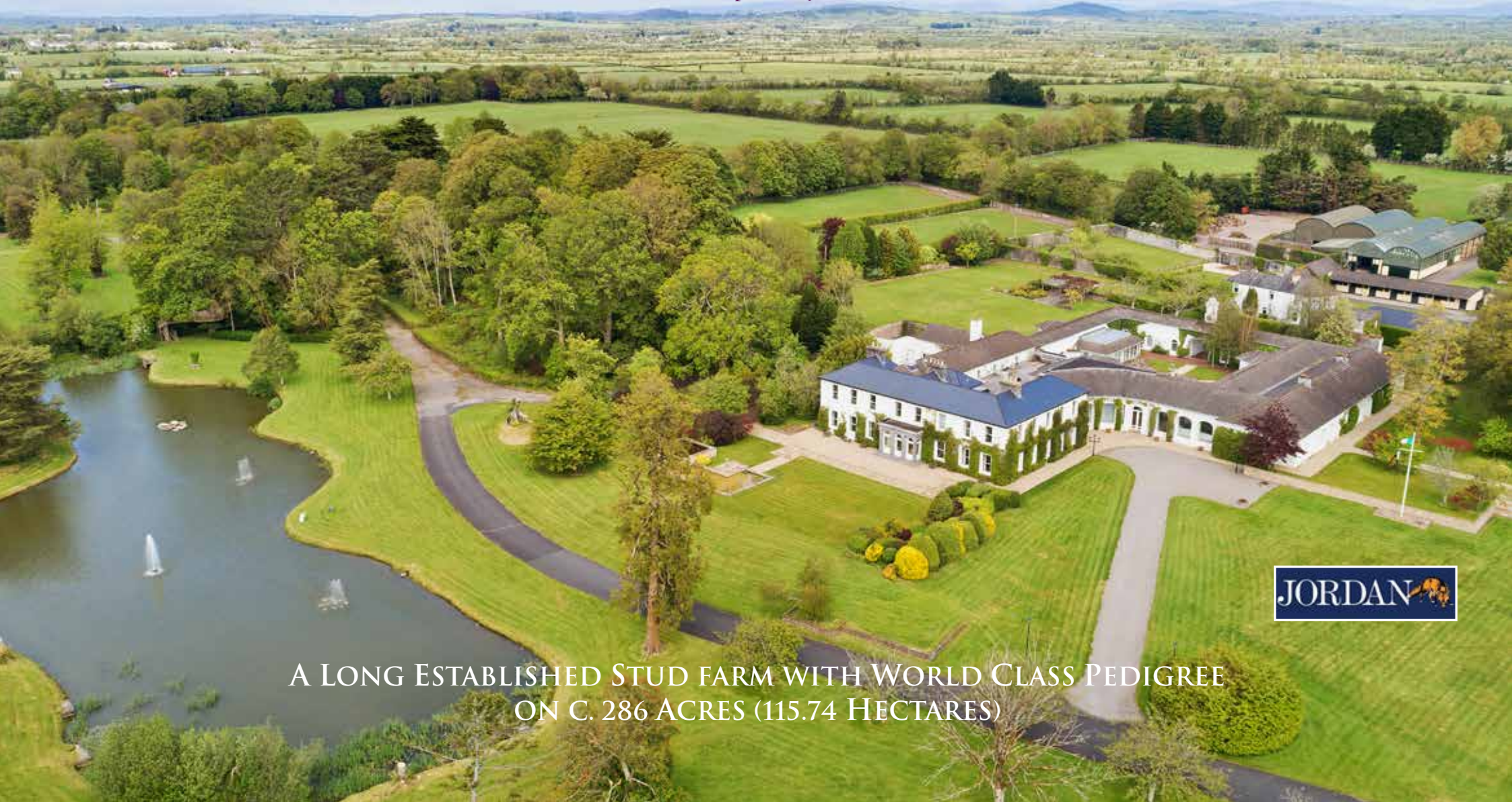


KILFRUSH STUD, KNOCKLONG, CO. LIMERICK, IRELAND

FOR SALE BY PUBLIC AUCTION

24TH JULY 2019 AT 3.00PM IN DUNRAVEN ARMS, ADARE, CO. LIMERICK

(Unless previously sold)



A LONG ESTABLISHED STUD FARM WITH WORLD CLASS PEDIGREE
ON C. 286 ACRES (115.74 HECTARES)



The house is surrounded by mature timber and two walled gardens. The house overlooks a lake which was constructed in the early 1990's and which forms a superb visual amenity to the main residence.

KILFRUSH STUD, KNOCKLONG, CO. LIMERICK, IRELAND.

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Kilfrush is a superb stud farm steeped in history with a delightful Georgian Residence together with guest wing, gate lodge, staff houses, Managers house and 73 boxes on circa 286 acres (115.74 hectares) in a wonderful private setting, surrounded by mature landscaped gardens and sheltered, with extensive variety of mature timber.

IN THE HEART OF SCARTEEN HUNT COUNTRY

Location: The property is located to the south east of Limerick City between the town of Hospital and the village of Knocklong on the R513, c.38 km Adare Manor Hotel & Golf Club, c.35km from Limerick City and 56km from Shannon International Airport.

The M8 motorway can be accessed at Junction 9 close to the town of Cashel, circa 40km from the property. Kilfrush Stud is approximately 2 hours 30 minutes drive from Dublin and Rosslare respectively. Cork Airport is 1 hour. The nearest town to the property is Hospital which is circa 2km to the North West and the small rural village of Knocklong is located (2km) to the south east. Tipperary, Charleville and Mitchelstown are all within ½ hour drive.





OVERVIEW OF KILFRUSH STUD

Kilfrush Stud is a superb property on circa 286 acres (115.74 hectares) with extensive residence, guest wing, gate lodge, manager's residence, 2 staff houses, apartment and 73 boxes with various ancillary facilities provided for the full operation of a successful breeding enterprise.

The land is primarily in one block with an internal road system giving access to all the paddocks. There is superb mature timber throughout the farm and all boundaries providing excellent natural shelter.

The land itself is good quality limestone, ideally suited for grass growth. The success from the stud itself indicates that the land has the ability to produce quality, having bred over 80 Group and Stakes winners.

BACKGROUND & HISTORY

The Kilfrush Estate House was designed by C.F Anderson in circa 1835 as part of a larger demesne for Joseph Gubbins who was the landlord and later to become High Sheriff of County Limerick in 1863.

In 1969 the house was sold and purchased by an Irish American Mr. John A. Mulcahy on 220 acres of land. Mr. Mulcahy made extensive renovations to the house and added a new wing. He also purchased the adjoining farm bringing the total area to approximately 286 acres.

Richard Nixon the 37th President of the United States stayed in Kilfrush House in October 1970, as part of a three day visit and a lot of the renovation/ extension works to the house correlated with this visit.

Mr. Mulcahy sold Kilfrush to Mr. Jean Pierre Buisson in 1978.

Kilfrush had been used as a dairy farm and it was only after 1978 that it began to be converted into a full self – contained bloodstock operation. Initial works commenced in 1980 including fencing and draining of all the lands. It was at this point that many of the stable yards were constructed and the main house itself underwent further renovation.

The lake to the front of the house was created in circa 1991/1992 and it is naturally supplied from drains under a section of the lands.







*The rooms are all spacious
with high ceilings and superb plasterwork.*

KILFRUSH – THE MAIN RESIDENCE

The main residence comprises a detached eight bay–two storey house built, in circa 1835 with five bay – side elevation. The house was renovated and extended initially in time for President Nixon's arrival in 1970 and again in circa 1980.

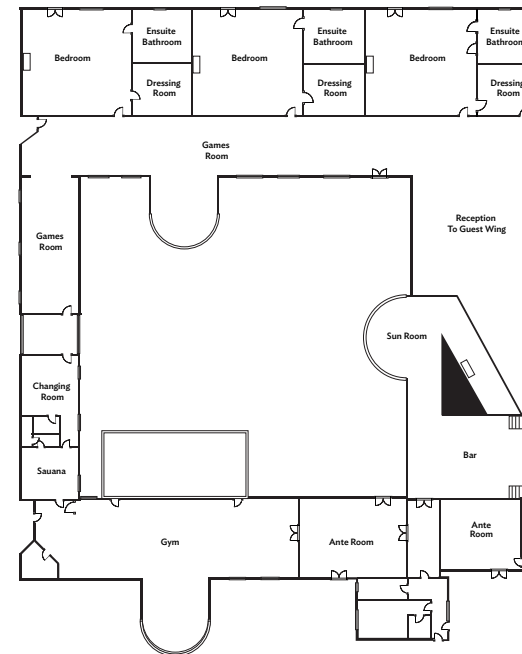
Overall the entire is in good condition throughout with extensive accommodation of approximately 1,027 sq.m (11,054 sq.ft) in the original house. In addition there is generous accommodation in the Guest Wing. The rooms are all spacious with high ceilings and superb plasterwork.

There is excellent natural light with an outstanding vista over the lake from the main reception rooms. There are many traditional design features throughout and any work completed has been sympathetic to the original. There is a 'Bossi' & 'Adam Style' fireplaces throughout the house and other features which make the property an ideal house for entertaining with the benefit of also being a very comfortable family home.

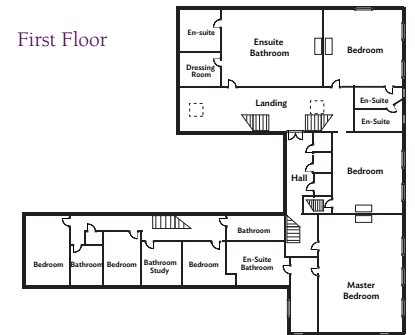




Ground Floor



First Floor



Third Floor



KILFRUSH – THE MAIN RESIDENCE

The overall accommodation briefly includes:

HALL – 18.7m x 5.6m

With cornice, ornate ceiling & double staircase

BREAKFAST ROOM – 6.60m x 7.65m

Folding doors to dining room, cornice, Adam's style fireplace, door to patio and garden.

DINING ROOM – 6.70m x 9.75m

With cornice, ornate ceiling & centerpiece, Adam's style fireplace, door to butlers pantry and kitchen.

DRAWING ROOM – 6.0m x 11.70m

Magnificent room with cornice, ornate ceiling and Bossi fireplace.

STUDY – 6.90m x 5.60m

With Georgian fireplace and drinks cabinet.

KITCHEN – 4.85m x 7.70m

Panelled ceiling, built in presses with marble and stainless steel worktop and a range of cookers gas and electric.

STAFF ACCOMMODATION

Staff dining room, ironing room, boiler room, cold stores, plant room and general stores.

UPSTAIRS: COMPRISING 4 BEDROOMS, 2 BATHROOMS.

CELLAR – 2 wine cellars.

BEDROOM 1 – 5.60m x 6.80m

Georgian fireplace with wooden surround

ENSUITE

Bathroom and dressingroom

BEDROOM 2 – 5.60m x 8.60m

Georgian fireplace with wooden surround

ENSUITE

Bathroom and dressingroom

BEDROOM 3 – 6.0m x 8.20m

Georgian fireplace with wooden surround

ENSUITE

Bathroom and dressingroom

MASTER SUITE

– 6.70m x 9.85m Adam style fireplace with marble surround

ENSUITE

Bathroom and dressingroom.

Hot press and linen press

GUEST / LEISURE WING:

This comprises Guest Bedrooms (3) and leisure area which was added for the visit of President Nixon in 1970. Total area 1,386 sq.m (14,918 sq. ft.)

LOBBY, ENTERTAINING AREA

With bar, ladies and gents toilets, tv room leading to gym, swimming pool, sauna and changing rooms.

BEDROOM 1 – 8.80m x 8.50m

Georgian fireplace, dressing room, ensuite bathroom with shower w.c. & w.h.b. and doors to patio and garden.

BEDROOM 2 – 8.80m x 8.60m

Georgian fireplace, dressing room, ensuite bathroom with shower w.c. & w.h.b. and doors to patio and garden.

BEDROOM 3 – 8.80m x 8.60m

Georgian fireplace, dressing room, ensuite bathroom with shower w.c. & w.h.b. and doors to patio and garden.

GENERAL LEISURE AREA

Table tennis, snooker, French doors to central patio and gardens.





KILFRUSH STUD, YARDS AND LANDS



GATE LODGE:

Located just inside the main entrance, built in 1968 with Waterville stone and extending to circa 116.2 sq.m (1,250 sq.ft) the accommodation provides kitchen, dining room, living room, bathroom and 4 bedrooms. There is oil fired central heating and is all in good condition.

MANAGERS HOUSE:

This is a two storey house adjacent to main yard extending to circa 226.2 sq.m (2,434 sq.ft). The accommodation is all in excellent condition with kitchen (Aga cooker), living room, dining room, drawing room, wc, sunroom and 4 bedrooms (2 ensuite).

STAFF HOUSE 1: Built in the 1980s

125 sq.m (1,345 sq.ft). A compact two storey house located adjacent to the main yard and comprising kitchen/dining room, living room, office, study, bathroom and 3 bedrooms.

STAFF HOUSE 2: Built in the 1980s

125 sq.m (1,345 sq.ft). This is almost a direct replica of staff house 1 with added conservatory. Ideal for staff or guest accommodation.

STUD OFFICE:

There is a stud office located in the main yard and it provides a number of rooms for administration in addition to toilets and kitchen. There is also a one bedroom staff apartment.

MAIN YARD 1:

Laid out as square Courtyard

This yard is located to the immediate east of the main residence with a total of 24 boxes including a stallion box, tack and feed rooms, 3 foaling boxes (sitting up room), workshop and 3 pony boxes.

The entire is in excellent condition throughout and all the boxes are fitted with automatic drinkers and feed pots.

OUTER YARD:

The outer yard comprises 11 yearling boxes with 2 x 3 span hay sheds fully enclosed with concrete base. There is a 14 metre x 14 metre lunging ring and 5 other hay sheds with lean- to.

Loading ramp, American barn with 22 boxes and a tack/feed room and stocks.

There are also 2 bull pens under a covered shed and a lofted feed house. The yard is all under concrete and has been very well designed and arranged for the current enterprise.

There are 6 isolation boxes provided away from the main yards and a covered 6 unit automatic walker. Separate dungstead provided behind this yard.

LARGE GARAGE.

ISOLATION YARD:

This yard is located to the south of the main holding and is essentially used as an isolation yard with access off the main road. The yard comprises 12 stables, feed house with water, all weather turnout paddock





KILFRUSH STUD HAS BRED MANY WINNERS OVER THE YEARS INCLUDING OVER 80 GROUP & LISTED WINNERS SOME OF WHICH ARE LISTED BELOW:-

PEDIGREE:

Last Tycoon (Gr. 1 Breeder's Cup and Champion Sprint Miler).

No Pass No Sale (Gr. 1 Poule d'Essaie de Pouliches).

Caerlina (Gr. 1 Prix Diane (French Oaks)

Valentine Waltz (Gr. 1 Poule d'Essaie de Pouliches)

Immortal Verse (Gr. 1 Coronation Stakes)

King's Drama (Gr. 1 Sword Dance Inul Stakes)

Cerulean Sky (Gr. 1 Prix Saint Alary)

Claire Marine (Gr. 1 Matriarch Stakes & Group 1 Beverly Hills H)

Truly Special (Gr. 3 Prix de Royaument)

Modhish (Gr. 2 Grand Prix de Deauville)

Russian Snows (Gr. 2 Prix Royalieu)

Splendid Moment (Gr. 2 Prix due Chenes)

Josr Algarhoud (Gr. 2 Gimcrack Stakes)

Wiggantheorpe (Gr. 2 Gimcrack Stakes)

Truly A Dream (Gr. 2 E.P. Taylor Stakes)

New Girlfriend (Gr. 2 Prix Robert Papin)

Memphis Tennessee (Gr. 3 Ormonde Stakes)

Toboug (Gr. 1 Dewhurst Stakes)

Bestebreuje (Gr. 2 in USA)

Know Heights (Gr. 2 Santa Anita)

Royal Bench

(Gr. 2 Prix Daniel Wildenstein)

My Style (Gr. 2 Del Mar Invitational H)







LANDS:

The entire property extends to circa 286 acres (115.74 hectares) and is all laid out in grass with post and rail fencing and an internal road system accessing the various paddocks (20). There is superb shelter throughout with piped water to each paddock. The farm is ideal for grass production and has been well managed by the present owners.

The lands are classified in the Soils map of County Limerick as a combination of 'Elton' and 'Howardstown' series.

There are charming walks through the wooded shelter belt around the farm.

SERVICES:

Private water (3 wells), Septic tanks, ESB and telephone where applicable. There is oil fired central heating provided to most of the ancillary staff accommodation although we understand that the office and 1 bedroom apartment has electric storage heating.

PLANNING:

The house is classified as a 'Protected Structure' in the Limerick County Development Plan.

SOLICITOR:

Donal M. Gahan, Ritchie & Co.,
36 Lower Baggot Street, Dublin 1,
D02XE16 – Tel: 01-6767277

AMENITIES

Hunting: with Scarteen
(Black & Tans, Duhallows, Limerick County Hounds and Tipperary Fox Hounds)

Racing: Limerick, Cork, Clonmel,
Tipperary

Golf: Adare Manor, Castletroy, Charleville

Shooting: Ample rough shooting in the area.





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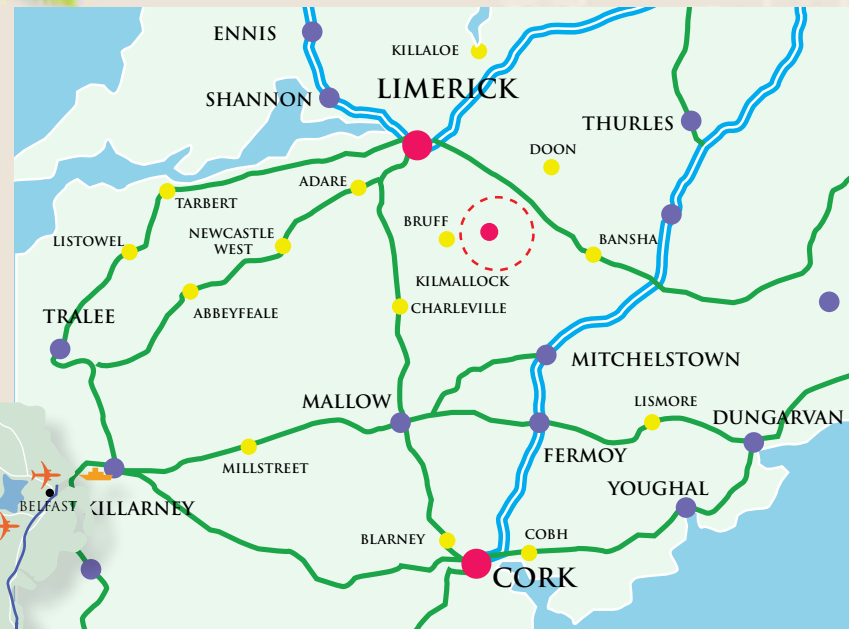
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DIRECTIONS

Take the M7 to Limerick from the North and after Junction 29 take the R512, at the Kilmallock Roundabout take the 2nd Exit on to Kilmallock Road (R512) after 6 miles turn left onto the R514 and then turn right onto the R513 which brings you to Knocklong, just before the Village the property is on the left.

From the East take the M8 and Exit at Cashel and head for Golden and Tipperary Town (N74), from Tipperary take the R662 into Knocklong Village and from there take the R513 the property is one mile north on the right hand side.



Jordan Town and Country Estate Agents,

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