



FORTGRANITE ESTATE



COUNTY WICKLOW | IRELAND



FORTGRANITE ESTATE

BALTINGLASS | COUNTY WICKLOW | IRELAND | W91 W304

Carlow 26 km | Wicklow 54 km | Kilkenny 67 km | Dublin 71 km | Dublin Airport 77km
(Distances are approximate)

HISTORIC COUNTRY ESTATE FOR SALE FOR THE FIRST TIME IN ITS HISTORY

FORTGRANITE HOUSE

Ground Floor: Entrance hall | Drawing room | Library | Morning room | Dining room | Inner hall | Breakfast room | Pantry | Kitchen | Back hall | Cloakroom.

First Floor: 10 bedrooms | 4 bathrooms.

Second Floor: Bedroom | School room.

Lower Ground Floor: Former kitchen | Boiler room | Former larder | China room | Saddle room | Wine cellar | Old workshop | Coal store | 4 further store rooms.

TRADITIONAL COURTYARDS

2 traditional ranges of beautiful granite buildings comprising 9 loose boxes and various stores.

MODERN FARMYARD

Range of modern farm buildings and dairy.

DOYLE'S LODGE

Sitting room | Kitchen | Bedroom | Bathroom | 2 stores.

LENNON'S LODGE

Sitting room | Kitchen | Bedroom | Bathroom | Store.

STEWARD'S HOUSE

Sitting room | Kitchen | 3 bedrooms | Bathroom | Store room | 2 WCs

HERD'S COTTAGE

Entrance hall / dining area | Sitting room | Kitchen | Store | 2 bedrooms | Bathroom.

Parkland | Grassland and woodland including spectacular historic arboretum and mature gardens.

In all about 341 acres.

For sale Freehold as a whole.



+353 (0)45 433 550

Jordan Auctioneers
Edward Street, Newbridge
Co. Kildare W12 RW24

paddy@jordans.ie
clive@jordans.ie

www.jordans.ie



+353 (0)16 342 466

Knight Frank
20-21 Upper Pembroke Street
Dublin 2 D02 V449

james.meagher@ie.knightfrank.com
guy.craigie@ie.knightfrank.com

+44 (0)20 7861 1069

Knight Frank - Country Department
55 Baker Street
London W1U 8AN

rupert.sweeting@knightfrank.com
george.bramley@knightfrank.com

www.knightfrank.com

Viewing by appointment only.

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LOCATION

COUNTY WICKLOW

Fortgranite Estate is found in the beautiful Wicklow countryside just over 5 km from the town of Baltinglass and near the border with County Carlow and County Kildare. Baltinglass is situated on the famous River Slaney and has a good range of local services. The town and the surrounding area boast many natural, archaeological and built heritage sites. Of particular note is the remains of Baltinglass Abbey, first built in 1170 on the site of an earlier church and now a National Monument. Wicklow National Park is home to Glendalough, a 6th Century monastic city. County Wicklow is colloquially known as the Garden of Ireland and is Ireland's largest continuous upland region. It has been a popular destination for many years due to the picturesque landscape, beaches, walking, hunting, shooting, fishing, racing and historic geological features. Despite being situated in a wonderfully rural location, Fortgranite is easily accessible to Dublin which is only c.70km away.



Racing - Punchestown (36 km), Gowran Park (62 km), The Curragh (38 km) and Leopardstown (65 km).



Hunting - Kildare Hunt, Carlow Hunt and Shillelagh Hunt.



Shooting - Rough shooting is available on the Estate, established shoots at Coolattin Estate and Ballinacor Estate.



Golf - Baltinglass, Rathsallagh, Mount Wolseley, Carlow and Mount Juliet.



Motor Racing - Mondello Park.



Walking - The Glendalough Valley.



Fishing - Slaney, Barrow and Blackwater.





HISTORY

The Estate, which has never been on the market, has a fine history and is one of County Wicklow's most important properties. The Dennis family are directly descended from the Swifts of Lynn in Westmeath and thus from Jonathan Swift, the eminent 17th Century satirist and Dean of St Patrick's Cathedral in Dublin. Also connected to the family are the Shakespearean scholar Edgar Flower, the artist Kathleen Marescaux, and the Indian tea magnate Maurice Fitzgerald Sandes. In the early 20th century, the inventive Colonel Meade Dennis pioneered the concepts of radio transmission and submarine detection at his office in Fortgranite. His son and heir, General Meade Dennis had a distinguished military career in both World Wars including as principal artillery commander in Montgomery's successful campaign against Rommel's army in North Africa. Meade started the dairy business at Fortgranite in the 1950s and his son, Piers moved to Fortgranite in the 1960s with his wife and young family to continue the family's keen interests in farming, horses and gardening.



SITUATION

Fortgranite Estate is entered through a romantic and impressive toy castle Regency gate lodge, designed to replicate the family crest, and the boundary is largely walled. The drive meanders

through beautiful mature parkland up to the main house which sits majestically with fine views over the parkland and woodland. Few properties can boast such a private, beautiful and quiet setting.



FORTGRANITE HOUSE

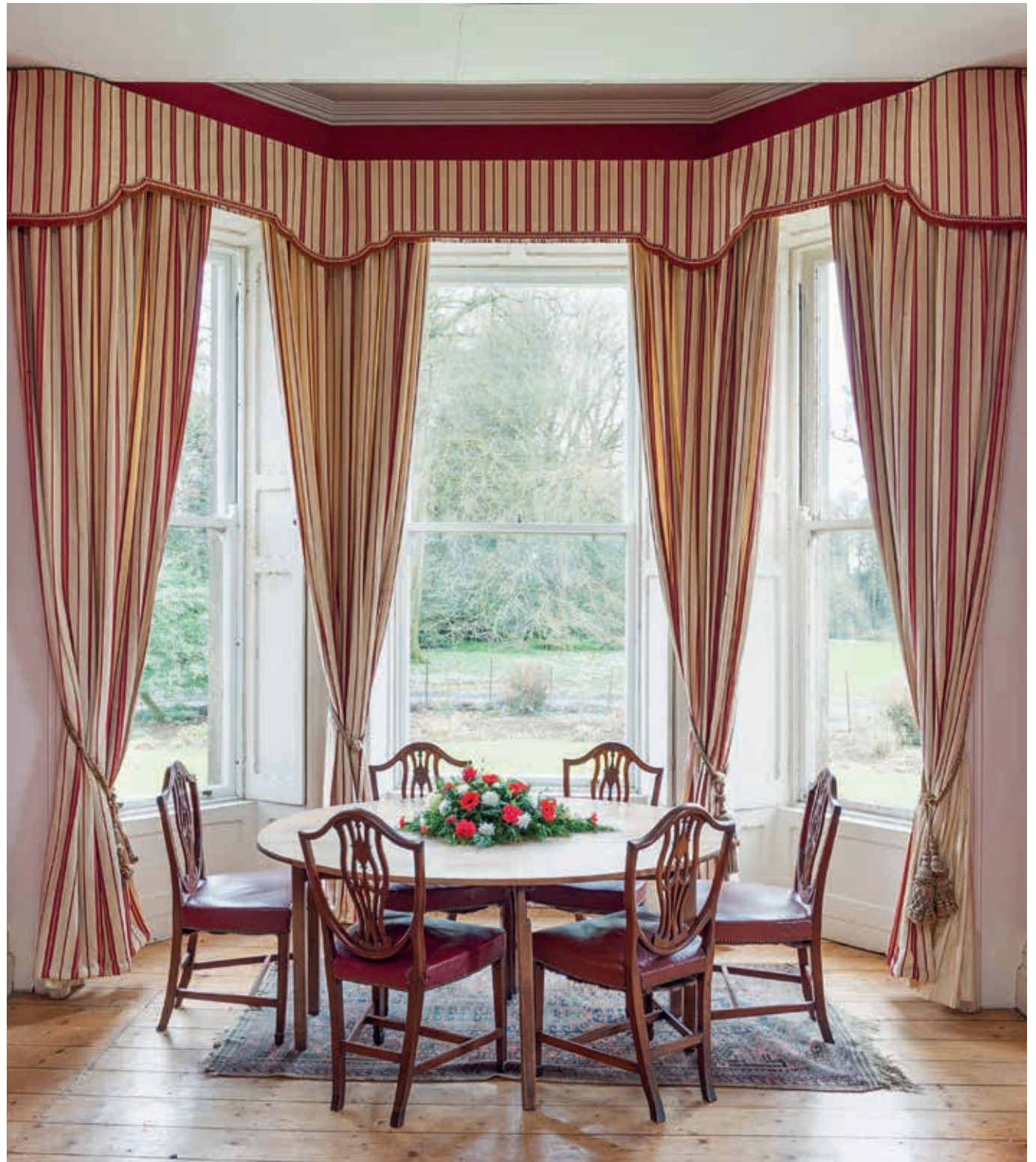
Fortgranite House is an imposing and historic country house which was built in 1720s, remodelled in 1870s and upgraded in 1969. It is square in plan with a recessed bay to the front and a projecting and imposing Doric portico. The walls of the exterior are finished in unpainted render and rise to a dressed granite parapet and cornice.

The main house has exceptional proportions throughout the principal rooms. The entrance hall gives a wonderful sense of arrival and has an attractive open fireplace which has an ornate timber surround and mantelpiece. The drawing room and morning room which interlink are fine entertaining rooms and have fabulous views through a large bay window over the formal gardens, lake and arboretum. The library is atmospheric and has a beautiful marble fireplace.

The first and second floors are reached by a magnificent sweeping staircase which is a wonderful feature of the inner hall in the centre of the house. On the first floor, there are six principal bedrooms and two bathrooms with fine views over the parkland and gardens, there are a further four bedrooms and two bathrooms to the rear of the house. On the second floor there is a school room and further bedroom. The lower ground floor which would originally have been the service floor for the house includes a series of rooms which have great potential for utility rooms, games rooms and offices. Fortgranite House is in need of modernisation and refurbishment to allow it to flourish once again as a wonderful family home.

Externally, at the rear of the main house, is an unusually large traditional range of outbuildings, currently used as various stores which have the potential subject to the necessary permissions for a variety of purposes. Beyond the first range of buildings is a further assortment of traditional buildings, stables and coach-houses, which are currently used by the farming enterprise.

Further down the yard is a collection of modern buildings, which form the hub of the working dairy, which currently has facilities for a 200 cow unit.



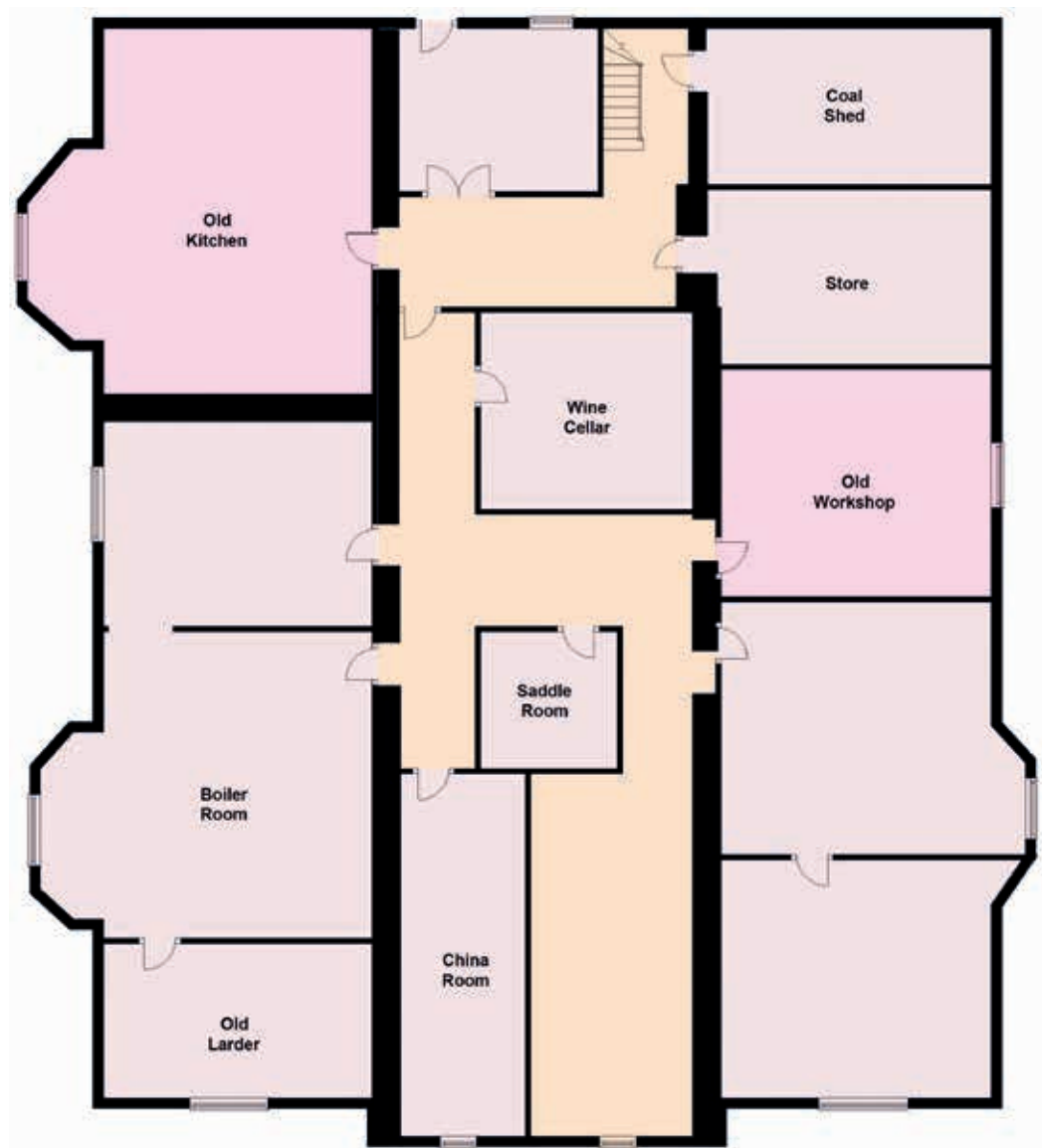




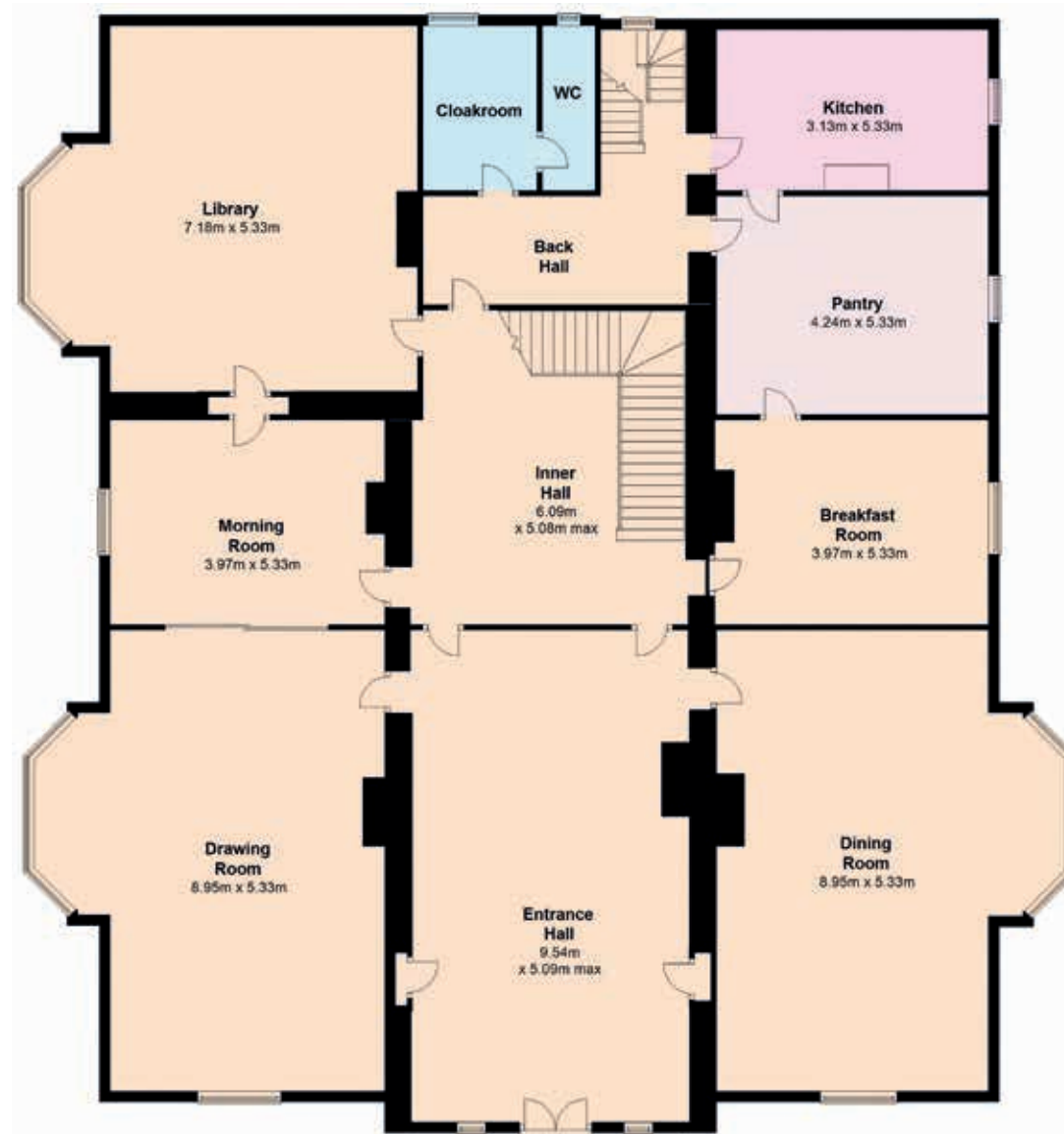




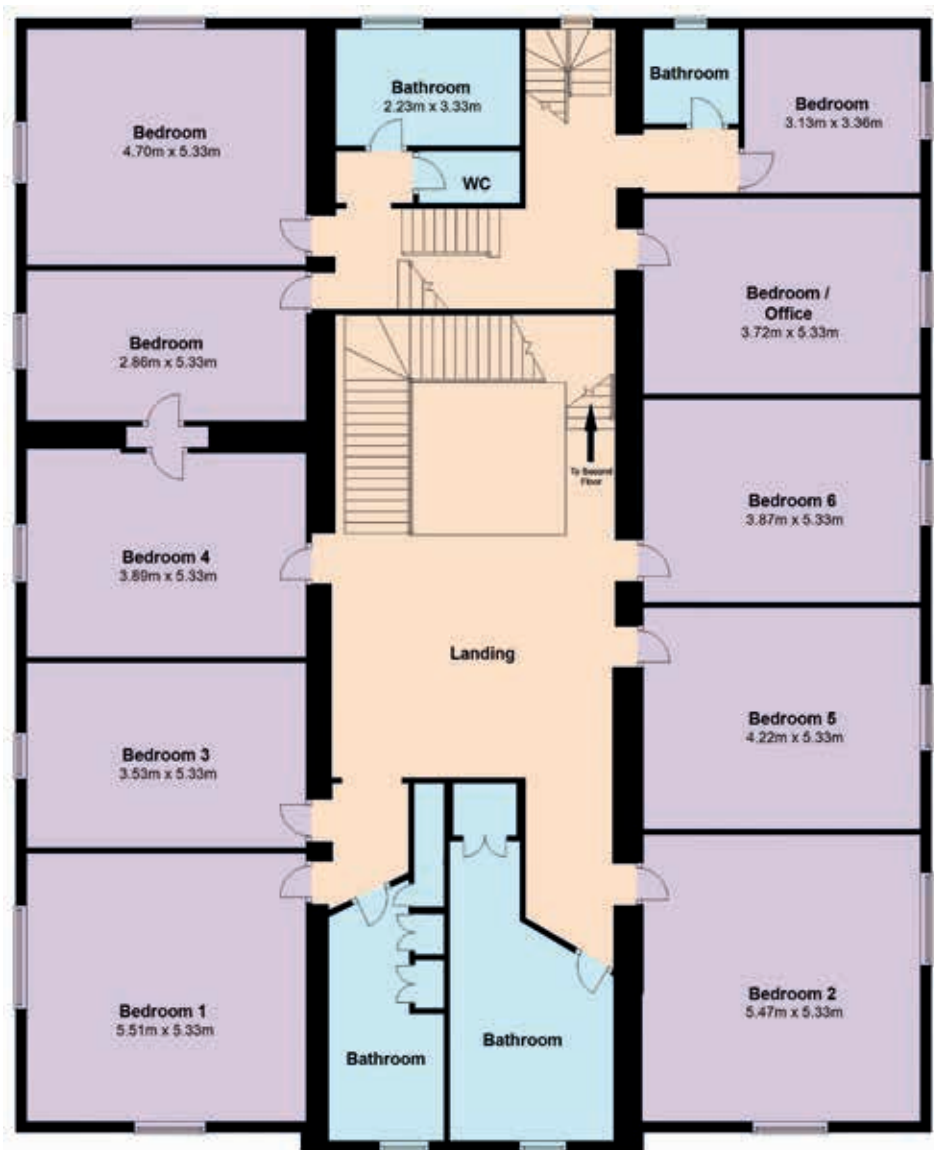




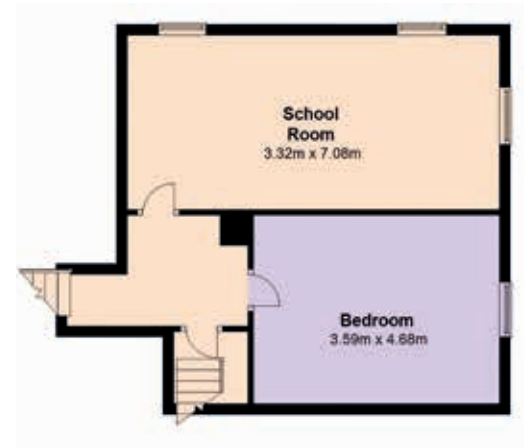
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Gross Internal Floor Area
Fortgranite House: 11,802.6 sq ft (1,096.5 sq m)
For identification only, not to scale.

- Reception room/General living area/Circulation area
- Work room, i.e. Kitchen/Workshop/Utility
- Bedroom/Dressing room
- Bathroom
- Vaults/Storage

GROUND S

Surrounding the main house and radiating through the parkland are mature gardens which include a lake with island and a water feature, former lawn tennis court and an exceptional array of some of Ireland's finest collection of Rhododendrons and living trees which have been collected over the years by generations of the Dennis family. These are recognised in the Tree Council's Tree register of Ireland. Particularly important examples include, Norway Spruce, Western Red Cedar, Scots Pine, Irish Yew, Dawn Redwoods, Swamp Cypress, Golden Japanese Cypress, Japanese Red Wood, Field Maple, Spanish Fir, Holm Oak, Incense Cedar, Cedars of Lebanon, Atlas Cedar, Deodoe Himalayan Cedar and Variegated Sycamore.

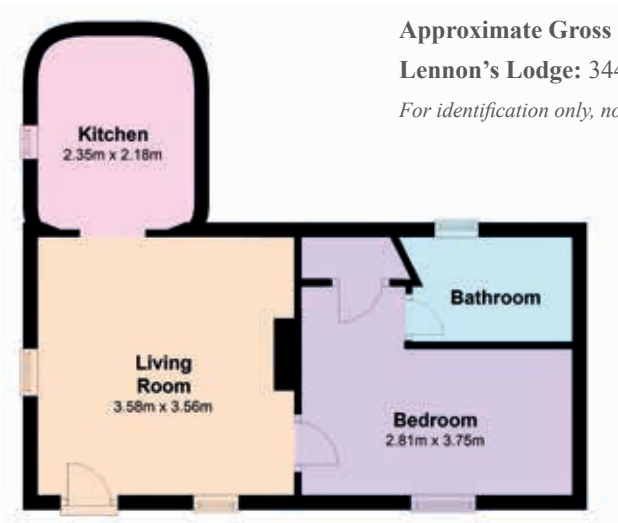




ADDITIONAL PROPERTIES

At the head of both the front and back drives, providing additional security, are two small gate lodges known as Lennon's (front gate) and Doyle's (back gate), both of which have one bedroom. There are two further properties known as The Steward's House (3 bedrooms) and Herd's Cottage (2 bedrooms).

LENNON'S LODGE



Ground Floor



DOYLE'S LODGE

Approximate Gross Internal Floor Area
Doyle's Lodge: 462.8 sq ft (43 sq m)
For identification only, not to scale.



Outbuilding - Ground Floor



Lodge - Ground Floor

STEWARD'S HOUSE

Approximate Gross Internal Floor Area
Steward's House: 1038.7 sq ft (96.5 sq m)
For identification only, not to scale.

EPC Details
BER: G / BER No: 106926710
Energy Performance Indicator: 858 kwh/m²/yr



Ground Floor



First Floor



HERD'S COTTAGE

Approximate Gross Internal Floor Area
Herd's Cottage: 807.3 sq ft (75 sq m)
For identification only, not to scale.

EPC Details
BER: G / BER No: 105820401
Energy Performance Indicator: 1028.58 kwh/m²/yr



Ground Floor



First Floor

LAND

The lands are all in permanent pasture laid out in approximately 20 divisions including 2 which are separate from the main Estate opposite the entrance. The majority of the lands are of excellent quality having been very well managed and are in good heart.

The 341 acres are broken down as follows:

- ◆ 285 acres in the main block with residence and yard:
 - About 200 acres in permanent pasture.
 - About 85 acres of parkland and meadows.
- ◆ About 45 acres across the road from the front gate lodge - all in permanent pasture.
- ◆ 10 acres in tillage.

The farm has been operated as a dairy enterprise by the present owners and there is a good internal farm road system giving easy access to all fields / grasslands.

The yards include excellent modern facilities for over 200 head and include:

- ◆ 220 cubicles including slatted units.
- ◆ Open silage pits.
- ◆ Slurry tanks.
- ◆ 2 Silos.
- ◆ Haybarns.
- ◆ Milking parlour is an 18 unit side-by-side with automatic feeders.
- ◆ 1 bulk milk tank with c.8,800 litres capacity.
- ◆ Excellent cattle-handling facilities including cattle crush, holding yards.
- ◆ Plant room, office, workshop.





GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale freehold with the benefit of vacant possession.

ENTITLEMENTS

The land is registered on the Rural Land Register with 56.58 entitlements established and claimed under the Basic Payment Scheme. The payment for the current scheme year (2018) will be retained by the vendor. The vendor will use all reasonable endeavours to transfer sufficient entitlements to the purchaser.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

EASEMENTS, WAY LEAVES AND RIGHTS OF WAY

The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way whether these are specifically referred to or not.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy himself as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

SERVICES

Mains electricity, oil-fired heating, private drainage. Water supply from own well on site.

FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, freestanding domestic and electrical items, garden machinery and agricultural machinery.

VIEWINGS

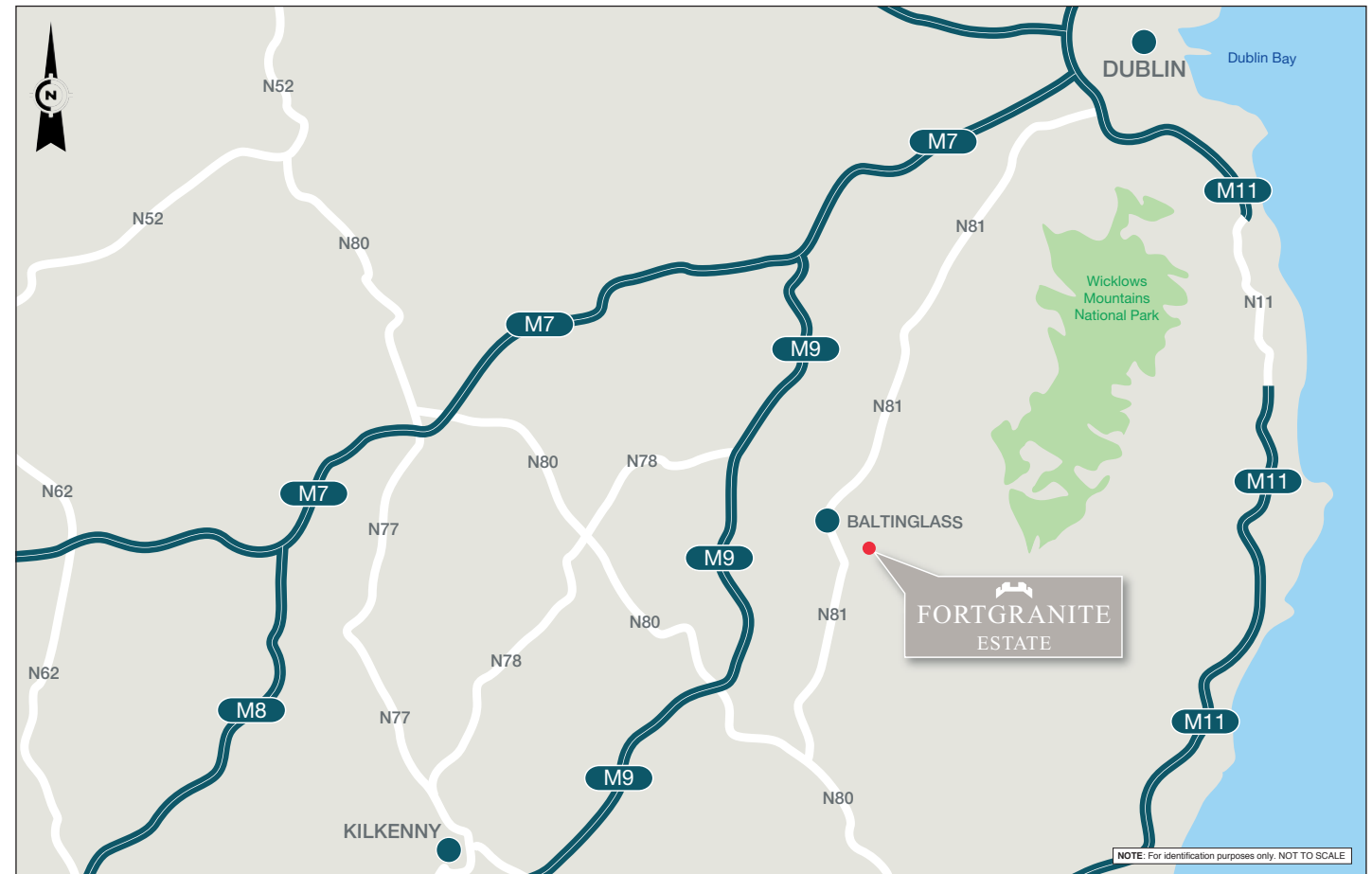
All viewings are strictly by appointment with vendor's agents.

LOCAL AUTHORITY

Wicklow County Council.

DIRECTIONS

From Dublin take the N7 signed Limerick, Cork, Waterford. Continue past Naas, soon afterwards progress onto the M9 (signed to Waterford). Continue for approximately 22km, then turn left onto the R747, which is signposted Baltinglass. Continue on this road, including taking a swift right and left at a T-junction. Continue into Baltinglass, over the bridge and out of the town continuing on the R747. After about 5 km the beautiful castellated gates to Fortgranite can be found on the right hand side.



IMPORTANT NOTICE

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP nor Jordans in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor Jordans have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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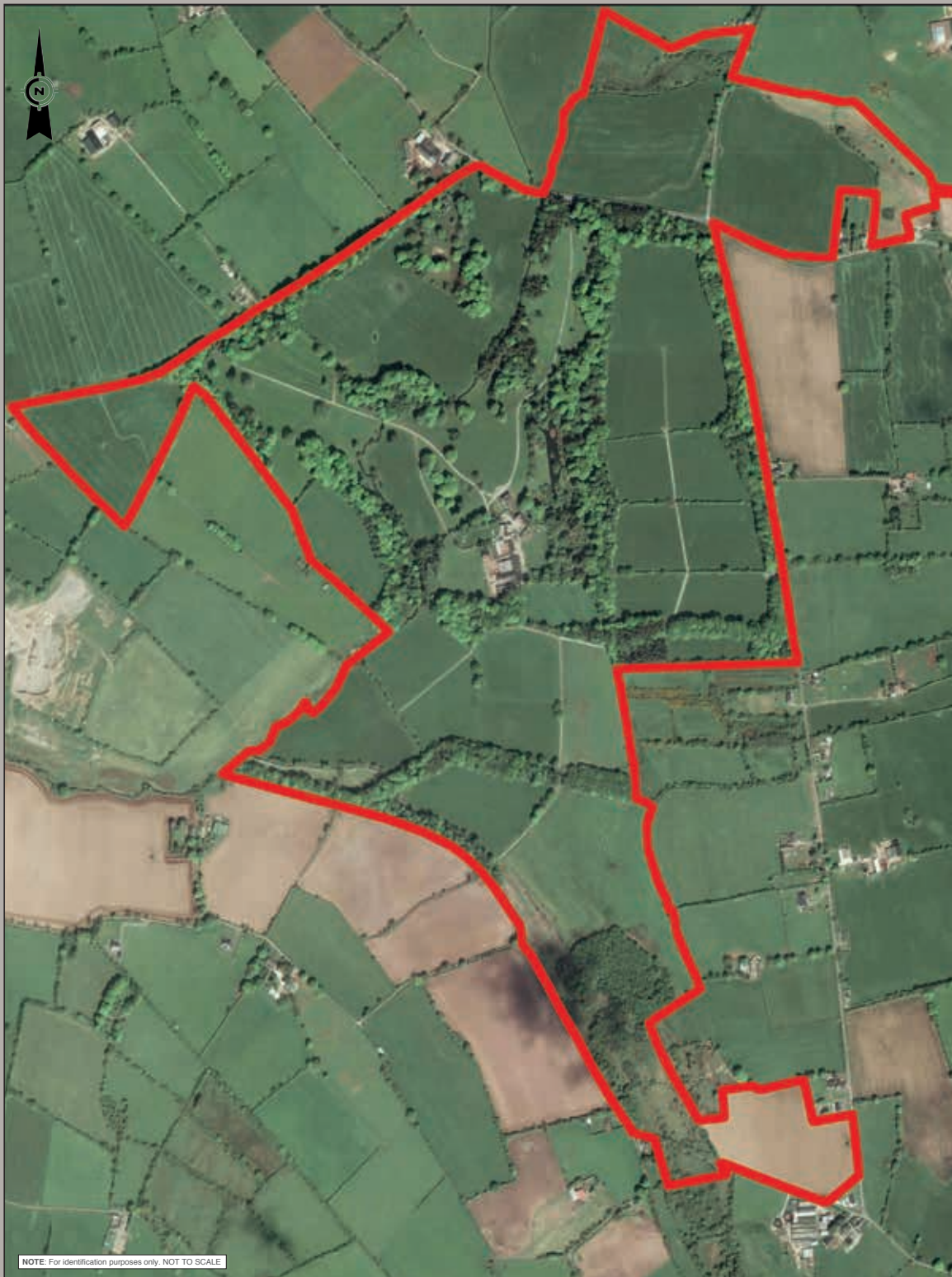
VAT: The VAT position relating to the property may change without notice.

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Photographs Dated: September 2017 and March 2018.

Particulars Dated: May 2018.



+353 (0)45 433 550

Jordan Auctioneers
Edward Street, Newbridge
Co. Kildare W12 RW24

paddy@jordancs.ie
clive@jordancs.ie

www.jordancs.ie



+353 (0)16 342 466

Knight Frank
20-21 Upper Pembroke Street
Dublin 2 D02 V449

james.meagher@ie.knightfrank.com
guy.craigie@ie.knightfrank.com

+44 (0)20 7861 1069

Knight Frank - Country Department
55 Baker Street
London W1U 8AN

rupert.sweeting@knightfrank.com
george.bramley@knightfrank.com

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