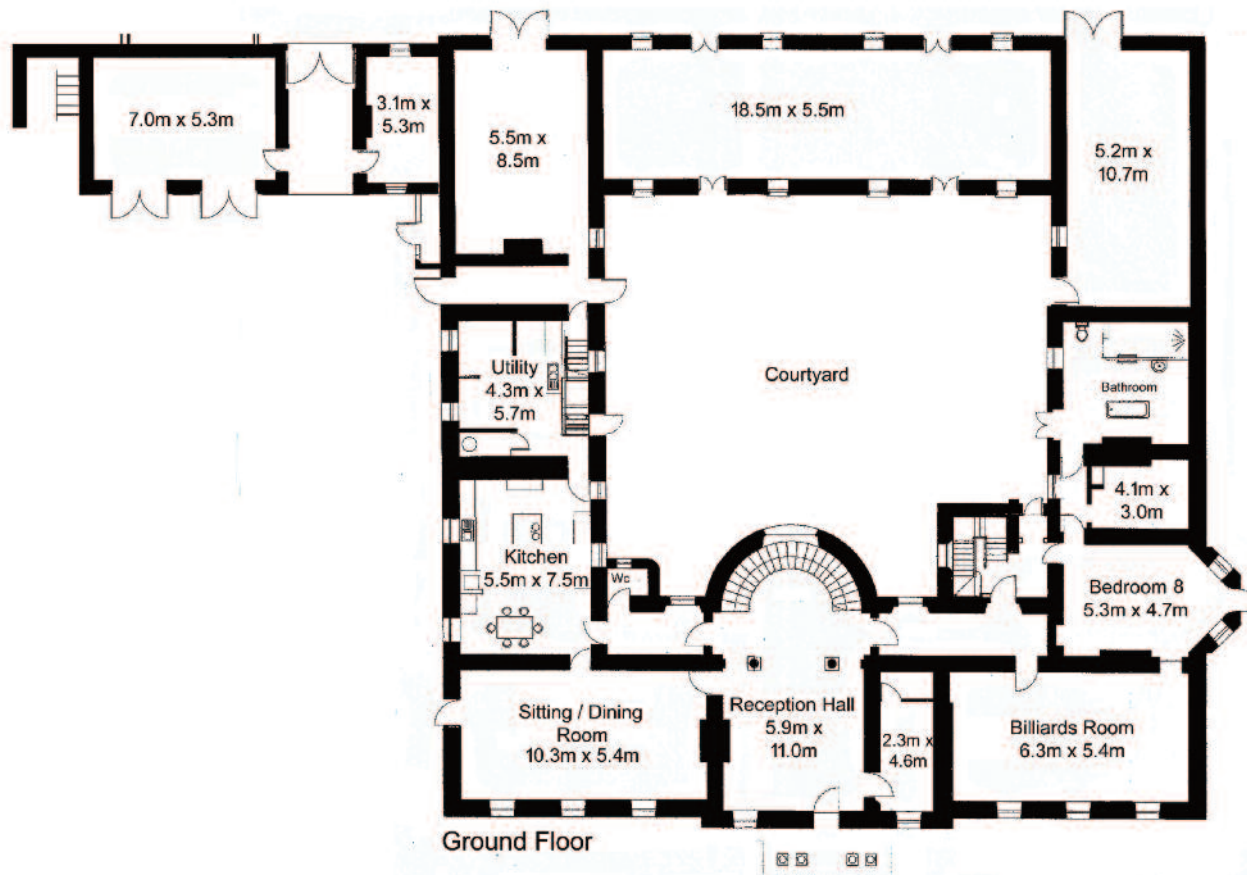


Rockfield House

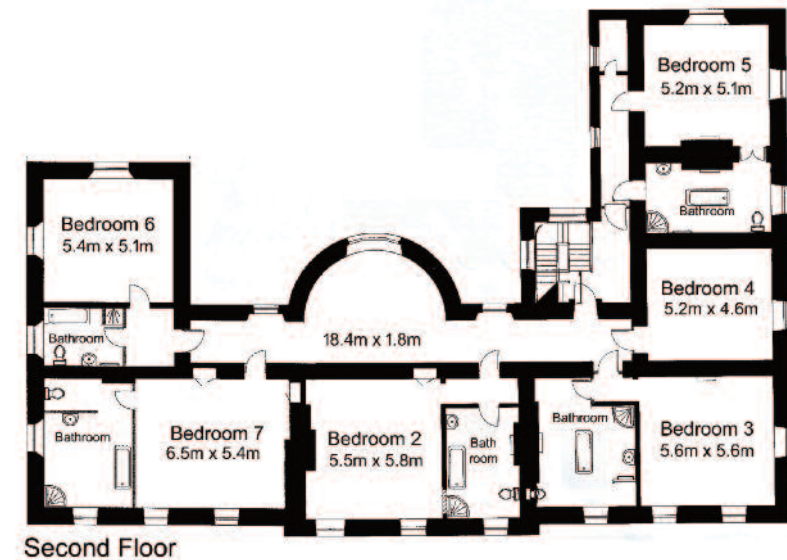
Approximate Gross Internal Area

1,485 SQ.M (15,984 SQ.FT)

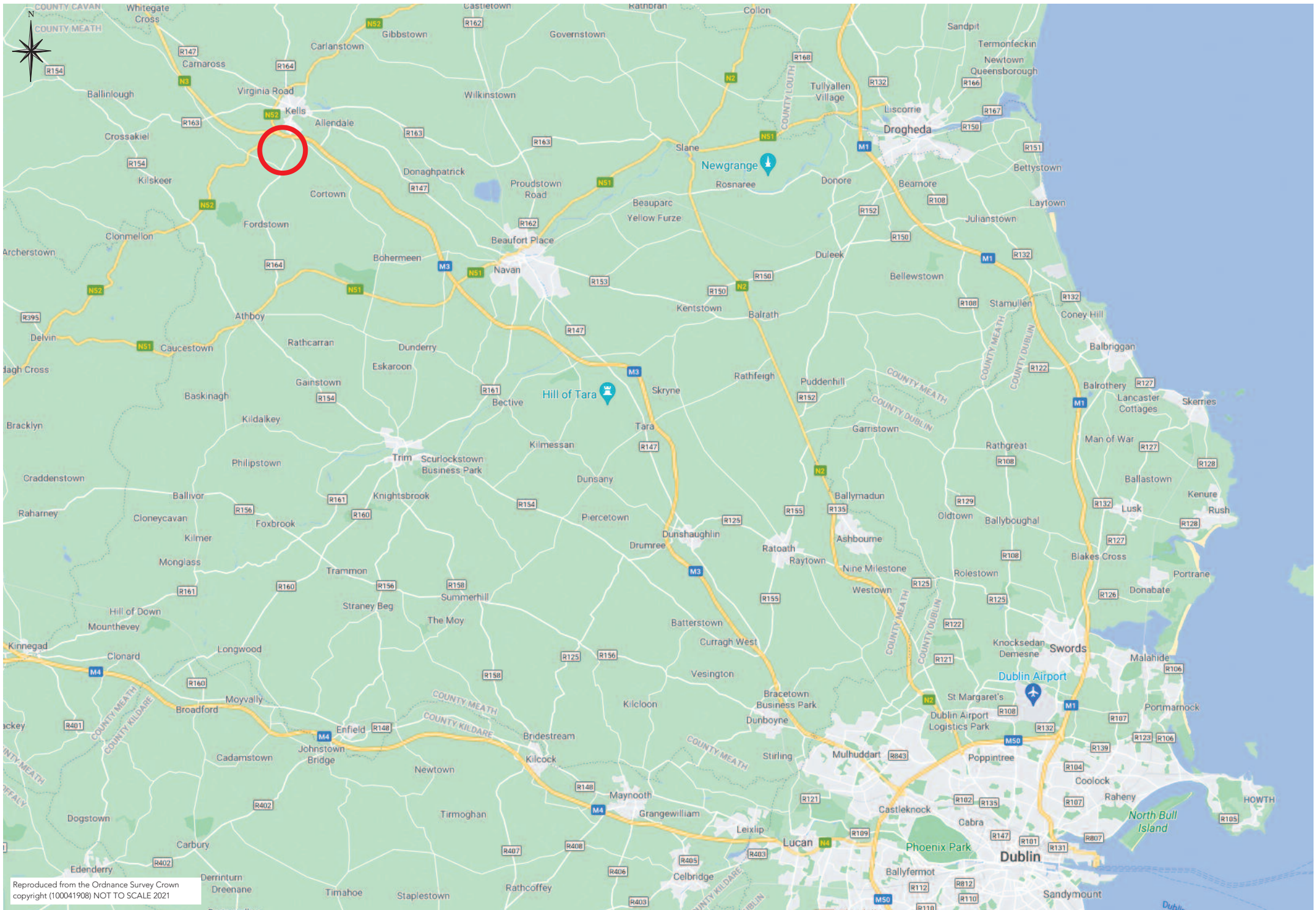
For Identification Purposes Only



First Floor



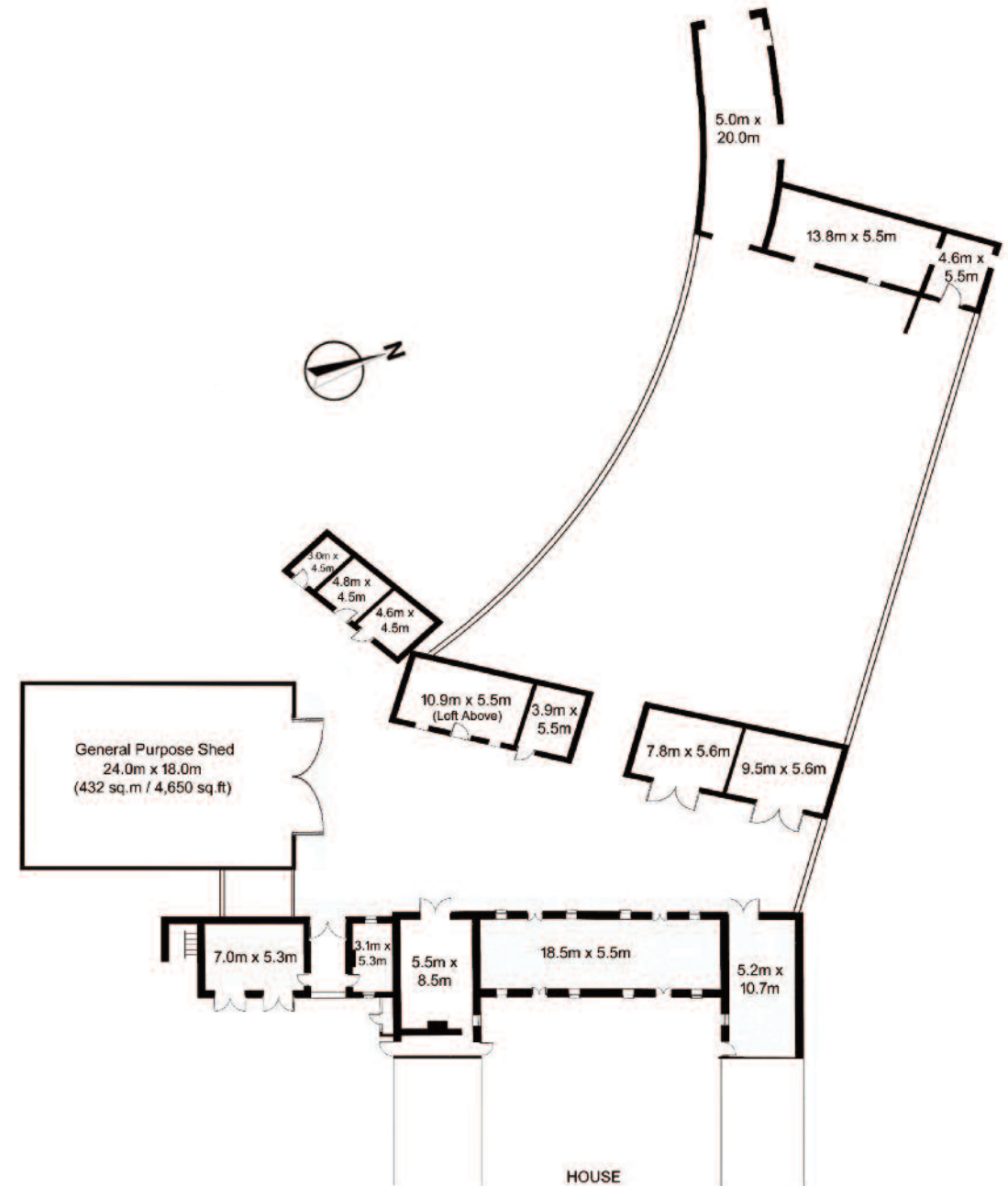
Second Floor



Outbuildings

A key feature of the property is the charming, extensive range of traditional outbuildings, which have been restored and maintained by the present owners. Accessed via the main driveway, which continues beyond the house, they are laid out in three courtyards. The first courtyard lies immediately to the rear of the house and is laid to lawn, with a gravel path. Beyond this range is a beautiful cobblestone yard with a further range of traditional outbuildings, including former stables, stores and kennels. This yard also includes a five-bay general purpose shed of steel frame construction beneath a corrugated roof with timber cladding, concrete panel walls and a concrete floor. It opens to another gorgeous, enclosed courtyard with various buildings, some of which are used as stables. The extent and layout of the outbuildings offers potential for conversion, subject to obtaining the necessary planning permission.

To the side of the house is a hay shed in four bays of steel frame construction beneath a corrugated roof and with hard-core base.









Gardens

Rockfield is situated within mature gardens and estate grounds. 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.

Lying to the rear of the house is a wonderful walled garden. It is accessed from the house by a hard-core path and a stone bridge passing over a gully. The walled garden extends to about 1 acre in total and comprises areas of lawn, mature trees, gravel pathways, a pond and a traditional dovecote.

Farmland



The land at Rockfield lies within a ring-fenced block and includes productive and versatile ground, mature woodland and permanent pasture. Much of the topography is level with the highest point at 259 feet above sea level and the lowest point at 239 feet above sea level. The land is laid out in fields of a good size and shape for modern agriculture and are enclosed by a combination of mature hedgerows and fencing. The land is currently leased on a conacre basis and has been in grass in recent years. It can be classified as follows:

Land Type	Acres
Arable/Ploughable Pasture	57.4
Woodland	6.5
Miscellaneous	2.0
Total	65.9

General Remarks & Stipulations

Viewing

Strictly by appointment with Savills. Given the hazards of a working estate, we ask you to be as vigilant as possible when making your inspection, for your own personal safety.

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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 (zoned), private water supply, mains electricity supply and private drainage.
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, subject to the Conacre Agreement and rental agreement in relation to the apartment.

Entitlements to the Basic Payment Scheme

For the avoidance of doubt, there are no Entitlements to the Basic Payment Scheme included in the sale.

Listing and Environmental Designations

Rockfield House and associated buildings are recorded as a Protected Structure by Meath County Council Development Plan 2013 – 2019 (Ref: MH017-101).

Solicitors

Liam Hipwell & Co. Solicitors
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Contact: Vincent O'Reilly

Offers

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

Closing Date

A closing 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.

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.

The following third parties have rights of vehicular and pedestrian access over part of the driveway leading from the entrance to Rockfield:

1. The owners of the two cottages situated at the entrance to the property.
2. The owner(s) of the excluded area comprising two redundant buildings and extending to about 2.5 acres situated to the south of the driveway.
3. The owner of the adjoining farmland.

Further information can be obtained from the selling agents.

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 solicitors, 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, 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.

Brochure prepared June 2021 and photographs taken in April and June 2021.

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

- | | |
|---|--|
|  Grassland |  Woodland |
|  Buildings |  Roads / Lanes |
|  Boundary |  River / Stream |

Rockfield
House

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