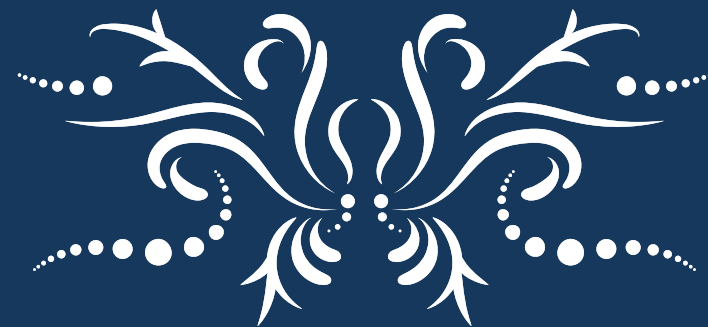


TRIERMORE HOUSE & STUD FARM,

FORDSTOWN, NAVAN, CO. MEATH





Triermore House & Stud Farm, Fordstown, Navan, Co. Meath

AN EXCEPTIONAL COUNTRY HOUSE AND BLOODSTOCK ESTATE OF RARE QUALITY AND CALIBRE IN COUNTY MEATH.

Triermore House and Stud Farm is an exceptional country estate in County Meath, located approximately 10km west of Kells and within easy reach of the M3. The main house has been renovated to exceptional standards and is set within beautifully maintained gardens and grounds, providing an elegant and private residential setting at the heart of the estate. Extending to approximately 132.7 Ha. (328 acres), and available in its entirety up to 190.8 Ha. (471.5 acres), the property has long been operated as an established stud farm and is presented to an immaculate standard throughout.

THE ENTIRE OPTION ON APPROX. 190.8 HA (471.5 ACRES)

The entire Triermore estate extends to approximately 471.5 acres, representing one of Ireland's most complete and established residential and bloodstock properties. The holding centres on Triermore House and its extensive stud and yearling facilities, complemented by a range of well-appointed residential and agricultural elements including Drews Lodge, McAvoy's Lodge, Moygrehan Farm, Clonleason Yard and Lawrence Lodge, together with outfarms incorporating isolation facilities and a cattle yard.

With high-quality pasture, mature grounds and comprehensive stud facilities, the estate reflects careful long-term stewardship and represents a rare opportunity to acquire a substantial residential and bloodstock holding of scale and calibre in a highly regarded location. Triermore has been breeding horses for over thirty years and has produced a number of notable performers, including Jack The Giant, Front House, Changing of The Guard and Sent From Heaven.

- Triermore House and Stud Farm including Rushbrook Gate Lodge & Burkes Yearling Yard on approx. 132.7 Ha. (328 acres)
 - Drews Lodge on approx. 10.1 Ha. (25 acres)
 - McAvoy's Lodge & Farm on approx. 8.5 Ha. (21 acres)
 - Moygrehan Farm & Cattle Yard on approx. 25.8 Ha. (63.8 acres)
- Clonleason Farm and Isolation Yard on approx. 11.2 Ha. (27.7 acres)
 - Lawrence Lodge on approx. 2.4 Ha. (6 acres)
 - The Entire on approx. 190.8 Ha. (471.5 acres)

BER Exempt
Viewing Strictly by Private Appointment



SPECIAL FEATURES

- Fully operational and long-established stud farm with excellent equestrian infrastructure and layout
- Exceptional country house renovated to the highest standards and presented with elegant and tasteful interiors throughout
- Beautifully maintained gardens and grounds including formal lawns, mature specimen trees, a walled garden and walled orchard
- Period greenhouse, tennis court and superb leisure complex including pool house, gymnasium, sauna, steam room and spa facilities
 - Main stud yard with American-style barn, stud office and accommodation
 - Newly constructed yearling yard arranged in a traditional quadrangle layout
 - Extensive equestrian facilities and and well-designed paddock system
- Range of lodges and residential accommodation throughout the stud including Rushbrook Gate Lodge with its own separate yard with stables and Apple Tree Lodge situated in Burke's Yearling Yard.
 - Security hut and controlled entrance with tree-lined approach and landscaped setting
- Productive pasture lands with mature boundaries, excellent shelter and well-maintained internal roadways
- Established reputation as a leading stud farm, producing notable performers including Jack The Giant, Front House, Changing of The Guard and Sent From Heaven
- Prime and accessible location in County Meath within convenient reach of the M3 and Dublin



TRIERMORE HOUSE

The main residence is approached through a classical entrance, where the front door opens into an elegant vestibule, with a glazed inner door leading to the main reception hall. This impressive entrance hall immediately establishes the tone of the house, with its tiled floor incorporating quoin detailing, grand marble fireplace and a magnificent staircase rising to the upper floors. The space is enhanced by tall ceilings, a decorative ceiling rose and ornate plaster cornicing, while exceptional joinery and a dragged paint finish throughout create a timeless and refined aesthetic. The interiors are presented with elegant and tasteful furnishings, complementing the architectural integrity of the house.

To the left lies the formal drawing room, a beautifully proportioned reception space featuring a marble fireplace, exquisite chinoiserie wall coverings and large hornless sash windows overlooking the gardens. Beyond this is the orangery, a particularly impressive reception room with lantern ceilings and glazed doors opening onto a raised terrace with sweeping views across the lawns. This space is ideally suited to entertaining, allowing for seamless indoor and outdoor living, particularly during the summer months. The attention to detail throughout is exceptional, with reclaimed brass ironmongery, fine joinery and specialist finishes reinforcing the quality of the restoration.

Returning to the main hall, the formal dining room is equally impressive, with extra-wide plank timber flooring and an elegant atmosphere suited to both formal and informal entertaining. A concealed door leads to a fully fitted butler's pantry, complete with bespoke cabinetry and a dumb waiter connecting to the lower level. Also on this floor is a comfortable sitting room, known as the Racing Room, featuring fitted bookcases and a media wall, providing a more relaxed and intimate living space.

A staircase rises to a gallery landing at first-floor level, where two beautifully appointed bedroom suites overlook the front lawns. Both rooms are generously proportioned and immaculately presented, each featuring fireplaces and luxurious bathroom fittings. One suite includes an elegant dressing room with bespoke wardrobes, while the bathrooms are finished to an exceptional standard with high-quality fixtures and fittings throughout.

The garden level provides extensive additional accommodation and forms a highly functional yet equally refined part of the house. From here, the east wing provides a further six bedroom suites, each individually designed and exquisitely finished with elegant wall coverings and luxurious ensuite bathrooms. This level also includes a secondary entrance hall, staff facilities and a range of ancillary rooms including storage areas, a plant room and service areas.

The kitchen is particularly impressive, featuring bespoke timber cabinetry and fitted with state-of-the-art appliances, including Miele ovens, gas and induction hobs and integrated extraction. Adjoining the kitchen is a cold room and additional storage. Further accommodation on this level includes a study, boot room with external access, and a beautifully appointed beauty room.

To the rear of the house is a superb billiards room, richly finished with timber panelling and incorporating a fitted bar, providing an excellent space for entertaining. Overall, the principal house has been renovated and finished to an exceptional standard, combining classical architectural proportions with modern comfort and craftsmanship of the highest calibre. The house benefits from underfloor heating, ensuring a consistent and comfortable environment throughout.



LOCATION

County Meath is widely regarded as one of Ireland's foremost bloodstock and country estate regions, renowned for its fertile pasturelands, established stud farms and distinguished private estates. Triermore Stud is ideally positioned near Kells, with excellent connectivity via the M3 providing convenient access to Dublin city centre and Dublin Airport. Access by helicopter is possible, co-ordinates available upon request. The surrounding area is characterised by mature parkland, historic properties and notable estates, including nearby Kilua Castle, reflecting the long-standing heritage and prestige of this part of the county.

The location offers excellent access to many of Ireland's leading educational institutions. A number of highly regarded schools are within reach, including Headfort School in Kells, Wilson's Hospital School and The King's Hospital School, while Dublin's premier private schools such as St Andrew's College, Blackrock College, Mount Anville, Alexandra College and St Columba's School are all accessible within commuting distance. Maynooth University and Trinity College Dublin further enhance the area's educational offering.

County Meath sits at the heart of Ireland's thoroughbred industry, with Tattersalls Ireland, Fairyhouse Racecourse, Navan Racecourse and Bellewstown Racecourse all nearby. The area is also well served by some of Ireland's finest golf courses, including The K Club, host of the Ryder Cup, Carton House, Killeen Castle, Headfort Golf Club and Royal Tara Golf Club, providing exceptional sporting and leisure amenities within easy reach. Combining accessibility, privacy and a setting at the centre of Ireland's equestrian and country estate tradition, Triermore Stud occupies a prime position in one of the country's most desirable and established rural locations.

DISTANCES

- 8.8km / 8 minutes to the M3 Motorway
- 6.8km/ 8 minutes to Athboy
- 8 km/ 10 minutes to Ballyboy Private Airfield
- 10.5 km/ 10 minutes to Kells
- 26.4 km / 20 minutes to Navan
- 25.5 km / 35 minutes to Lisadell Equine Hospital
- 73.9 km / 1 hour & 5 minutes to Dublin
- 79.3 km / 1 hour to Dublin Airport

(All distances are approx.)



GARDENS AND GROUNDS

The main residence is approached via its own private, tree-lined entrance, secured by electric wrought-iron gates which open onto a sweeping driveway. The drive passes through established trees creating a sense of arrival before ascending to the main residence. This impressive approach sets the tone for the gardens and grounds. The gardens and grounds surrounding Triermore House have been meticulously designed and maintained to an exceptional standard, creating a series of formal and informal spaces that complement the architectural quality of the house. The immediate setting is framed by expansive formal lawns bordered by mature specimen trees, including magnificent copper beeches, which provide structure, privacy and seasonal interest. Pathways laid in golden gravel, edged with carefully maintained hedging, lead through the gardens and reinforce the property's classical character.

To the rear, a series of terraced lawns descend gently away from the house, creating a beautifully layered landscape and providing an ideal setting for outdoor entertaining. The formal rose garden is particularly impressive, arranged with precision around a central fountain and planted with established rose varieties, offering colour and fragrance throughout the summer months. The main walled garden is a notable feature of the estate and has been thoughtfully restored and planted with deep herbaceous borders, productive beds and ornamental planting. Within the garden sits a traditional greenhouse, along with a separate apple orchard that enhances both the beauty of the grounds. At the corner of the orchard is the Orchard House, a beautifully finished and self-contained office building arranged over two levels, with one office at ground floor and a second at first floor level. Elegantly finished throughout, it provides a peaceful and private working environment entirely separate from the main residence. Discreetly positioned beyond the walled garden is the dedicated gardener's yard, which supports the day-to-day management of the estate. This area includes a potting shed, additional conservatory and a protected fruit garden, allowing for efficient maintenance while remaining unobtrusive to the principal gardens. A state-of-the-art tennis court is also positioned within the grounds, providing excellent recreational amenity.

THE POOL HOUSE COMPLEX

The pool house complex is one of the estate's most impressive leisure features and has been designed as a private sanctuary. At its centre is a heated swimming pool finished with mosaic tiling, set beneath vaulted ceilings with exposed timber beams. The space incorporates a bar and relaxation area, creating an ideal environment for entertaining or quiet retreat. Adjoining the pool house is a palm courtyard with an outdoor kitchen, offering a sheltered and atmospheric setting for summer dining, with direct access to the pool and leisure areas.

The wider pool house complex includes a fully equipped gymnasium, sauna, steam room, changing rooms with shower facilities, kitchenette, laundry room and cloakroom. Finished to an exceptional standard throughout, this comprehensive leisure facility complements the main residence and provides resort-quality amenities within the privacy of the estate.



MAIN YARD & STUD OFFICE

The main stud yard forms the operational heart of Triermore Stud and is exceptionally well laid out. At its centre is the main stud office, a fully fitted and highly functional space serving as the command centre for the stud's operations. The office is equipped with integrated CCTV monitoring, television and communications systems, allowing oversight of the yards and surrounding facilities. Adjoining the main office is a range of well-appointed general staff accommodation.

The main stable complex is extensive and thoughtfully designed to facilitate efficient stud management. The west stable block includes purpose-built stocks for mares, providing a safety for veterinary examinations, scanning and routine handling. In total, the yard includes multiple stable blocks, incorporating traditional loose boxes and modern American barn-style accommodation. The American barns comprise two principal units, each providing eight spacious stables fitted with automatic water troughs, together with associated storage and a dedicated loading ramp. Supporting infrastructure includes a hay barn, feed and storage areas, and a well-equipped outdoor plant room serving the yard. The facilities are further complemented by an arena and an eight-bay horse walker. Overall, the main yard and stud office complex reflects the highest standards of equestrian design and functionality.

BURKE'S YEARLING YARD

Located to the north of the farm, Burke's Yearling Yard is a newly constructed and exceptionally well-designed facility, finished to the highest modern standards. The yard has been thoughtfully planned to provide a secure, efficient and visually impressive environment specifically suited to the management and preparation of yearlings. At the centre of the complex is a quadrangle designed stable yard, arranged around a landscaped circular garden featuring rose beds and a mature willow tree, creating a distinctive and attractive focal point. The yard incorporates 22 spacious loose boxes, each fitted with automatic water troughs, and benefits from a covered veranda running along the stable fronts, providing shelter. Rubber-matted walkways throughout the yard ensure safe and secure handling of horses in all weather conditions.

Supporting facilities within the yearling yard are extensive and include fully equipped tack rooms, feed rooms, a plant room and staff facilities, including a dedicated staff toilet. Exercise and preparation infrastructure is comprehensive, with a covered lunging ring, a covered eight-bay horse walker and dedicated winter turnout area. Additional features include hay and straw storage, a purpose-built horse wash bay, vehicle wash-down area, manure loading ramp and dedicated loading ramp for horse boxes. Residential accommodation within this yard includes Apple Tree Lodge providing high-quality on-site accommodation for staff.





Burke's Yearling Yard

LANDS

The lands at Triermore Stud are exceptionally well laid out and maintained, reflecting the requirements of a leading bloodstock operation. The paddocks are enclosed by traditional treated timber post and stud rail fencing, complemented by electric fencing and secure galvanised mesh gates, providing safe and practical divisions throughout the farm. Each paddock benefits from an independent water supply. A network of well-maintained internal roadways laid in tarmac, together with tree-lined avenues, allows for efficient movement across the farm, while outdoor lighting provides additional functionality and security. The paddocks themselves are well sheltered by mature trees and established boundaries, creating an ideal environment for bloodstock. The land comprises high-quality pasture, carefully managed to ensure excellent grass production and year-round usability, and is ideally suited to both equestrian and livestock grazing.

TECHNICAL INFORMATION

SERVICES Mains electricity, well water, septic tank (for residential units),

SALE METHOD For sale by Private Treaty

TENURE & POSSESSION The property is offered for sale freehold with vacant possession being given at the closing of sale.

VIEWING Strictly by Private Appointment.

LOCAL AUTHORITY & PROTECTED STATUS

Record of Protected Structures within World Heritage site Meath County Council Area LA RPS ID: 90765. Triermore House: A 2 storey, 3 bay house with quoins and stone porch with tripartite windows on the ground floor, built c. 1764. Gate lodge is located across the road. Outbuildings and walled garden included



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TRIERMORE HOUSE

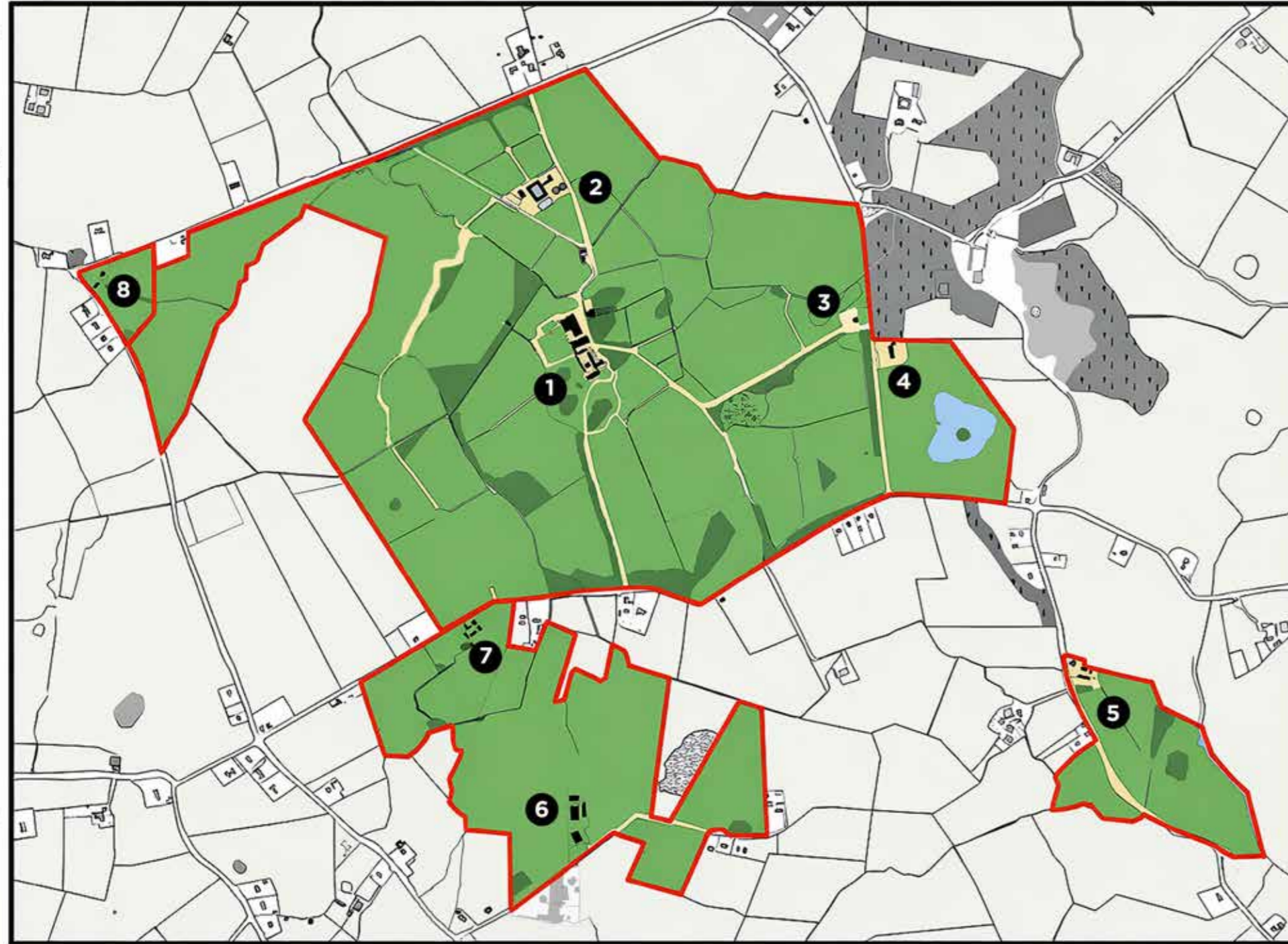
NOT TO SCALE
 PUBLISHED FOR THE PURPOSES OF IDENTIFICATION ONLY
 ALTHOUGH BELIEVED TO BE CORRECT
 ACCURACY CANNOT BE GUARANTEED

The Entire
 on approx.
 190.8 Ha. (471.5 acres)
 Folio: WH32219F

- BOUNDARY
- BUILDINGS
- PATHS & ROADS
- GRASS / LAWN
- WOODS
- LAKE

Properties

- 1 - Triermore House
- 2 - Burkes Yearling Yard
- 3 - Rushbrook
- 4 - Drews Lodge
- 5 - Clonleason Yard
- 6 - Moygrehen Farm
- 7 - McAvoy's Lodge
- 8 - Lawrence Lodge





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