



*One of Ireland's greatest estates, and the birthplace of classic
and group winning thoroughbreds for over four decades*



These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.



An aerial view of Castlemartin. The Curragh Racecourse lies in the background.



Main House

Entrance hall • Reception hall • Drawing room • Morning room • Dining room • Library • Study and private office • Kitchen
Breakfast room • Bar and TV room • Extensive cellars • Extensive domestic offices • Laundry room • Staff flat
Master bedroom suite • 9 principal bedrooms, 4 of which are en suite • 3 family bathrooms

Grounds and Gardens

Car port • Outdoor swimming pool • Tennis court • Pool house • Summer house • Walled kitchen garden
4 guest cottages and staff apartments • Main entrance lodge • Caretaker's house • Brownstown Cottage • The Church of St. Mary
Conference centre • Estate Manager's office • Stud Manager's office • Farm Manager's office • Chauffeur's lounge
Security office • Extensive range of outbuildings



Equestrian Facilities

Exceptional breeding complex including 2 separate yards with a total of 89 boxes

Castlemartin Stud Yard • 12 loose boxes • 2 American barns containing a further 36 stables • Machine shed • Vet stocks
Feed and tack rooms • Numerous barns and outbuildings • Turnout paddock

Greenhills Stud Yard • 41 loose boxes • Feed and tack rooms • Veterinary office • Lunging ring • 8 bay horse walker
Canteen • Numerous outbuildings • Vet Stocks

There are 40 paddocks at Castlemartin Stud Farm, all accessed via an extensive internal road network with tremendous shelter and piped water to all paddocks

Farm Facilities

Extensive farming enterprise that consists of two yards lying on either side of the River Liffey

Castlemartin Farm Yard • Wintering facilities for c.250 head of cattle which includes cattle holding pens and crush • 12 bay hayshed • 7 bay hayshed
5 bay lean-to • 5 bay lean-to with access to exercise area • 3 cattle sheds • 2 three tonne feed bins • Dung stead and effluent tanks • Concrete slab silage pit

Greenhills Farm Yard • Facilities for c.150 head of cattle which includes a slatted beef unit
Silage pit • Numerous hay sheds with lean-tos • Veterinary room • Effluent storage

In all about 750 acres







Historical Note

Castlemartin traces its origins to the 13th century where the Eustace castle once stood, until in 1591 it was burnt down. The present house, which faces south along a straight lime tree avenue, was built in c.1720, by a Dublin banker and then Member of Parliament called Francis Harrison, using some materials from the old Eustace Castle which today still forms part of the large wine cellar in the basement.

Sold to Thomas Carter M.P., father of Captain Henry Boyle Carter in 1730, it remained in the ownership of the Carter family until it was commandeered by Lt-Gen Sir Ralph Dundas as his headquarters in the 1798 rebellion.

In 1854, Castlemartin was bought by T.S. Blacker, and remained in the Blacker Family until in 1967 it was left to Sheelagh Blacker's great nephew, the 2nd Earl of Gowrie, who held onto it for a short period before subsequently selling the Estate to its present owners in 1972.



Castlemartin House

Situated less than thirty-five miles from Dublin, Castlemartin is a rare and fine example of classical Georgian architectural excellence with a stunning back-drop of the River Liffey and surrounding parkland - few Estates enjoy such a spectacular setting.

Located in County Kildare, regarded as the thoroughbred county in Ireland, the landscape is dominated and characterised by the quality of its agricultural land which is made up of carboniferous limestone, sand and gravel. This not only provides good drainage but the limestone helps to grow strong bone in young thoroughbreds.

Castlemartin House, built in c.1720, is a wonderful example of an early Georgian mansion. The house consists of some wonderful reception and entertaining rooms on the ground floor, as well as a library and several family rooms. Upstairs, there is the wonderfully appointed master suite consisting of his and hers bathrooms and a large dressing room. In addition to the master suite, there are a further 9 principal bedrooms in the main house.

There is ample guest and staff accommodation on-site, with the large pool house, two cottages in the courtyard, three further staff apartments, a caretaker's house and the front lodge.



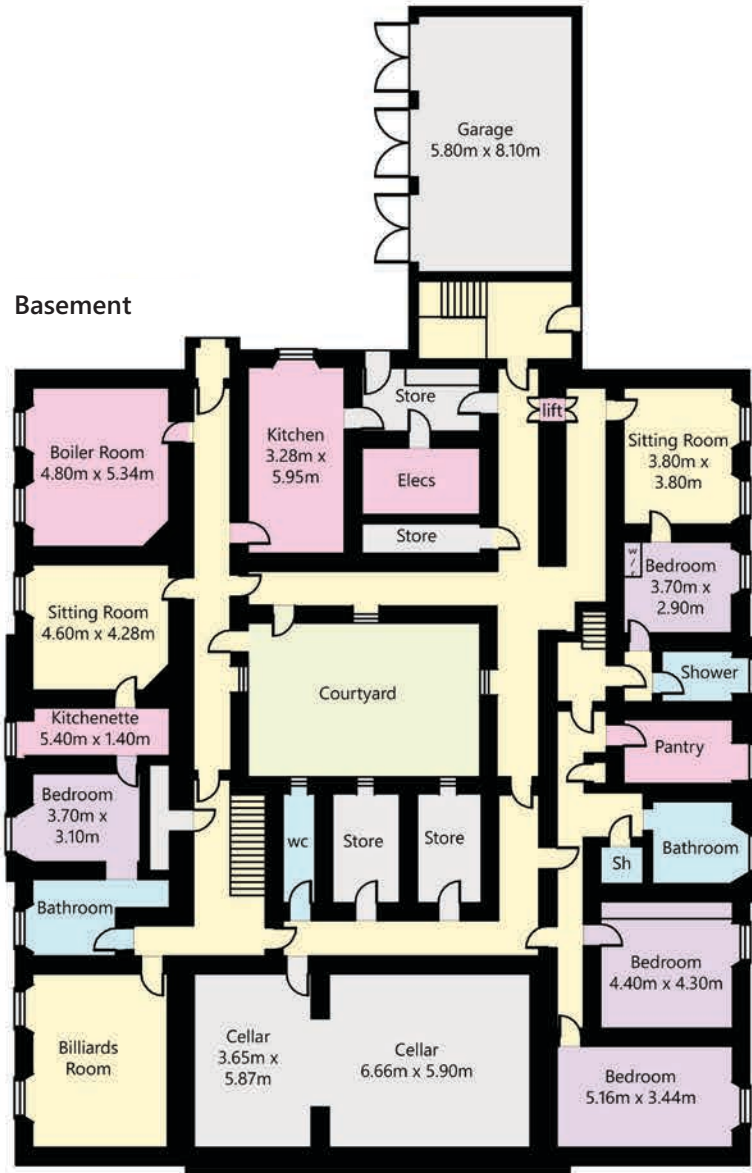




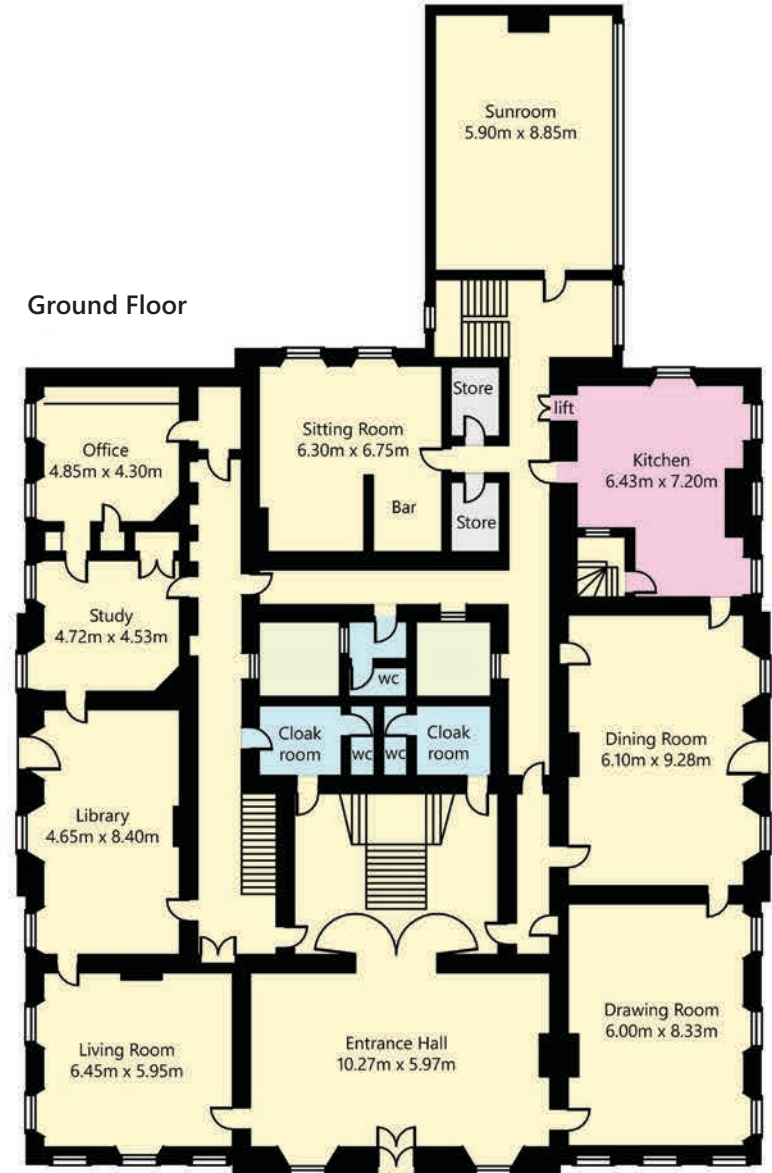




Basement



Ground Floor



CASTLEMARTIN STUD FARM

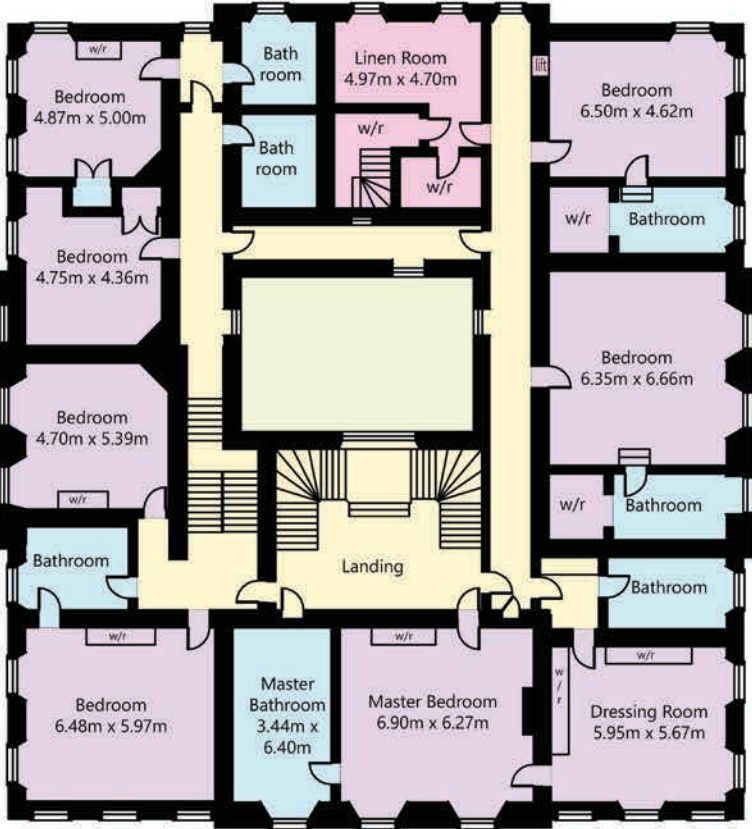
COUNTY KILDARE, IRELAND

- Reception
- Bathroom
- Kitchen/Utility
- Storage
- Bedroom
- Recreation

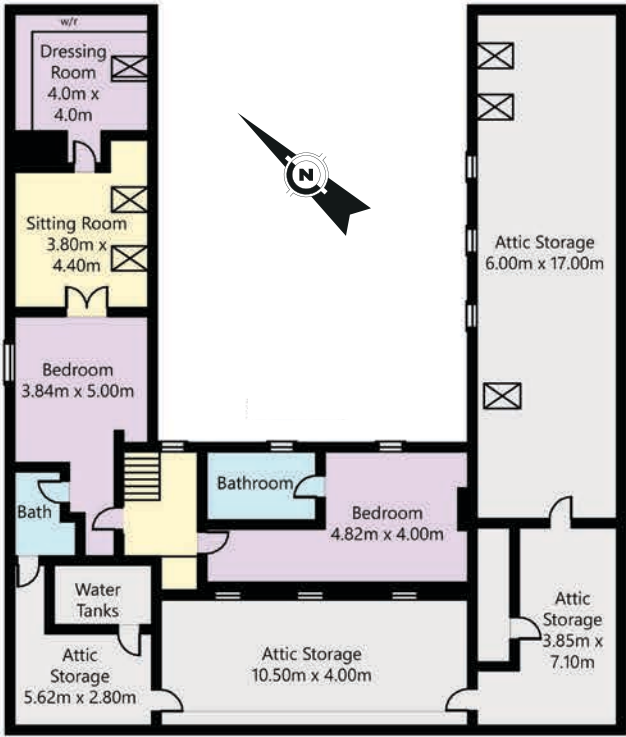
Approximate Gross Internal Floor Area:
2,428 sq.mts / 26,135 sq.ft.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars. Outbuildings are not shown in actual location or orientation.

First Floor



Attic





Castlemartin Stud Farm

The Castlemartin Estate holds some of the best private stretches of the River Liffey for salmon and trout fishing. There is a 1 ½ mile stretch of double-bank fishing that meanders through the estate.

Over the past 40 years, through considerable investment and meticulous attention to detail, Castlemartin Stud Farm has been restored to a

remarkable Estate and has become renowned as a centre for breeding thoroughbred racehorses of the highest calibre.

With two large stable yards and two farm yards, there are some 89 loose boxes, a horse walker, a lunge ring, numerous haysheds, barns and outbuildings, wintering facilities for c.400 cattle, and many additional facilities that are to be expected of a stud farm of this calibre.





The River Liffey



The Summer House



Castlemartin Bridge linking both sides of the estate



Courtyard with Guest Cottages and Staff Apartments



Walled Kitchen Garden



The Church of St. Mary



Castlemartin Stud Yard



Greenhills Farm Yard



Greenhills Stud Yard



Racing

Set within thoroughbred racing county, many renowned racecourses are in close proximity to the estate. The Curragh Racecourse, home to all five Irish Classic races; Punchestown Racecourse, home of the National Hunt Festival of Ireland; Naas Racecourse which runs both National Hunt and Flat meetings and Fairyhouse, home to The Irish Grand National are all within easy reach.

Kildare is famous as a location of some of the world's top stud farms including the Irish National Stud, Giltown, Ragusa, Moyglare, Juddmonte Farms, Derrinstown and Kildangan Stud. County Kildare is also home to some of the finest race horse training establishments in the world.



Hunting

The Kildare Foxhounds are kennelled on the grounds of Punchestown National Hunt Racecourse. Neighbouring counties also host notable hunting packs.



Shooting

The estate lends itself to a private shoot. There are also a number of private and syndicate shoots in Co. Kildare, Co. Wicklow and Co. Meath.



Fishing

There is ample fishing available on the River Liffey, which runs through the core of the estate for c.1 ½ miles with good stocks of salmon and trout.



Golf

There are a number of excellent courses in Co. Kildare. The K Club, only a twenty minute drive from the Estate, with its highly regarded 5* Hotel and restaurants has two golf courses, and was the venue for the 2006 Ryder Cup. The Carton Golf and Country Club is also only a short drive away and was home to the 2013 Irish Open.



Travel by Car

County Kildare houses the hub of Ireland's network of major roads, with central Dublin only 50km away. The M9 and M7 (N7) offer a convenient route to Dublin Airport (45 minutes).



Travel by Air

Dublin airport is a 45 minute drive. Weston private airport (near Lexlip) is a 35 minute drive. Access by helicopter is possible, with a landing area to the south of the house at the lime-tree walk. Co-ordinates available upon request.

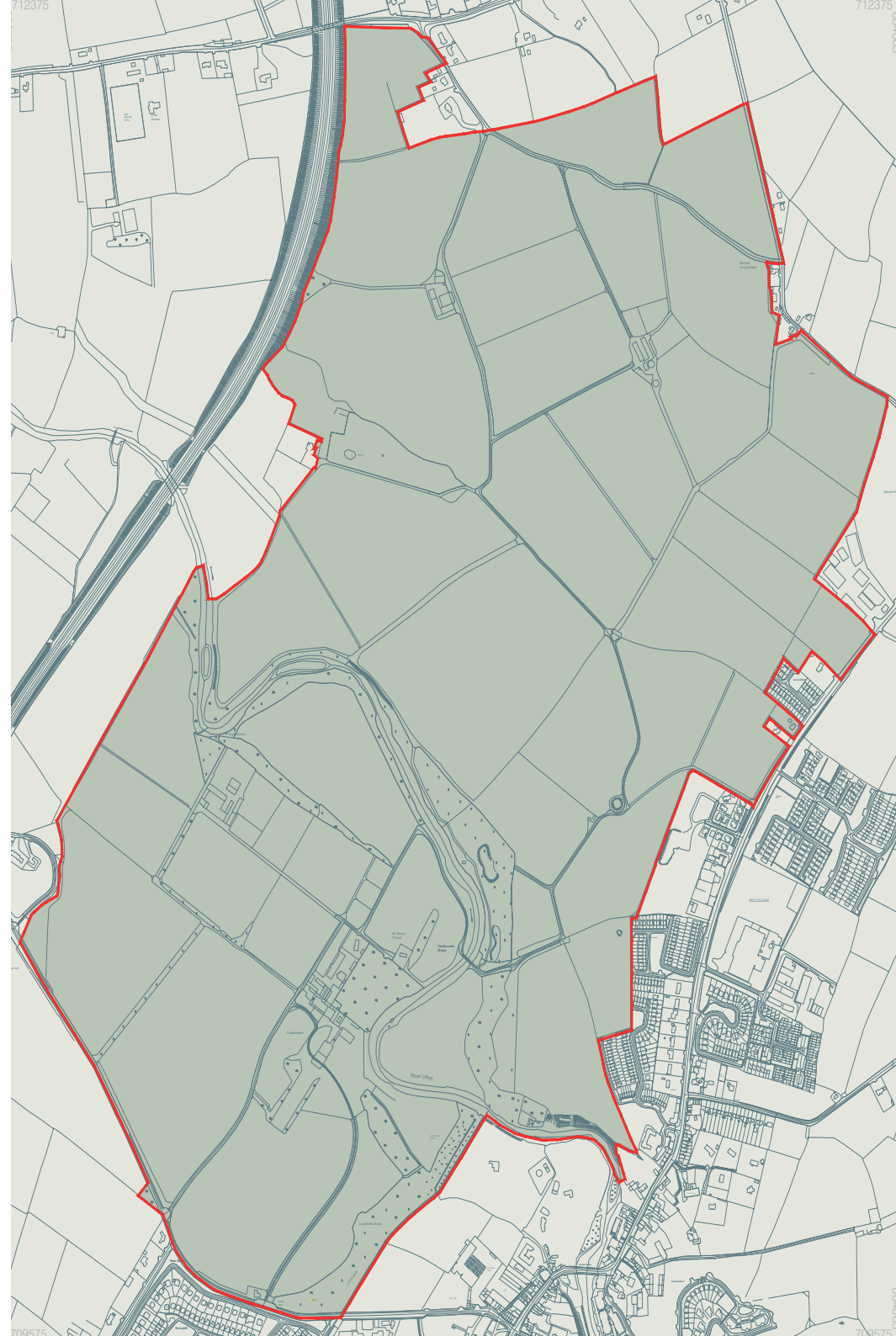
(All distances and times are approximate)

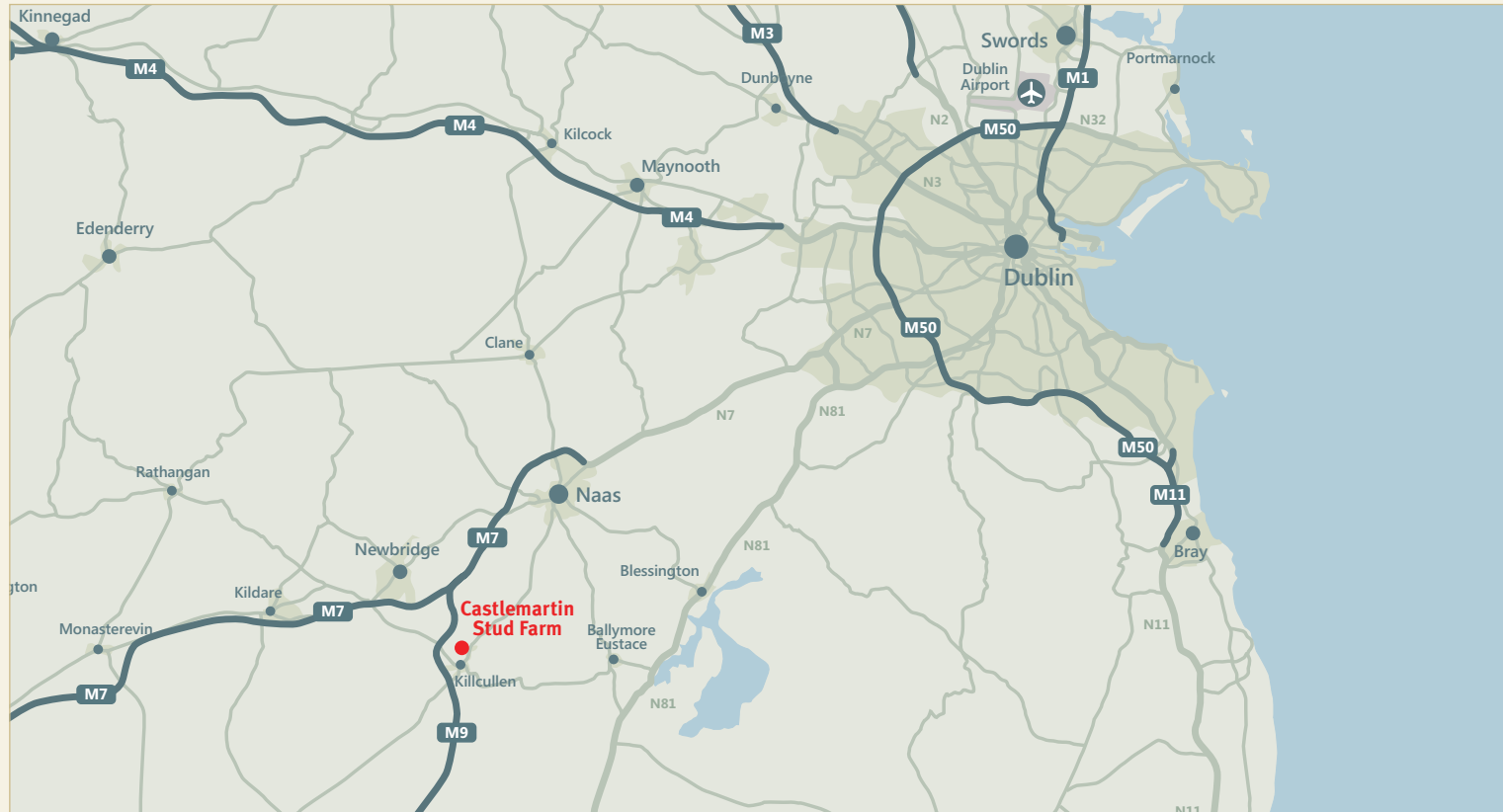
Pedigree

Castlemartin and Le Louviers Stud has produced many top class horses including Classic, Group and Listed Winners:

- Beach Belle Listed.
- Chinese White Gr 1 Pretty Polly Stakes:
Gr 2 Blandford Stakes
- Ectot Gr 1 Criterium International (in partnership)
- Equino Gr 1, King Stand Stakes (Twice)
- Helissio Gr 1 Prix de L'Arc de Triomphe
- Joshua Tree Gr 1 Canadian International (Twice)
- Lawman Gr 1 Prix du Jockey Club; Gr 1 Prix Jean Prat
- Latice Gr 1 Prix de Diane; Gr 3 Prix de Conde
- Lesstalkinginparis Gr 3 Prix D'Annule: Listed,
2nd Coronation Stakes Gr 1
- Lightning Pearl Gr 1 Cheveley Park Stakes;
Gr 3 Go & Go Round Tower Stake
- Loi Gr 3 Prix de Conde
- Moohaajim Gr 2 Mill Reef Stakes
- Most Improved Gr 1 St. James Palace Stakes
- Nahoodh Gr 1 Falmouth Stakes
- Pearl Flute Gr 3 Prix de Chenes:
Gr 3 Prix du Palais Royal
- Recharge Gr 3 2000 Guineas Trial
- Silver Frost Gr 1 Poule d'Essai des Poulains
- Terrubi Listed

And many more too numerous to mention.





General Remarks and Stipulations

Fixtures and Fittings

All items usually known as fixtures and fittings whether mentioned or not in these particulars together are excluded from the sale but some may be available by separate negotiation. Such items include all carpets and curtains, light fittings, domestic electrical items and garden statuary.

Method of Sale

For sale by private treaty

Viewing

Viewing is strictly by appointment with the joint selling agents.



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