



# LAIRAKEEN HOUSE

BANAGHER, CO GALWAY



# LAIRAKEEN HOUSE

BANAGHER • CO GALWAY • R42 DN24

Banagher 4.5 Km • Birr 16 Km • M6 26 Km • Galway City 80 Km • Dublin City 145 Km • Dublin Airport 151 Km  
*(All distances are approximate)*



- Magnificent 19th Century manor house including 4 principal reception rooms and 5 bedrooms
- Modern lift providing accesses to all three floors of the house
- Additional accommodation (2 bedrooms)
- Walled courtyard, reflection pool, two Edwardian glass houses with ancient grapevines and a walled garden
- Extensive stable block and sand arena
- 500 metres (1,600 feet) of water frontage onto the River Shannon including two islands one of which is connected to the mainland via a bridge
- Pasture and ancient woodland including Champion Irish Oak
- Range of traditional outbuildings and farm buildings
- Diverse sport, including boating and fishing

ABOUT 54 ACRES / 21 HECTARES  
FOR SALE AS A WHOLE BY PRIVATE TREATY

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PSRA Licence 002223

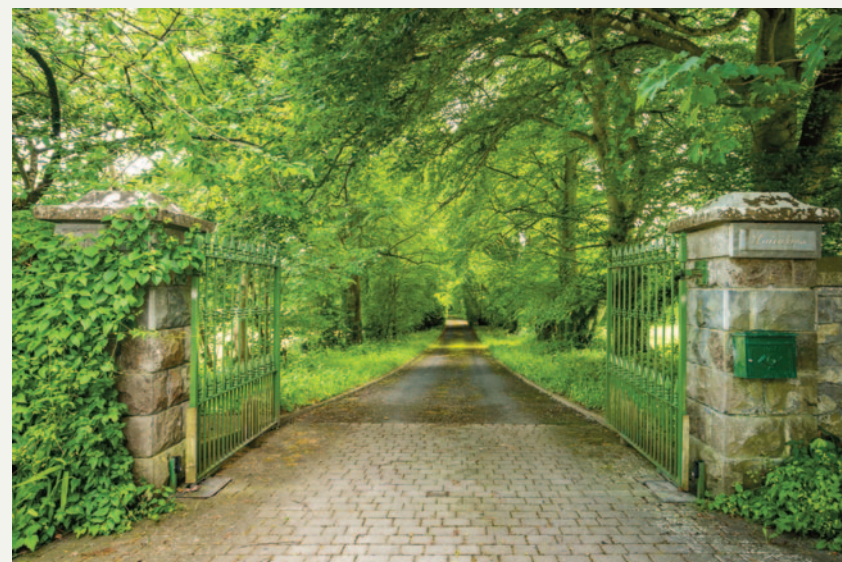


Additional images of the estate  
can be found on Instagram  
@LairakeenHouse

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



*Exceptional residential and amenity estate with a magnificent  
19th Century manor home and frontage onto the River  
Shannon incorporating two islands*







## Summary

Lairakeen House is a privately positioned residential estate set along the banks of the River Shannon, extending to about 54 acres. At its heart stands an elegant five-bay period residence, dating back to circa 1870, which has been meticulously restored in recent years. As part of the renovation, a new roof was installed, along with updated electrical systems (including a three-story walk-in elevator), modernized plumbing, and a comprehensive security system, seamlessly blending the home's timeless character with contemporary reliability and comfort.

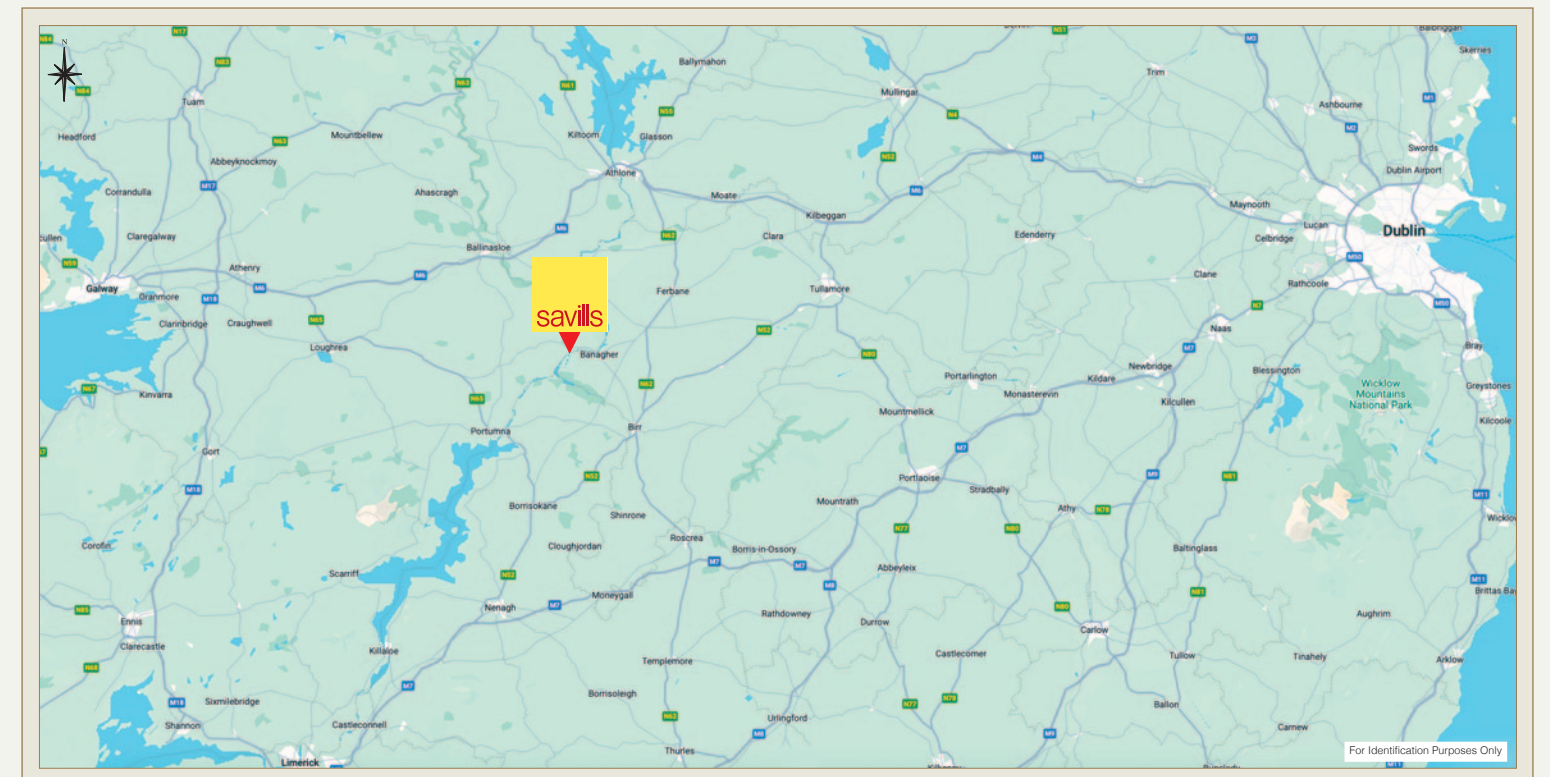
The house offers beautifully proportioned, well-balanced accommodation that harmoniously combines period features with contemporary living standards.

A collection of traditional stone outbuildings complements the property, including excellent equestrian facilities. The mature landscaped grounds surrounding the house are thoughtfully planted and impeccably maintained, offering both privacy and a picturesque rural setting. Among the notable features are several Champion Irish Oak trees, which add significant character and heritage to the estate.

The estate includes about 46 acres of quality grassland, divided into well-sized paddocks enclosed by a combination of stud railing, mature hedging, and secure wire fencing, ideally suited for equestrian or agricultural use.

The estate infrastructure has been maintained to a high standard, and the property has been expertly managed under the direction of the current owners.

Lairakeen House offers a rare opportunity to acquire a distinguished period home in a peaceful and scenic riverside location, with extensive accommodation and a range of high-quality amenities



## Location & Amenities

Lairakeen House occupies a private rural setting on the banks of the River Shannon on the border of Galway and Offaly. Banagher (4.5 km) is a beautiful riverside Irish town, renowned for its great fishing spots and boating adventures on the River Shannon. The town is well served with everyday amenities including shops and several pubs, most notably JJ Hough's Singing Pub, which was awarded Pub of the Year in 2025. Banagher has also recently benefited from investment in its popular open freshwater swimming pool, located directly on the River Shannon. The larger town of Birr (16 km) provides a comprehensive range of amenities and cultural attractions, including Birr Castle, Birr Rugby Club, and St. Brendan's GAA grounds.

Galway City Centre is about 80 kilometres west of Lairakeen House. Galway City is extremely popular amongst tourists due to its rich art culture, music and lifestyle with a broad variety of national attractions, festivals, food and crafts available. Home to the University of Galway, the city is bustling with activity and hosts students from all over the world.

Dublin City Centre is about 145 kilometres to the east of the house and offers a full range of amenities, services and culture expected of a capital city.

The estate is surrounded by an excellent transportation system, including the M6 motorway which connects Galway to Dublin. Dublin's International Airport is 151 kilometres distant while Shannon International Airport is situated 115 kilometres away. Local link bus services are available in Banagher, while rail services are also available from Ballinasloe.

Lairakeen House occupies a picturesque riverfront location on the banks of the River Shannon, the longest river in Ireland. The river flows through Lough Ree before passing through Banagher and following on to Lough Derg. Once a major commercial waterway, the Shannon's rich history of busy harbours and trading towns is still evident today. Anglers flock to the waters thanks to the resident stock of trout, pike and salmon. A marina in Banagher allows for boat access to the river while smaller boats can be launched from the boat house at Lairakeen House.

The countryside surrounding the estate offers a rich and diverse range of high-quality sporting and recreational facilities. For equestrian enthusiasts Galway, Kilbeggan and Limerick Racecourses are a convenient drive away. The nearby Lough Derg is known as 'Ireland's Pleasure Lake' and is perfect for water sports including sailing, windsurfing and yachting.

There are local primary and secondary schools in Banagher, with a further choice of schools in Birr and Athlone.







A PRIVATELY POSITIONED RESIDENTIAL ESTATE SET ALONG THE BANKS OF THE RIVER SHANNON, EXTENDING TO ABOUT 54 ACRES, AT ITS HEART STANDS AN ELEGANT FIVE-BAY PERIOD RESIDENCE, DATING BACK TO CIRCA 1870

## Description

### LAIRAKEEN HOUSE

Lairakeen house occupies a tranquil surrounding with views which extend onto the River Shannon. The property is accessed from the R356 through a bell-mouthed stone entrance with electric gates, leading to a tarmacadam driveway canopied by a parade of Irish beech trees. Travelling through the traditional parkland, the driveway approaches the formal grounds surrounding the house and arrives at an open forecourt, providing ample parking.

Lairakeen House is an impressive, five bay, 19th Century manor house, beneath a hipped slate roof. The accommodation is laid out over three floors of generous and elegant proportions. Notable features include elegant ceiling roses and decorative corning, original sash windows, detailed architraves, and striking marble fireplaces. The property also showcases exquisite carved woodwork, including an exceptional piece reportedly crafted in the Holy Land in the 16th Century. The house was initially constructed in circa 1870, with the southern end rebuilt in 2002. The property extends to approximately 8,762 square feet, featuring four reception rooms and five bedrooms.

A light-filled entrance hall, accessed via limestone steps, sets the tone for the elegance found throughout Lairakeen House. It features beautifully laid oak tumbled herringbone flooring, a solid oak staircase, and an impressive gallery landing above.



Entrance Hall



Entrance Hall to Drawing Room

The entrance hall splits off into two wings; one housing the library, centred around a magnificent ornate wooden fireplace, which opens into the drawing room, an elegant space with a decorative ceiling and refined period detailing. From here, double doors lead into a southeast-facing glass conservatory that captures sunlight throughout the day. This entire wing benefits from underfloor heating and flows seamlessly, making it ideally suited for entertaining, with an inviting blend of grandeur and warmth.

The opposite wing houses the formal dining room, a cosy sitting room with a large bay window, and the butler's pantry inclusive of a full second kitchen. This side of the house also includes a secondary staircase and an internal lift, offering convenient access to all three floors.

From the reception hall, a broad staircase leads to the first floor, opening onto a spacious landing adorned with elegant crystal chandeliers and offering views across the surrounding countryside.



Period detailing





Sitting Room



Drawing Room



Wing Corridor



Dining Room



Morning Room

THE ENTRANCE HALL SPLITS OFF INTO  
TWO WINGS



Wing Corridor



Sitting Room



THE MASTER BEDROOM ENJOYS A DUAL ASPECT  
OVERLOOKING THE RIVER SHANNON AND  
INCLUDES A GENEROUS EN SUITE AND  
DRESSING ROOM



Main Bedroom

An additional four bedrooms are located on this floor, two of which  
also benefit from en suite facilities.



Bathroom



First Floor Landing



Bedroom



Kitchen

The lower ground floor is accessed via a secondary staircase. The kitchen features a traditional AGA cooker, polished granite worktops, ample counter space and storage, as well as a striking granite-topped island that is motorised to lower and transform into a dining table. Adjacent to the kitchen is a temperature-controlled larder with rear garden access, along with a 50-bin wine cellar. A further sitting room with large bay windows overlooks the front of the property, providing a bright and comfortable living space.

The lower ground floor also includes a double studio currently fitted as a full sound recording studio and office, which could easily be converted into a cinema room. A boiler room, laundry room, and bathroom complete the accommodation on this level.

The accommodation is laid out as shown on the accompanying plans.



Wine Cellar

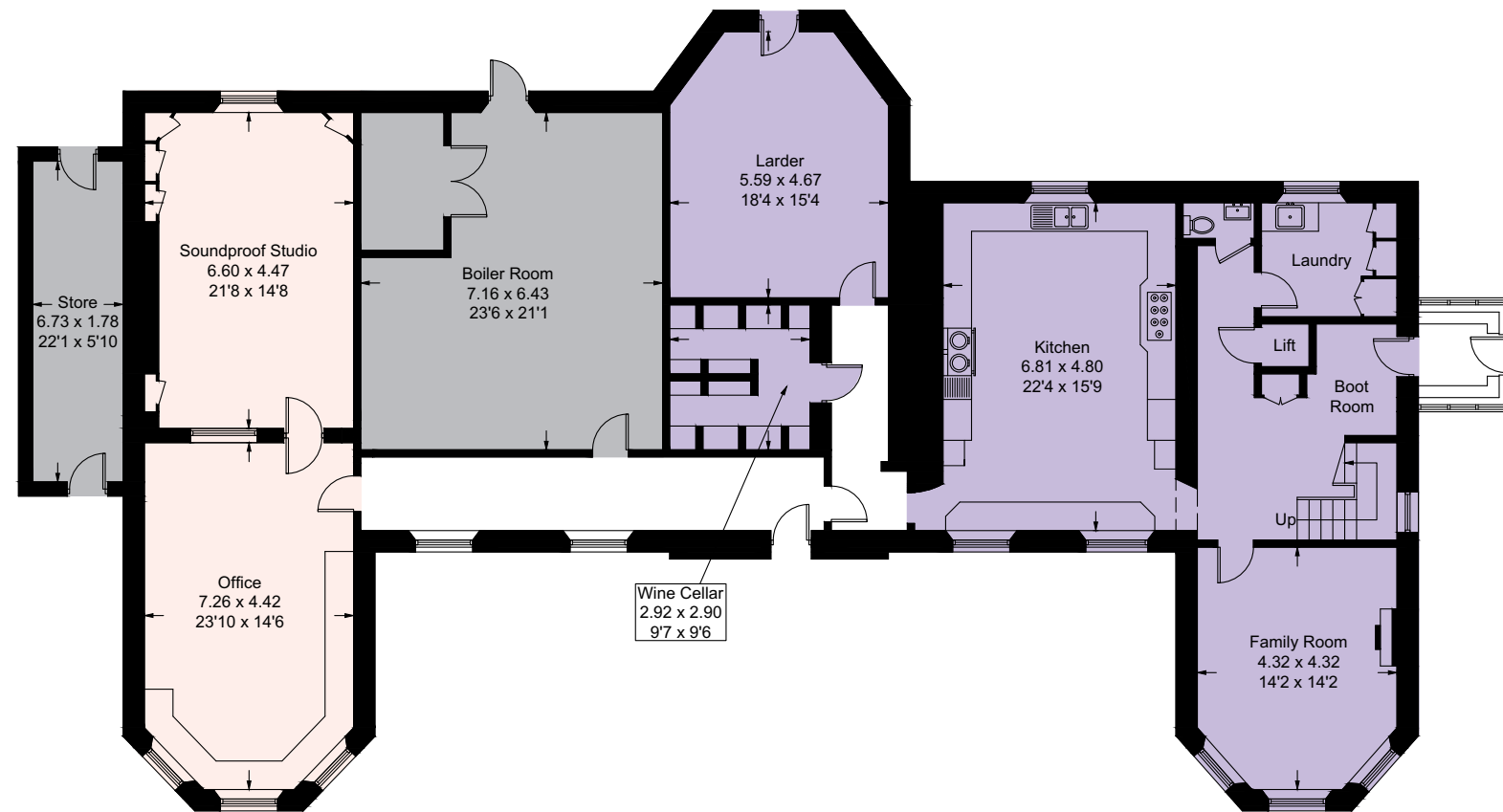
PERIOD DETAILING



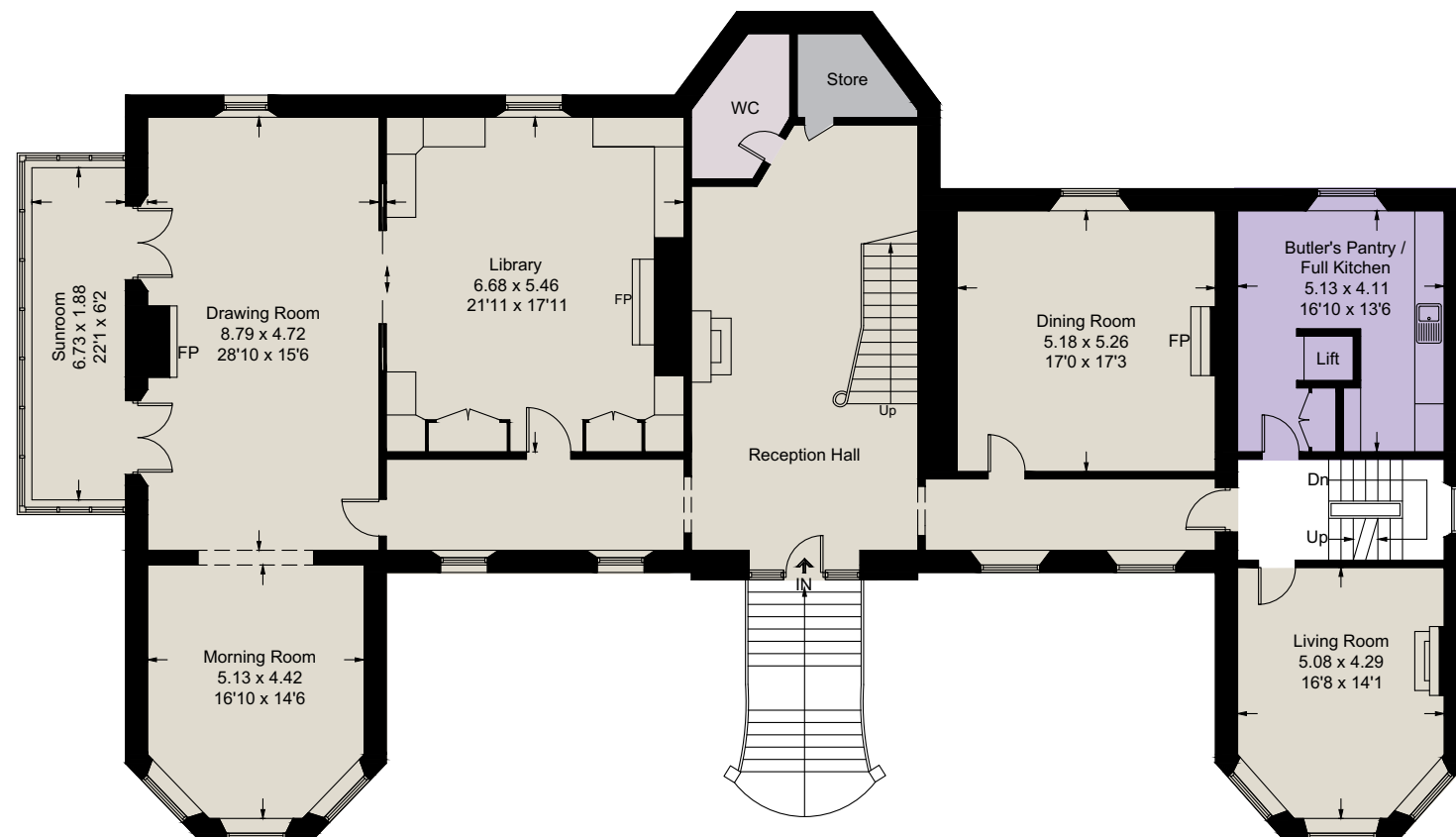


# Floorplans

## LAIRAKEEN HOUSE

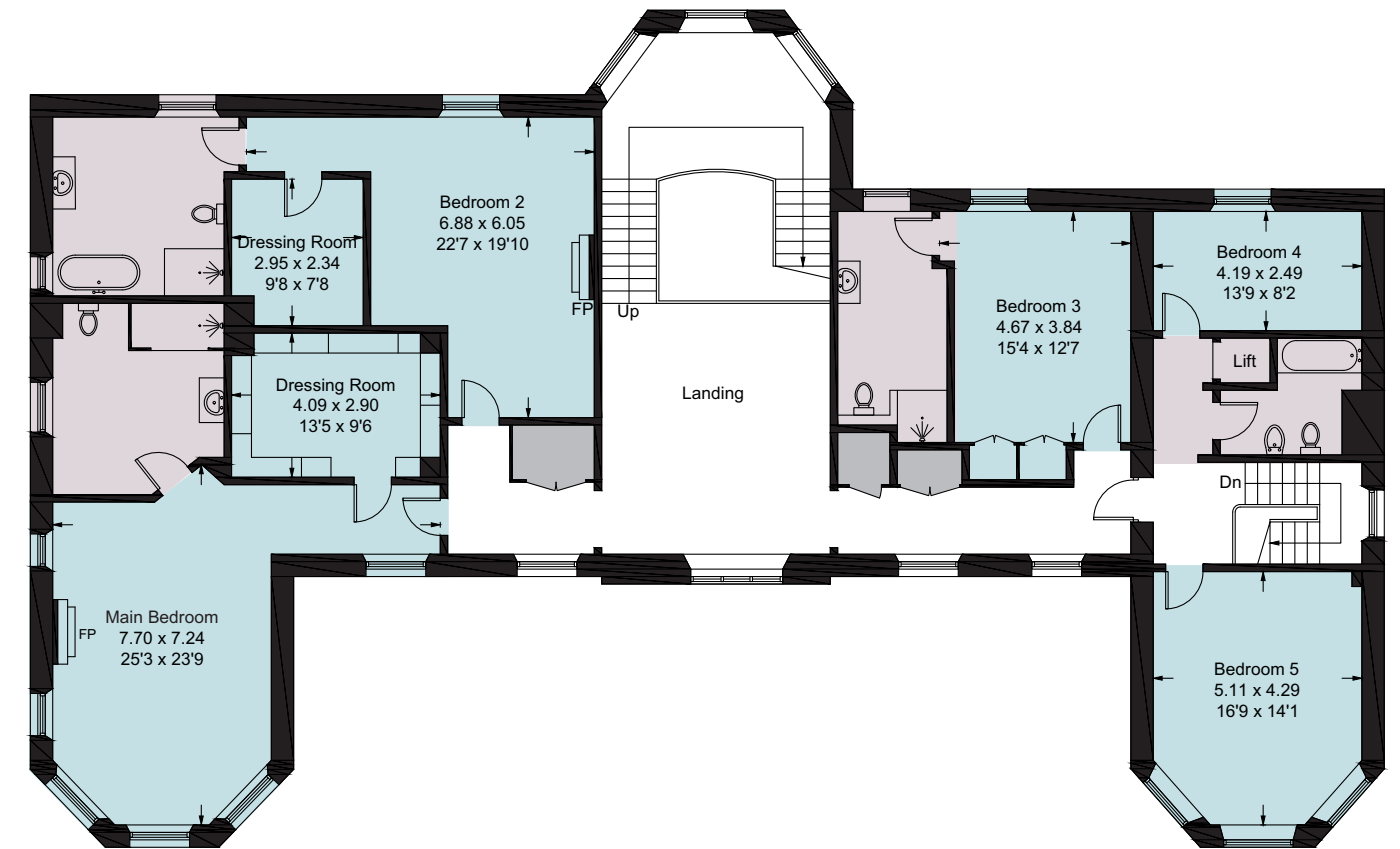


Lower Ground Floor



Ground Floor

Approximate Gross Internal Area  
814.0 sq m / 8,762 sq ft



First Floor

For Identification Only ~ Not To Scale







## Gardens and Grounds

Set within the estate's magnificent parkland, the gardens surrounding Lairakeen House are immaculately maintained and provide a truly picturesque setting. A rich variety of mature planting includes notable specimen trees, some dating back over 200 years, such as indigenous Irish Elm, Beech, and Sycamore, offering seasonal colour, structure, and privacy. Enhancing the character of the grounds are two beautifully preserved Edwardian glasshouses featuring ancient grapevines and a walled garden with orchard.

The estate enjoys approximately 500 metres (1,600 feet) of private frontage along the River Shannon, enhancing its natural beauty and recreational appeal. Included within the holding are two private islands, one of which is accessible by a footbridge, offering a rare and enchanting feature. The islands are ideal for fishing, providing a peaceful and scenic spot to enjoy the river.



MAGNIFICENT PARKLAND... IMMACULATE GARDENS...

MATURE TREES

PRIVATE FRONTAGE OF APPROXIMATELY 500 METRES  
ALONG THE RIVER SHANNON





### Additional Accommodation

Positioned above the garage and set to the rear of the main residence is a well-appointed two-bedroom apartment. Thoughtfully designed to balance comfort and style, the interior features an impressive open-plan kitchen, dining, and living area filled with natural light. The apartment also includes two generously proportioned bedrooms and a Jack and Jill bathroom, offering both functionality and privacy.

### Outbuildings

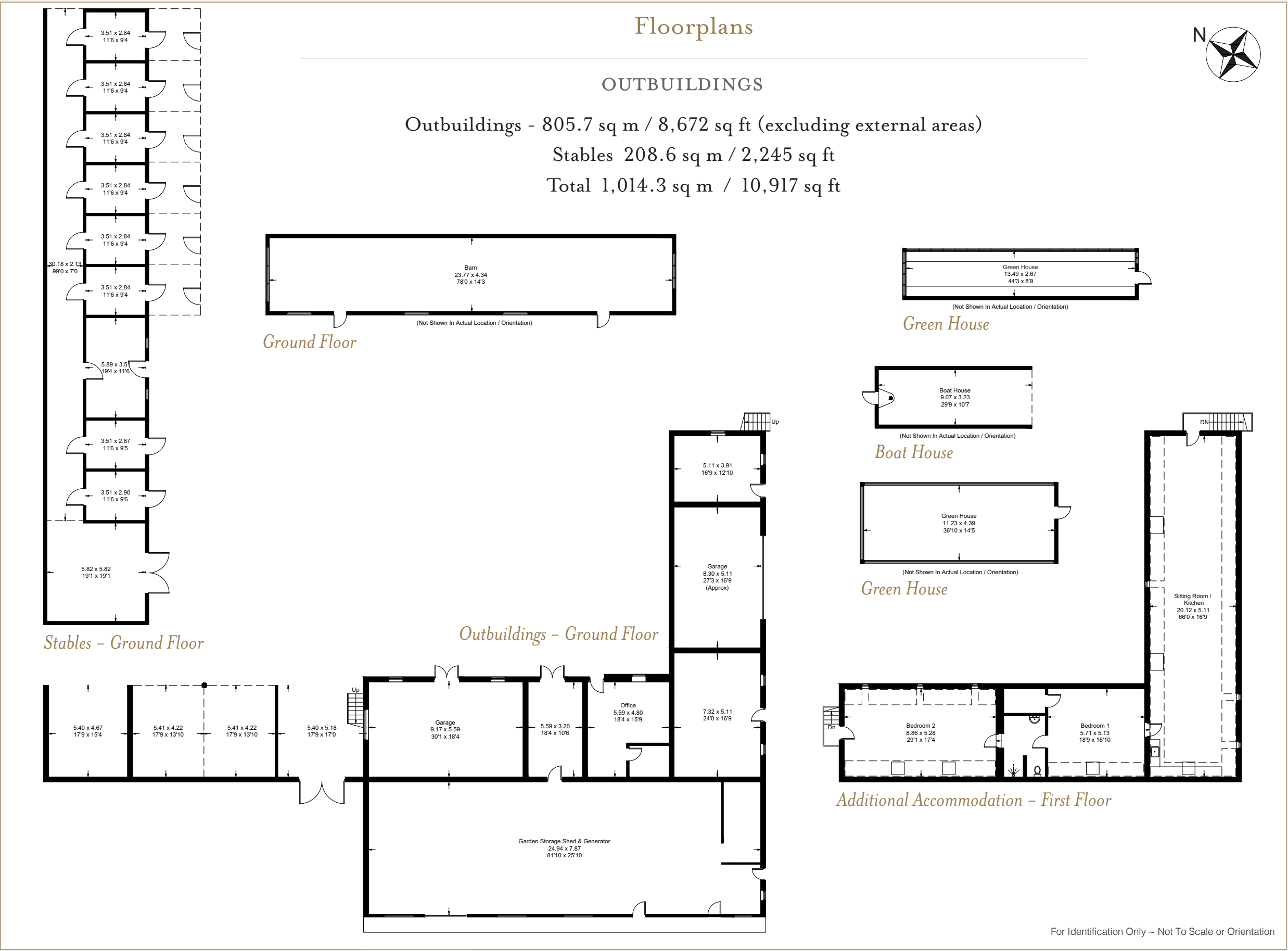
Lairakeen features two charming courtyards located to the north of the main residence, each adding character and versatility to the estate. The first courtyard, directly accessed from the main house, includes a selection of traditional stores and a garage fitted with an electric door. Beyond this lies a second, more expansive courtyard, showcasing a collection of beautifully crafted ancient stone outbuildings. Among them is a garage and store with striking arched wooden doors. Adjacent to this is a traditional long barn, offering flexible space that could serve as a gym, studio, or home office.

Subject to the necessary planning permissions, it also presents potential for conversion into guest accommodation or a self-contained residence.

### Equestrian Facilities

The equestrian facilities at Lairakeen House are in excellent condition and are accessed via a dedicated entrance off the main avenue, suitable for horse lorries. The yard includes a covered stable block with eight loose boxes, a hay store, feed room and wash down bay.

To the north of the yard is a floodlit 50 x 30 metre outdoor exercise arena with a sand surface, well-sheltered by stud railing and hedging.







## Farmland

The farmland at Lairakeen is enclosed by a combination of stud railing, mature hedging and wire fencing and comprises gently undulating grassland and mature woods. The northern end of the estate is about 43 metres/141 feet above sea-level while the southern boundary is about 34 metres/112 feet above sea level.

The field divisions are a good workable size and layout for contemporary farming. Each field is equipped with drinking troughs connected to the mains water supply.

The land can be classified as follows:

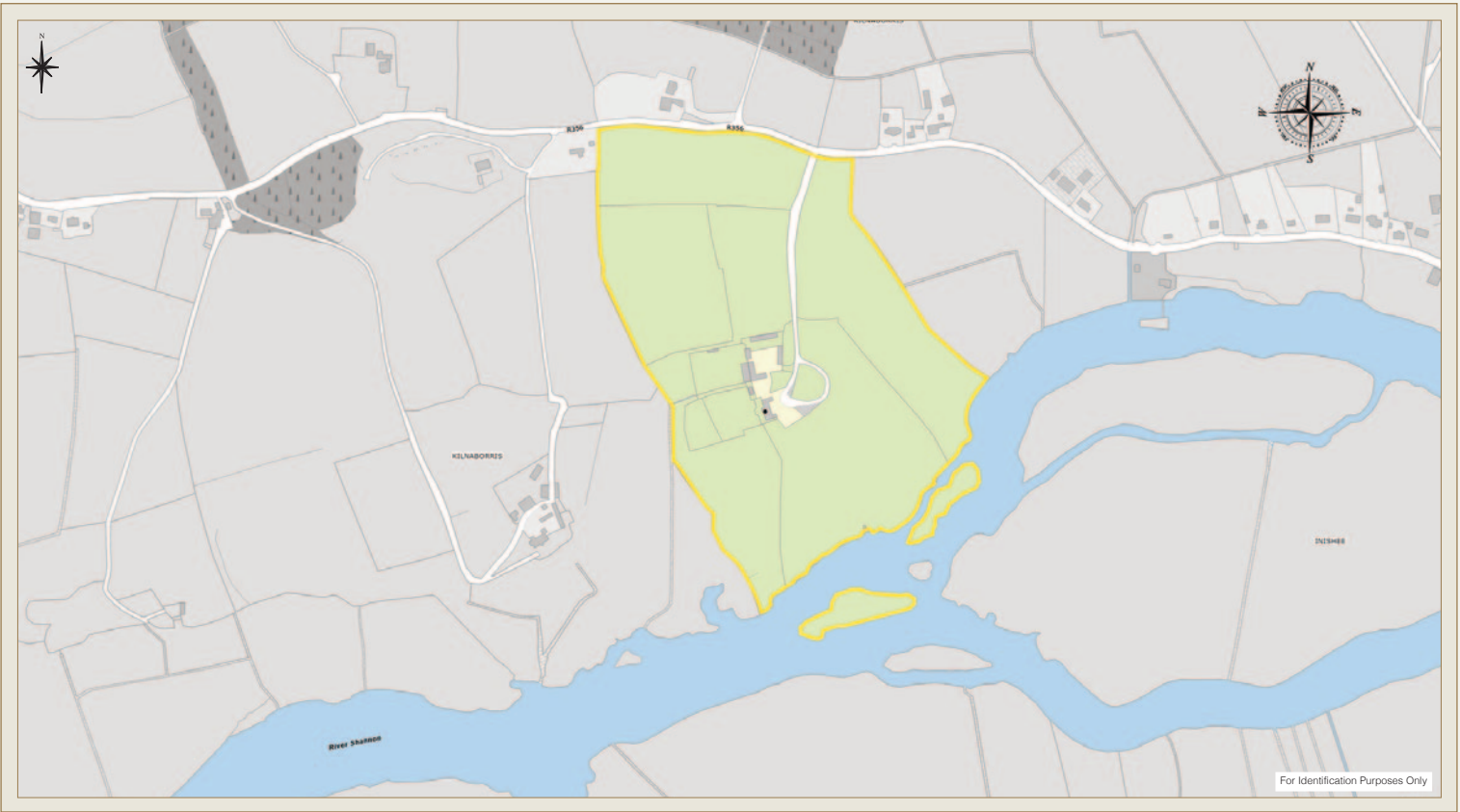
Land Type	Area
Pasture	28 acres
Parkland	18 acres
Woods	2 acres
Miscellaneous	6 acres
Total	54 acres

PASTURE AND ANCIENT WOODLAND  
INCLUDING CHAMPION IRISH OAK



## Wildlife & Environment

The natural assets of Lairakeen House are among its most compelling features, offering significant potential for both nature conservation and ecological diversification. The estate encompasses a mosaic of habitats, each supporting its own rich variety of flora and fauna. Wildlife thrives throughout the property, particularly along the River Shannon, which is home to an array of fish species including pike, roach, bream, and perch. Notable bird species observed on the estate include Lapwing, Redshank, Curlew, Pintail, Teal, and Dunlin, among others.





General Information

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.

Eircode R42 DN24

Fixtures & Fittings

All fixtures and fittings are excluded from the sale including garden statuary, and other removable fittings, although some items may be available by separate negotiation.

For the avoidance of doubt, all light fixtures, Aga and commercial washer and dryer are included in the sale.

Residential Schedule

Property	Water	Drainage	Heating	BER
Lairakeen House	Private	Private	OFCH*	Exempt

OFCH\* – Oil-fired central heating

Electrics

Mains electricity backed up by a diesel generator.

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.

Basic Income Support for Sustainability (BISS) Scheme

For avoidance of doubt, there are no Entitlements to the Basic Income Support for Sustainability (BISS) Scheme included in the sale.

Solicitors

Wallace Corporate Counsel LLP (contact: Emma Flynn)  
Waterloo Exchange  
Waterloo Road  
Dublin 4 D04 E5W7  
Tel: +353 (0) 1 6631671  
E: ef@corporatetravel.ie

Listing and Environmental Designations

Lairakeen House is recorded as a Protected Structure by the National Inventory of Architectural Heritage (Ref: 30410904).

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.

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.

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 purchaser shall be deemed to have satisfied themselves 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, images 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.
3. Brochure prepared June 2025.

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