

Ballyneale House
Ballingarry, County Limerick
Ireland





Viewing strictly by prior appointment

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Adare 11 km. Limerick 20 km. Shannon International Airport 55 km.
Cork 80 km. Dublin 230 km (Distances approximate).

A most impressive estate presented in immaculate order comprising an exceptional late Georgian house enjoying a delightful setting overlooking charming gardens, parkland and ornamental lake on approximately 50 hectares (125 acres)

Ballyneale House on three storeys with Reception Hall, Double Drawing Room, Dining Room, Kitchen, Pantry and Cloakroom on the Ground Floor. Four main Bedrooms and Three Bathrooms on First Floor.

Lower Ground Floor with Kitchen/Breakfast Room, Family Room, Golf/Boot/Gun Room, Staff Bedroom, Bathroom and Wine Store.

Enclosed Double Courtyard: Inner Courtyard with Four Guest Suites, Manager's House and Staff Apartment.
Outer Courtyard with 10 Loose Boxes. Cinema & Billiard Room. Folly Cottage. Heated Swimming Pool.
All Weather Tennis Court.

Wonderful well planted Gardens and Delightful Grounds including Ornamental Lake with Romantic Wooded Island and Stream. Mature Specimen Trees ring the house. Walled Kitchen Garden. Private Golf Course.
900 m Grass Airstrip. Two Bedroom Fishing Lodge and 0.60 ha (1½ acre lake) Lake currently stocked with Carp.
Top Quality Lands in Pasture.

IN ALL ABOUT 50.62 HECTARES (125 ACRES)

LOT 1: Ballyneale House and courtyards, delightful gardens and grounds, swimming pool, tennis court and '9 hole' golf course. With c 32.40 hectares (80 acres) with top quality pasture.

LOT 2: Agricultural land with fishing lodge, 0.60 ha lake and private grass airstrip.
With c 18.22 hectares (45 acres)

FOR SALE FREEHOLD BY PRIVATE TREATY





BALLYNEALE HOUSE

Ballyneale House comprises a most attractive small estate in immaculate condition. This architecturally important house provides most comfortable well-lit accommodation on three floors.

The house has a distinguished five bay front of exposed stone façade with projecting two storey flanking wings. The doorway is approached via a raised gravel terrace with steps rising to the front doorway and elevated ground floor. The house has a southerly aspect and the well-proportioned accommodation is bright and spacious, extending to some 745 sq metres (8000 sq ft). The raised ground floor provides wonderful views over the gardens and grounds with three reception rooms including double drawing room and dining room with kitchen, whilst the lower ground floor has a further kitchen, informal family room, boot room and staff accommodation. Four bedrooms and three bathrooms to the first floor are arranged as a master suite, guest suite and study. The attractive stone courtyard, located immediately to the rear provides a further, four well appointed and spacious guest suites.

The property is surrounded by superb gardens and wonderfully maintained parkland featuring a delightful lake with a wooded island all framed by mature trees. The gardens are a particular delight and include extensive lawns sweeping to the lake, long pond, formal garden flanked by deep borders, rose garden, water garden, sunken garden and newly planted spring garden. Adjoining the rear courtyard is a charming walled kitchen garden.

The property also has extensive leisure facilities including heated swimming pool, all weather tennis court, fully equipped cinema, billiard room and a superb '9 hole' golf course played to three greens maintained to the highest standard. Close to the back drive entrance is a two bedroom fishing lodge (with permission to extend) and lake currently stocked with carp. A 900 m grass airstrip is located on part of the estate.

Ancillary accommodation includes Manager's House, Apartment and Folly Cottage. An internal estate road links the house and yards to the golf course to the east with fishing lodge and back entrance to the west.

COUNTY LIMERICK

Ballyneale House is well located close to Ballingarry village within easy reach of Limerick and Cork. New road infrastructure in the region has led to a vast improvement in travel times in recent years with Limerick reachable within 25 minutes and Shannon Airport within 45 minutes. Shannon provides an extensive internal, UK, European and trans-Atlantic service whilst Kerry Airport (55 mins) provides connections to Dublin and the UK. The Shannon Tunnel project has commenced with a scheduled completion date in 2010. This will significantly reduce drive times to Shannon Airport and the West. There is a main line rail station at Charleville (15 km) with direct connections to Dublin (110 mins) and Cork (35 mins) with hourly service in both directions.





Double Drawing Room **About 5.63 m x 11.43 m (S, N, W)**

A bright triple aspect double room with four large sash windows with shutters and attractive French windows to balcony affording magnificent views over the front gardens, park, rear courtyards and distant hills. Open fireplace with Adam-style carved timber mantelpiece and granite hearth. Shelved display alcove with cupboard under. Moulded ceiling cornice. Wall light points.

Dining Room **About 5.20 m x 5.70 m (S&E)**

A bright double aspect room with three sash window with shutters affording wonderful views over front gardens and lake. Moulded ceiling cornice. Dado rail. Wall light points.

Kitchen **About 5.64 m x 3.05 m (N)**

Two sash windows overlooking rear courtyards. Fully fitted and equipped Siematic kitchen, with Amtico flooring. Double bowl Blanco stainless steel sink unit with mixer taps. Granite and timber work surfaces with tile splash backs. Bosch double oven with four-ring hob and extractor fan over. Separate two ring hob. Bosch dishwasher. Inset ceiling spotlights. Window seat.

Shelved Larder **About 2.72 m x 1.97 m**

Timber floor. Inset ceiling spotlights.

Cloakroom

Timber floor. Vanity wash hand basin set in marble. WC. Inset spotlights.

Ballyneale lies within an area of outstanding sporting and recreational facilities. Golf is well catered for with numerous local courses, including the Trent Jones designed golf course at Adare, home of The Irish Open for the next three years and several fine Kerry courses including Tralee (75 minutes) and Ballybunion (60 minutes). There is excellent racing at Limerick (20 mins) Mallow and Tipperary whilst there is an extensive point-to-point calendar locally. The property lies within the County Limerick Hunt country and the Stonehall Harriers with the Scarteen, Duhallow and Tipperary Hunts within easy boxing distance. There is excellent sailing on the Shannon Estuary and fine sandy beaches on the Atlantic coast. Also close to hand is some excellent salmon fishing and good rough shooting whilst there is hill walking in the scenic Ballyhoura Mountains. Ballingarry village is home to the noted Mustard Seed Restaurant at the Echo Lodge Country House Hotel with many other excellent restaurants close by, including the Dunraven Arms in Adare.

ACCOMMODATION

Raised gravel terrace with steps to lawns and gardens. Steps rising to

Reception Hall **About 3.05 m x 8.88 m**

A fine bright hall lit by a large bay window on the return of the impressive staircase. Panelled front door with wing windows and fan light over. Double doors lead off to principal reception rooms. Timber floor. Moulded ceiling cornice. Wall light points. Door to staircase leading to lower ground floor.





FIRST FLOOR

Four Bedrooms, leading off a galleried landing (2.99 m x 4.025 m) and three Bathrooms have been arranged as follows:

Master Bedroom Suite

Bedroom About 5.20 m x 5.60 m

Small Dressing Room About 1.85 m x 1.61 m

With range of fitted wardrobes leading through to

Bathroom 1 About 2.28 m x 2.96 m

With pedestal wash hand basin, bath, shower attachment, fitted surround, wc and corner power shower, recessed lighting. Also,

Bathroom 2 About 3.00 m x 3.33 m

With wash hand basin set in cabinet, Italian stone surround, wc, bath and large tiled shower area with recessed lights. Door leads through to

Dressing Room (or Bedroom) About 5.25 m x 5.65 m

Range of fitted wardrobes

Guest Suite About 4.78 m x 3.15 m

Range of fitted wardrobes.

En suite Bathroom About 2.38 m x 3.20 m

With bath, pedestal wash hand basin, power shower and wc.

Study/Bedroom About 3.18m x 4.73 m

With decorative dado rail.

LOWER GROUND FLOOR

Hall

Glazed door to **Rear Porch** giving direct access to the guest suites and stableyard.

Downstairs Kitchen/Breakfast Room About 4.25 m x 4.95 m

Two windows to courtyard. Timber floor. Fully fitted with stainless steel sink unit, extractor fan and waste disposal unit. Range of airing cupboards. Recessed spotlights. Archway through to

Family Room About 6.90 m x 5.05 m

A most attractive room with exposed stone wall, feature open fireplace on Liscannor flagstones. Fitted bookshelves, cupboards and desk.





Golf/Boot/Gun Room

About 4.53 m x 5.53 m

Timber floor. Golf rack for clubs. Fitted Belfast sink, plumbing for washing machine. Recessed spotlights. Separate **Cloakroom** with wc and wash hand basin. Storage cupboards and shelves.

Staff Bedroom

About 4.82 m x 3.30 m

Bathroom

About 3.60 m x 1.74 m

Wine Store

OUTSIDE

ENCLOSED DOUBLE COURTYARD

The courtyards are located immediately to the rear of the house. They are interlinked and both fully enclosed. The inner courtyard is flanked on either side by lofted stone under slate buildings and stone wall with gates to outer yard. The yard is arranged around a centrepiece of raised stone flowerbed surrounded by gravel area with the walls bedecked with roses, clematis and climbing hydrangeas. The character stone former coach houses have been attractively converted to four **Guest Suites**, **Manager's House** and **Apartment**, as well as **Manager's Office**, **Staff Canteen**, **Boiler Room** and dry-lined **Store**.

GUEST SUITE 1 Bedroom (4.13 m x 4.50 m), Bathroom and Cloakroom.

GUEST SUITES 2 & 3 Hall, Two Bedrooms (7.33 m x 4.68 m & 7.73 m x 4.60 m) with en suite Bathrooms.

GUEST SUITE 4 Bedroom (4.63 m x 7.20 m) with en suite Bathroom.

MANAGER'S HOUSE Comprising Kitchen/Breakfast Room, Sitting Room, Two Bedrooms and Bathroom.

APARTMENT Comprising Sitting Room/Kitchenette, Bedroom and en suite Bathroom.

OUTER COURTYARD

A stone under slate Stable Yard of ten loose boxes in an enclosed walled garden laid down to lawns, with two circular beds and wrought iron gates to estate road. Located adjacent to the outer yard is a converted stone under slate former barn incorporating a full size Billiard Room and Cinema.

BILLIARD ROOM

About 5.25 m x 6.90 m

Timber floor and exquisite French polished panels and doors.

CINEMA

About 4.48 m x 5.25 m

With 2.5m x 1.5m screen, automated Projector (Runco) and surround sound (Linn).





FOLLY **About 5.30 m x 3.18 m**

A pretty stone building with timber interior and wood burning stove. Bed/sitting room. Kitchenette. Shower room.

SWIMMING POOL **About 4.20 m x 8.40 m**

With adjacent changing/showering facilities

TENNIS COURT With pavilion.

SECONDARY GLASSHOUSE **About 6.5m x 2.9m**

PALAIS DES POULETS Hen house.

GALVANISED BARN **About 36.58 m x 18.30 m**

Including workshop, shower, staff lockers and wc. Diesel generator (capable of running the entire estate with automatic computer controlled start up). A purpose built bay for loading young horses is adjacent.

GROUNDS & GARDENS

The house is surrounded by wonderful gardens and grounds which are a special feature of the property. A gravelled tarmac drive flanked by mature trees, under-planted with thousands of spring bulbs, sweeps past the charming ornamental lake and orchard to the house. The house, parkland and gardens are floodlit at night.

A raised terrace leads from the front of the house, across a large lawn and down to a stream with attractive planting, backed by mature trees. To the east of the garden is the ornamental lake, with a picturesque island, accessed by a painted wooden bridge. To the west of the house, a path leads to twin, raised self-irrigating herbaceous and mixed borders, which flank a formal Long Pond with water lilies. The well-stocked **Rose Garden**, with brick-lined paths, leads from the front terrace and is adjoined by a **Sunken Garden**, accessed by a pair of attractive wrought-iron gates.

These gardens lead into an area of parkland, with mature trees, separated from the main gardens by iron estate fencing. A recently planted **Spring Garden** separates an all-weather, hard **Tennis Court** and pavilion from an outdoor heated **Swimming Pool**.

KITCHEN GARDEN

The ½ acre walled Kitchen Garden leads off the inner courtyard. An ornamental ironwork tunnel arbour leads down to an oak-framed, heated **Glasshouse (12.25 m x 2.90 m)** and wooden **Potting Shed (4.20 m x 2.90 m)**, with cedar shingle roof. The paths and vegetable beds radiate from an attractive **Wooden Gazebo** covered with clematis and climbing roses. There is also an area of soft fruits, as well as a large ‘cutting garden’ and nursery beds. Beyond the Kitchen Garden is a hazel walk nuttury, including compost bays with hard standing and orchard. At one corner is the **Pump House** for the 90 m bored well giving fresh water supply to the entire estate apart from the golf course which has its own well.

The gardens are fully inventoried.





GOLF COURSE

To the east of the estate is a '9-hole', 2,741 yards par 35 private golf course with the longest hole measured at 435 metres and the shortest at 152 metres. The course is maintained in superb condition and played from nine tees to three greens. The course is linked to the estate via internal estate road and also has direct access to public road.

LANDS

The lands are top quality and free draining. They are laid out in seven main divisions and are in pasture with electrified post and rail fencing with water supply. There is a system of hardcore and gravel roadways giving access to all parts of the property. Extensive planting of hardwood trees has taken place in recent years.

GENERAL REMARKS AND STIPULATIONS

SERVICES

CCTV security system. Intruder alarm. Mains water and 300 ft fresh water bore hole. Mains electricity and private generator. Several telephone lines with full internal system. Oil fired central heating. All house windows are fitted with Ventrolla draft exclusion system.

FIXTURES & FITTINGS

Only those mentioned in these particulars are included in the sale. All other fixtures and fittings, including all garden ornaments and statuary are expressly excluded.

TENURE AND POSSESSION

The property is offered for sale freehold by private treaty with vacant possession on the whole given upon completion.

LOTING

The vendors and their joint agents reserve the right to offer the property in lots other than those described in these particulars.

SOLICITORS

Mr. Michael Carrigan, Eugene F. Collins, 61 Fitzwilliam Square, Dublin 2.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey of Ireland and are for reference only. All measurements are approximate only. They will be deemed to be checked by the purchaser who will have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale or entitle either party to compensation in respect thereof.





WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is offered for sale subject to and with the benefit of all rights of way, either public or private, all wayleaves and easements whether specifically mentioned or not.

VIEWING

Strictly by prior appointment with the sole agents.

DIRECTIONS

From Limerick take the Cork N20/Tralee N21 dual carriageway. Leave this dual carriageway at exit signed Cork (N20). Proceed for approx 10 kms. There will be a junction on the right signposted Granagh. Take this road and continue for about 10 kms. On reaching a cross of five roads, with a pink house on your left, turn right onto main road signed Newcastle West (R520). Proceed for approx. 1 km where the main gates to the house will be seen to the right. Please note that there are no sale boards erected at the property

IMPORTANT NOTICE

These particulars are for guidance only and are prepared in good faith to give a fair description of the property but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement of fact or its services are in good condition. Neither Michael H. Daniels & Co. nor William Montgomery, nor any of their employees has any authority to give or make any representation or warranty whatsoever in relation to the property. Any areas, measurements or distances are approximate only. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. Any intending purchaser must verify these matters.



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