

The Dundarave Estate

NORTHERN IRELAND

The Dundarave Estate

Bushmills, Co. Antrim, Northern Ireland

*Bushmills 0.5 miles, Giant's Causeway 2 miles, Portstewart 10 miles, Belfast City 60 miles,
Belfast Int. Airport 45 miles, Derry Airport 32 miles, Londonderry 40 miles
(Distances are approximate)*

*A magnificent and historic house with its immediate estate intact,
in a glorious setting, close to the World Heritage Site of The Giant's Causeway.*

Manor House - Entrance hall, great hall, drawing room, dining room, morning room, billiards room, library,
School room, kitchen, service rooms, cellar

7 Principal bedrooms, 12 further bedrooms

Farm manager's house, 5 further estate lodges

Delightful formal gardens and grounds, two walled gardens

House courtyard, stable courtyard and traditional farmyard, modern buildings

Undulating pasture, arable land and woodland

Established shoot

In all about 549.7 acres (222.46 hectares)



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Location

Dundarave is situated between the famous Bushmills Village (*home to the whiskey*) and the Giant's Causeway, a World Heritage Site. This is combined with the spectacular north Antrim coast with its heritage walks along the cliffs from Portstewart through Portrush, Giant's Causeway and on past the world famous Carrick-a-Rede Rope Bridge to Ballycastle and the scenic views seaward of the majestic Rathlin Island and further to the coast of Scotland beyond.

This part of Northern Ireland has many attractions which draw people from all over the world, as mentioned the Giant's Causeway, Carrick-a-Rede Rope Bridge, Bushmills Distillery, Royal Portrush Golf Course (*plus several others in the vicinity*), the magnificent beaches of Portstewart and Castlerock Strand on the Atlantic, Rathlin Island and the North West 200 Motorcycle Race for which the legendary late Joey Dunlop was known.

Belfast City and International Airports are both within an hours drive, with daily flights to London, the rest of England, Scotland and further afield. The now well established 'Titanic Experience' in Belfast is also about an hour away.



The History of Dundarave and the Macnaghten Family

There are records of the Dundarave demesne dating back to 28th April 1739, when a Fee Farm Grant was issued to William Harrison from Lord Antrim and a further Fee Farm Grant was issued to Edmund Macnaghten from Lord Antrim on 24th February 1748. There was then a conveyance from Alexander Harrison to John Dunkin on 20th June 1759. It is known that the Dunkin family lived in Bushmills House in the latter part of the 18th century. A subsequent conveyance from Sir William Dunkin to Francis (later Sir Francis) Macnaghten is dated 23rd February 1805, Francis having married Sir William's daughter, Letitia. Since 1805, the Macnaghten family has owned Bushmills House, and subsequently Dundarave.

Sir Francis Macnaghten was a judge of the Madras and Calcutta supreme courts and was honoured with a Baronetcy in 1836. At Bushmills, he significantly extended Bushmills House, probably between about 1820 and 1830. However, his son, Sir Edmund Macnaghten replaced this house with the present day Dundarave, which was built at a location about 200 yards from the site of Bushmills House.

The old house was completely destroyed, there is nothing visible now except the old walled garden.

Dundarave was built between 1846 and 1849 and was designed by Sir Charles Lanyon. Sir Edmund lived in the house until his death in 1876, when he was succeeded by his eldest son Sir Francis, who was Lord Lieutenant of County Antrim from 1890 until his death in 1911.

‘Dundarave was built between 1846 and 1849 and was designed by Sir Charles Lanyon.’

Sir Francis was succeeded at Dundarave by his nephew Sir Charles, eldest son of Lord Macnaghten. Sir Charles undertook a major renovation of the house which included the introduction of plumbing, electricity and central heating. Sir Charles died soon afterwards. His two sons (Sir Harry and Sir Douglas) succeeded in turn, both of them being killed in the First World War during the Battle of the Somme. One interesting footnote concerns Sir Harry's batman, Robert Quigg, who had been a gardener at Dundarave before the war. Subsequent to his (unsuccessful) efforts to rescue Sir Harry from no-mans-land, Robert Quigg was awarded the Victoria Cross, for rescuing seven others.

After the war, Sir Charles' brother, another Sir Francis lived in Dundarave. He was succeeded at Dundarave by his nephew Sir Antony in 1952, who in turn was succeeded by his eldest son, Sir Patrick, in 1972. The current owner, Sir Malcolm, succeeded his father in 2007.

Although the Macnaghten Family has had a presence in North Antrim since about 1580, they continue their close historic links with Scotland. The current Baronet is the Chief of the Clan Macnaghten and, indeed, the name 'Dundarave' is derived from the former Clan seat Dunderave Castle which is located North of Inveraray on the shore of Loch Fyne in Scotland.









The House

The Dundarave Estate is centred on the house and its surrounding landscaped grounds. Extending to about 549.7 acres / 222.46 ha. Dundarave is truly a classic estate combining all the desirable ingredients: a principal house, estate cottages, parkland, farming and sport.

The Grade I listed house designed by Sir Charles Lanyon is classical in style. The house has elegant, well portioned reception rooms with thoughtfully laid out gardens in an exceptionally private site within the estate. There are 6 additional estate dwellings, none of which impinge on the privacy of the main house.

There are three entrances to Dundarave. The front drive is guarded by the Grade I listed Gate Lodge and meanders through glorious mature woodland, opening out to gently undulating parkland and finally arriving at the house, fronted by its sweeping lawns.

The main block of the house is laid out over 2 principal floors with a two storey over basement wing to the East. The accommodation is as shown on the accompanying photographs and layout plans. The 5 principal rooms are located on the ground floor, mostly off the great hall. On entering the house, a vaulted vestibule leads directly into the magnificent great hall, which was designed from the hall of the Reform Club in London. The hall rises to the full height of the building with a galleried landing at first floor level and lit by a finely plastered cupola.

‘Dundarave is truly a classic estate combining all the desirable ingredients.’

At ground floor level the great hall features carved timber pillars which are flanked by painted marble design. There is a central open fireplace with decorative mantelpiece sitting on Corinthian pillars. This is overlooked by the first floor picture gallery with carved timber bannisters which support twenty Doric columns, which in turn support the elaborate cupola. The cupola features twelve semi-circular windows and ornate ceiling with eight recessed square panels arranged around an octagon panel, all with decorative plaster work.

The drawing room is lit with three large windows and a Wyatt window which floods the room with natural light. There is a magnificent ceiling with ornate cornice and frieze, decorative plaster work with recessed diamond panels and central recessed square panels surrounding a central rose. This room also boasts a white marble mantelpiece and a door leading to the dining room. The dining room is another fine, spacious room with marble fireplace, decorative ceiling and frieze together with three large windows. The other principal rooms include the morning room, also accessed from the great hall which has a large bay window enjoying wonderful views over the surrounding grounds.

The billiards room and the library are accessed from the vaulted entrance vestibule. Other rooms on the ground floor include the serving pantry, school room, two bedrooms, shower room and a number of service rooms.

There are seven principal bedrooms off the galleried landing on the first floor. The main suite is the brown room with an ensuite bathroom and a separate dressing room. Two more bedrooms enjoy private dressing rooms and there are two further bathrooms on this main landing. The wing houses twelve further bedrooms with one bathroom and one shower room.

The basement is accessed by two sets of staircases and has a range of useful rooms including the double height main kitchen with ancillary rooms off, the servant’s hall, housekeeper’s room, the cellar and a number of store rooms.













The Farm at Dundarave

Dundarave offers a superb blend of commercial and recreational farming with grazing and arable land. The entire estate comprises about 549.7 acres / 222.458 hectares and includes about 396.49 acres / 160.448 hectares of very good arable/pasture land with about 112.09 acres / 45.364 hectares of woodland where the excellent pheasant shoot can be enjoyed. The remaining 41.12 acres / 16.646 hectares comprise the gardens and pleasure grounds which surround Dundarave House and other miscellaneous lands through the estate.

About 341 acres / 138 hectares are within the main demesne while 124.132 acres / 50.23 hectares are located along the Dundarave and Castlenagree Roads (just across the road). There is also a further block of land alongside the River Bush of 59.12 acres / 23.94 hectares.

Additionally, there is a block of about 17.95 acres / 7.26 hectares of arable land just across the Whitepark / Causeway road from Dundarave Road.

The Shoot

The Dundarave Shoot has an excellent and long-standing reputation. There is plenty of natural woodland and the undulating topography is ideal for providing top quality driven pheasants.

The Farm Buildings

The Farm buildings at Dundarave are divided primarily into 3 yards, plus the pheasant rearing facility. The old stone farmyard is a former courtyard accessed through an archway with a range of single and two storey stone buildings incorporating stables, stalls, old piggery, feed room, small canteen and stores, old coach houses and chicken house.

Just outside this yard is a row of 11 small loose boxes used for pigs originally. Subject to necessary planning consent these buildings could make excellent residential accommodation.

A short distance away is the sheep yard with a large steel framed sheep shed of about 1,600 sq ft, one side slatted with wooden slats and the other arranged in holding pens with handling facilities.

Beside this are the pheasant rearing houses which number 5 wooden, purpose-built houses with water connected and heating provided through gas canisters.

Close to the main house is the coach house courtyard. A rectangular lofted stone yard with arched coach houses, 5 stables, 4 standing stalls, feed house and staff canteen.

Adjacent to the main house is an enclosed courtyard with curved walls, which includes various old stores and boiler house with a large wood burning boiler which is the main source of heating for the main house.



The Estate Houses and Cottages

In addition to Dundarave House, there are 6 Estate houses/cottages in total as follows:

Manager's House

This is a fine 2 storey farmhouse with its own garden and comprises 3 bedrooms, bathroom with WC, downstairs WC, dining room plus 2 other reception rooms and kitchen. Outside are 5 dog kennels, a machinery shed and access into a walled garden.

Garden Cottage

This recently renovated two storey cottage, comprising approx. 77 sq m / 830 sq ft of accommodation including a hall, sitting room, kitchen/breakfast room, 2 bedrooms and bathroom.

Top Lodge

Sitting room, 2 bedrooms, kitchen and bathroom.

Farm Lodge

In good condition comprising approx. 85.34 sq m / 918 sq ft with sitting room, 2 bedrooms, kitchen and bathroom.

Farm Yard Flat

Staff accommodation within the courtyard of farm buildings.

Gate Lodge

Although this is in poor condition it is a Grade I listed building. Comprising approx. 450 sq. ft. with sitting room, kitchen, bedroom and bathroom.

The Gardens and Grounds

The gardens and grounds immediately surrounding Dundarave are mainly informal. Extensive lawns and a gravel forecourt are attractively laid out with some decorative gardens located a short distance away. The views across the estate from the house are most impressive in all directions. Mature woodland provides shelter to the house and immediate grounds. There is a good network of internal farm roadways providing excellent access to most of the estate. In the springtime the transition from the bloom of snowdrops to the burst of daffodils around the house is spectacular.

‘The views across the estate from the house are most impressive in all directions.’

A short distance from the house is a wonderful 3 acre walled garden with redbrick walls, where all the vegetable, fruit and flower needs of the estate would have been grown. Today it is a large area of grass with some fruit trees.

There is a second smaller walled garden close to the Manager's house currently in grass, which is used as a safe area in which to rear some of the young pheasants.

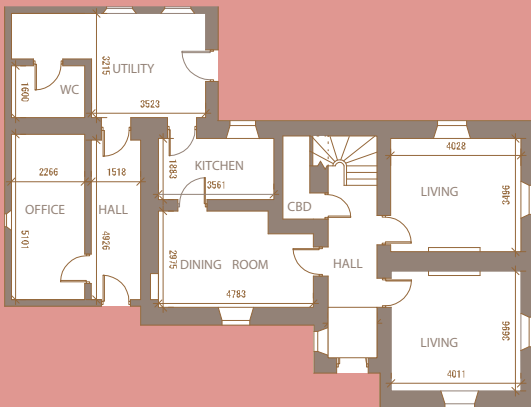
GROUND FLOOR PLAN



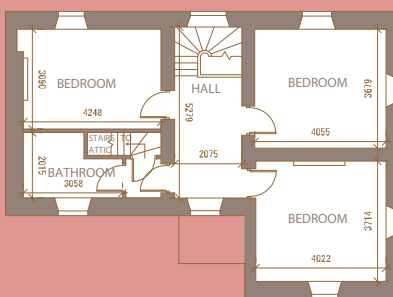
FIRST FLOOR PLAN



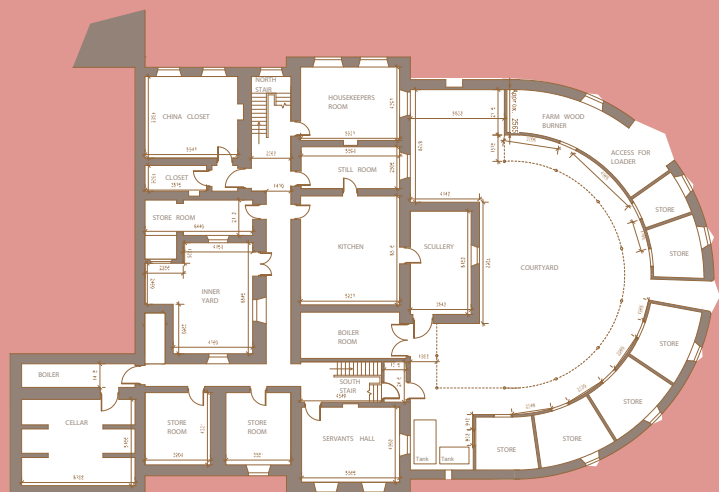
MANAGERS GROUND FLOOR PLAN



MANAGERS FIRST FLOOR PLAN



CELLAR / BASEMENT FLOOR PLAN



FLOOR PLANS

Gross Internal Area (Approx.)

Main House: 2,087.4 sq m / 22,477 sq ft
 Managers House: 186.3 sq m / 2,005 sq ft

For illustration purposes only.



Directions (BT 578 ST)

From Belfast take the A26 North for Ballymena and Ballymoney. Continue on the A26 to Ballymoney. At Ballymoney go straight through the first roundabout (on the A26) and at the second roundabout take the 3rd exit for the B62. Continue on the B62 taking the right hand turn signed for Bushmills. Arriving into the village follow the signs for the Giant's Causeway out of the Village, Dundarave is approx. 0.5 miles on the right, proceeding up the main entrance and keep right at the fork.

Services

There are mains water and electricity supplies to the Estate. Specific details of services are available from Savills.



GENERAL REMARKS AND STIPULATIONS

FIXTURES & FITTINGS

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

TENURE & POSSESSION

Freehold with vacant possession on completion of the sale, subject to tenancies and conacre agreements currently in place on the estate land and property. Further details are available from Savills.

THE SINGLE PAYMENT SCHEME

The farmland is registered with the Department for Agriculture and Rural Development (DARD) and the Single Payment Entitlements may be available under separate negotiation. The claim for the current year will be retained by the vendor.

ENERGY PERFORMANCE CERTIFICATES (EPC)

Copies of the Energy Performance Certificates are available from Savills. The individual ratings for the properties included for sale are listed within the covering letter attached to these particulars.

VIEWING

Strictly by appointment with Savills.

LOCAL AUTHORITY

Moyle District Council.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The Estate is offered for sale subject to and with the benefit of all rights of way either public or private, all easements and wayleaves, whether specifically mentioned or not. Please request details from Savills.

ESTATE PLANS, AREAS & SCHEDULES

These are based on the Ordnance Survey Northern Ireland data and are provided for reference purposes only. The purchaser will be deemed to have satisfied himself as to the description and area of the property. Any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

EMPLOYEES (TUPE)

The purchasers will be responsible for complying with the statutory provisions of the Transfer of Undertakings (Protection of Employment) Regulations. Details of current employees are available from Savills.

MINERALS, SPORTING AND TIMBER RIGHTS

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

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event of a sale of the Estate or any part of it, or any right attached to it becoming a chargeable supply for the purposes of VAT, such tax would be paid for in addition to the purchase price.

SCHEDULE OF PROPERTY AND OCCUPANCY

Property	Occupancy Type
The Main House	Vacant
Manager's House	Gamekeeper
Gate Lodge	Vacant
Farm Lodge	Tenant
Garden Cottage	Vacant
Top Lodge	Tenant
Farm Yard Flat	Vacant

IMPORTANT NOTICE

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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. Any areas, measurements or distances are approximate. The text, photographs 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 has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function; prospective purchasers/tenants should satisfy themselves as to the fitness of such equipment for their requirements.

We have not made any investigation into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.



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