

THE CASTLEGRACE ESTATE

CLOGHEEN • CAHIR • COUNTY TIPPERARY





THE CASTLEGRACE ESTATE

CLOGHEEN • CAHIR • COUNTY TIPPERARY

Clogheen 4 km • Cahir 11 km • Clonmel 22 km • Waterford 70 km • Cork 75 km • Dublin 195 km
M8 Motorway 11 mins • Cork Airport 60 mins • Shannon Airport 90 mins • Dublin Airport 130 mins

A DELIGHTFUL COUNTRY ESTATE PROPERTY
IN A MOST SCENIC RURAL SETTING WITH THE HANDSOME
GEORGIAN CASTLEGRACE HOUSE COMMANDING
SPECTACULAR VIEWS OF THE KNOCKMEALDOWN
MOUNTAINS

CASTLEGRACE HOUSE with Reception Hall • Drawing Room • Dining Room
Billiard Room • Sitting Room • Office • Kitchens • Seven Bedrooms
Four Bathrooms • Lower Ground Floor with Seven Rooms and Wine Cellar
Gardens and Pleasure Grounds with Medieval Castle Ruins
Frontage and Fishing to the River Tar • Wonderful Views

MILL HOUSE with three Bedrooms • **BRIDGE COTTAGE** with three Bedrooms
Historic C19th 5-storey stone Mill • Farmyard • Excellent land in tillage, pasture and cider
orchards • Hydro-electric scheme

FOR SALE FREEHOLD BY PRIVATE TREATY AS A WHOLE OR IN LOTS AS DESCRIBED:

LOT 1: Castlegrace House with 25.30 Hectares (62.50 Acres)

LOT 2: Lands comprising 23.31 Hectares (57.51 Acres)

LOT 3: The Entire – 48.61 Hectares (120.1 Acres)



+353 51 649992
www.shelleyandpurcell.com
19 New Street, Carrick-on-Suir
Co. Tipperary, E32 NP46
admin@shelleyandpurcell.com
Licence No: 002203



+353 25 31023
www.michaelhdaniels.com
East Grange, Fermoy
Co. Cork, P61 K406
info@michaelhdaniels.com
Licence No 001156





CASTLEGRACE ESTATE

The Castlegrace estate comprises a character country estate property set in a lush rural setting overlooking the dramatic Knockmealdown mountains to the south. It was here that Samuel Grubb, a prominent corn merchant, miller and draper leased the lands in 1800 and greatly redeveloped the mill, which still stands. To the north of the medieval castle he constructed Castlegrace House, a three storey house together with the Mill House, a gate lodge which also doubled as a bank for the mill business. The property was later acquired freehold from the Glengal Estate under the Encumbered Estates Act.

Surrounded by its own prime farmland and commanding delightful aspects over the

surrounding countryside Castlegrace enjoys an idyllic, secluded position and a tranquil location, whilst being within easy reach of the M8 (Dublin-Cork) motorway affording rapid access to the country's main centres and international airports.

The house is bright and airy, being arranged over three floors including a semi-basement. A raised ground floor offers generous well-proportioned accommodation with 3.60 metre ceiling heights lit by large sash windows. Extending to circa 650 sq metres (7000 sq ft), the impressive accommodation includes reception hall, four reception rooms, seven bedrooms and four bathrooms together with annexe and a wealth of space to the lower ground floor.

Still keeping watch over the river Tar and part of the pleasure grounds are the remains of a late 13th Century de Bermingham castle, noted as a location in Stanley Kubrick's 1975 film "Barry Lyndon".

The entire property extends to c. 48.61 hectares (120.1 acres) and includes the mill together with Mill House and Bridge Cottage. The lands are laid out in 12 main divisions, with c 27.4 ha (67.6 acres) in top class tillage and pasture and c. 13.3 ha (33 acres) in cider apple orchards with the balance in river and amenity.

SOUTH TIPPERARY

The Castlegrace Estate is located in a quiet rural area some 4 km from the village of Clogheen and 11 km from the busy market town of Cahir; with a comprehensive range of shopping, financial and leisure facilities. The property is well placed for the M8 Motorway (11 mins) affording rapid access to Cork (60 mins) and Dublin (120 mins) with Clonmel, Waterford and Shannon Airport all within easy reach. Mainline rail to Cork and Dublin from Limerick Junction (40 mins).

The area, bounded by the Knockmealdowns to the south and Galtees to the north, is known for its outstanding natural beauty and its rich valleys of undulating farmland. There is an abundance of leisure and sporting amenity close by with the renowned Vee gap drive, literally on the doorstep with its breathtaking vistas and panoramic views over the surrounding countryside. The area provides wonderful hill-walking together with some of the finest fishing to the River Suir and its tributaries, whilst golf is well catered for with courses at Cahir, Clonmel, Ballykisteen and Dundrum. Hunting is with the Tipperary Foxhounds, the only remaining pack hunting four days a week. Racing is at Tipperary and Clonmel with an active point-to-point calendar over the winter months.

ACCOMMODATION

GROUND FLOOR

The house is approached via a gravel drive which leads to a forecourt. Cut limestone steps rise to:

Reception Hall (E) *About 7.35m x 4.75m*

Solid timber door with wing windows and fanlight over. Pine staircase, lit by arched window, rising to first floor. Open fireplace with white marble chimneypiece. Polished pine floor. Ceiling cornice. Stairs off descending to Lower Ground Floor. Side Hall off with door to front and Cloakroom with WC and wash hand basin.

Drawing Room (S, E & W) *About 10.35m x 5.00m*

A most impressive and light triple-aspect room spanning the width of the house with stunning views south over the grounds to the mountains. Five sash windows with shutters. Open fireplace with white marble chimneypiece, cast iron insert and slate hearth. Picture rail. Ceiling cornice.

Dining Room (W) *About 7.30m x 4.95m*

With two sash windows overlooking the gardens to the west. Open fireplace with grey marble chimney piece and slate hearth. Ceiling cornice. Picture rail. Polished pine floor.

Garden Hall

Back staircase to first floor. Quarry tile floor. Door to garden. Book shelves.

Billiard Room (W) *About 6.40m x 5.30m*

With two sash windows. Fireplace with timber chimneypiece and enameled wood-burning stove. Pine panelling, floor, architraves and shutters. Ceiling cornice. Wall light points. Door off to single-storey annexe comprising:

Sitting Room *About 7.15m x 4.90m*

Office/Bedroom *About 4.70m x 3.00m*

Built in storage cupboards. Separate access to House Yard. Cloakroom off with WC and wash hand basin.

Back Hall

Door to House Yard. Cloakroom off with vanity wash hand basin and shower cubicle.

Kitchen *About 4.65m x 3.80m*

Fitted kitchen with island unit. Pantry off. Gas cooker with extractor unit over. Stainless steel double drainer sink unit with mixer taps. Ceiling spotlights.

Ante Room *About 2.80m x 2.80m*

Kitchen 2 *About 4.25m x 3.57m*

Fitted kitchen with stainless steel sink unit. Electric oven with hob and extractor over.

FIRST FLOOR

Main Landing

Master Bedroom *About 4.90m x 5.00m*

With en suite Dressing Room (3.80m x 2.15m) and Bathroom 1 with bath, WC and wash hand basin.

Bedroom 2 *About 5.30m x 5.00m*

With en suite Bathroom 2 with shower, WC and wash hand basin.

Bedroom 3 *About 4.00m x 5.00m*

With fireplace.

LOWER LANDING:

Walk-in hot-press

Bedroom 4 *About 3.15m x 2.45m*

Family Bathroom 3

With shower, wash hand basin and WC. Linen room

UPPER BACK LANDING

Bedroom 5 *About 5.45m x 3.55m*

Bedroom 6 *About 4.65m x 3.00m*

Bedroom 7 *About 5.00m x 2.90m*

Family Bathroom 4

With bath WC and wash hand basin.

LOWER GROUND FLOOR

Hall

With flagged floor, Wine Cellar off (8 bins) and shelved storage room.

Room 1 *About 5.00m x 3.00m*

Room 2 *About 5.00m x 3.90m*

Room 3 *About 5.00m x 3.60m*

Room 4 *About 2.30m x 2.00m*

Room 5 *About 5.00m x 5.00m*

(Boiler Room with Firebird oil boiler and Reillo burner)

Room 6 *About 7.70m x 2.30m*

With sink unit.

Room 7 *About 3.65m x 3.60m*

Door to rear yard.







MILL HOUSE

Having once served as the bank to the estate, replete with iron-backed door and gun-hole, this charming two-storey gate lodge adjoins the Mill building. The accommodation includes:

GARDEN LEVEL

Sitting Room *About 4.15m x 5.95m*
With fireplace

Dining Room *About 4.15m x 3.40m*
With solid fuel stove

Bedroom 1 *About 5.35m x 4.35m*
With en suite bathroom.

Bathroom
With wash hand basin and WC.

GROUND FLOOR

Bedroom 2 *About 4.35m x 4.50m*
With fireplace.

Bedroom 3 *About 4.55m x 4.35m*
With en suite bathroom.

Kitchen *About 4.20m x 3.25m*

GARDENS & GROUNDS

The house is approached by a sweeping gravel drive leading to a forecourt. The grounds are a particular feature of the property with lawns surrounding the house framed by many mature and unusual trees planted over 200 years, providing much privacy and seclusion. The mill river and River Tar, which forms the southern boundary are a delightful feature and feed a duck-flighting pond.

Lying to the south of the house within the grounds are the remains of a late 13th Century de Bermingham castle. The two circular corner towers at each end of the curtain wall are the most complete of what remains of a former rectangular court, whose other two corner towers were square in plan. During the 1970s the castle featured as a location in Stanley Kubrick's 1975 film "Barry Lyndon", winner of four Academy Awards. The castle walls are draped with climbing plants and are home to a delightful walled garden with several ancient yew trees.

Directly to the rear of the house, is a house yard with garaging. A farmyard with a range of traditional and modern farm buildings is located adjacent to the mill complex with access directly to the public road.

BRIDGE COTTAGE

A two-storey cottage adjacent to the farmyard and located close to river.

GROUND FLOOR

Kitchen *About 5.20m x 1.80m*

Dining Room *About 5.35m x 3.45m*

Sitting Room *About 4.40m x 3.65m*

Bedroom *About 3.80m x 3.80m*

En suite Bathroom

FIRST FLOOR

2 Bedrooms

Bathroom

THE MILL

Originally used for the production of flour the mill comprises a substantial stone structure of some 5 storeys and located adjacent to the public road. Lewis records in 1837 that an extensive flour mill had recently been built by Samuel Grubb of Clogheen. The mill is a protected structure but would suit a variety of uses subject to the necessary consents. The original mill race still flows through the building and now powers a hydro-electric turbine, located directly across the public road.

THE LANDS

The farm lands are comprised of first class tillage and pasture, in 12 main divisions and extending to some 120 acres - with c. 30 acres in tillage and c. 38 acres in pasture. There are some 33 acres in cider orchard with the balance in amenity. A contract currently exists with the C&C Group plc Clonmel for the cider apple crop. The River Tar runs along the southern boundary of the property where the riverside lands form part of a Special Area of Conservation.

The main Farmyard is located on Lot 2, adjacent to the public road and comprises of a substantial modern complex extending to some 9,600 sq. ft. In excellent order, it is arranged in four large adjoining sheds with concrete floors together with an outdoor slatted and feeding area measuring 120' x 12' and covered crush facility.

FISHING

There is circa 2.25 km of fishing with the property, comprising of circa 1.47 km single bank fishing to the River Tar and circa 780 km of double-bank fishing to the mill river. A duck flighting pond is fed by the mill river.

SERVICES

The hydro-electric scheme provides a three phase heavy-duty electric supply to all properties via the power house where there is a double-regulated Kaplan turbine, powering an asynchronous generator connected to the national grid. Flow varies between one and five cubic meters per second, over a head of approximately three meters producing close to 100Kw under ideal conditions and is highest when most needed, in the winter months. In long dry periods of summer, it may need to be shut down to maintain statutory compensation minimum flow over the weir and down the main river channel. The power from the turbine can either be used "in house" to obviate the need to buy in heating oil, or can be exported to the grid.

Water is provided by a private well located on the property with drainage disposal via private septic tanks. All the houses have modern oil fired central heating, but as mentioned above, home produced electric power can be used instead.

SOLICITORS

HAVING CARRIAGE OF SALE

Mr. Justin McCarthy

Anthony Carroll & Co, Carlton House, O'Neill-Crowley Quay, Fermoy, Co Cork.

Mr. Peter Reilly

James Reilly & Son, 4 Brighton Place, Clonmel, Co. Tipperary

BER CERTIFICATION

Castlegrace House and The Mill House are listed as Protected Structures and as such, under the terms of the Energy Performance of Buildings Regulations 2006, Statutory Instrument SI 666 of 2006, are exempted from the requirement to have a BER Certificate.







VIEWING

Strictly by prior appointment with the joint sole agents.

GENERAL REMARKS & STIPULATIONS

TENURE AND POSSESSION

The property is offered for sale freehold by private treaty.

LOTING

The vendors and their joint agents, whom we are, reserve the right to offer, or to sell the property in one or more lots or, in lots other than those described in these particulars

FIXTURES & FITTINGS

Only those mentioned in these particulars are included in the sale. All other items known including fitted carpets, curtains, light fittings together with garden effects, ornaments and statuary are expressly excluded.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is offered for sale, subject to and with the benefit of all rights of way, either public or private, all wayleaves and easements whether specifically mentioned or not.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey of Ireland and are for reference only. All measurements are approximate only. They will be deemed to have been checked by prospective purchasers who will have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale or entitle either party to compensation in respect thereof.



THE CASTLEGRACE ESTATE Clogheen • Cahir



DIRECTIONS

From Clogheen, proceed east taking the R665. After approx. 3.5km turn right at the crossroads where the entrance gates to the property will be seen to the right a short distance along this road. Please note that no signboards are erected at the property.

IMPORTANT NOTICE

These particulars are for guidance only and are prepared in good faith to give a fair description of the property but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement of fact. Some images of the property may have been taken from outside the curtilage. Neither Michael H. Daniels & Co, nor Shelley & Purcell nor any employee has any authority to give or make any representation or warranty whatsoever in relation to the property. Any areas, measurements or distances are approximate only.



