

MH

# MILFORD HOUSE

MILFORD | CO. CARLOW





# MILFORD HOUSE

MILFORD | CO. CARLOW | R93 WV84

*Carlow 8 km | M9 Motorway 2km (Junction 6) | Kilkenny 35 km | Dublin 84 km | Dublin Airport 77 km  
(Distances are approximate)*

*A Charming Georgian Residence (c 1820) in a Wonderful  
Private Setting on c. 50 Acres.*

*“Never before on the Market”*

## MILFORD HOUSE

**Ground Floor:** Entrance hall | Library | Drawing room | Dining room | Breakfast room  
Kitchen | TV room | Cloakroom with WC and shower | 2 Bedrooms | Gun room.

**First Floor:** 5 Bedrooms | 4 Bathrooms | Walk-in Airing Cupboard.

**Lower Ground Floor:** Includes a range of rooms including Old kitchen | Pantry | Wine cellar  
Office | Tack room | Bathroom | Internal garage | Boiler house | 3 further rooms.

## GARDENER'S COTTAGE

Hall | Kitchen | Drawing room | Utility | Bathroom | Store | 2 Bedrooms.

## GATE LODGE

Sitting room | Kitchen | Bedroom | Shower room.

## YARD HOUSE

2 Bedrooms | Bathroom | Kitchen/diner | Sitting room.

## STABLE YARD

A range of 25 stables | Hay shed | Stores.

Standing in its own private setting on c. 50 acres of parkland all in permanent pasture with tremendous shelter and many specimen trees | 2 acre walled garden.

In all about 50 acres.

For Sale Freehold as a whole.



+353 (0) 45 433 550

Jordan Auctioneers  
Edward Street, Newbridge  
Co. Kildare W12 RW24

paddy@jordans.ie  
clive@jordans.ie

PSRA Licence No. 001536

www.jordans.ie



+353 (0) 16 342 466

Knight Frank  
20-21 Upper Pembroke Street  
Dublin 2 D02 V449

james.meagher@ie.knightfrank.com  
guy.craigie@ie.knightfrank.com

PSRA Licence No. 001880

+44 (0) 20 7861 1069

Knight Frank - Country Department  
55 Baker Street  
London W1U 8AN

rupert.sweeting@knightfrank.com  
george.bramley@knightfrank.com

www.knightfrank.com

Viewing by appointment only.

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 brochure.

## LOCATION

### COUNTY CARLOW

Milford is approximately 8km south of Carlow Town just off the R448 which is the old Carlow/Kilkenny Road. Carlow is the county town of Co. Carlow in the south east c. 84 km from Dublin. It has a population of c. 24,272 (Census 2016) and nestles on the River Barrow. The M9 Motorway is 2 km (Junction 6) and the famous heritage city of Kilkenny is c. 35 km south with Waterford Airport 70km. The well known national hunt trainer Willie Mullins trains at Closutton nearby.

There are many amenities in the area including:



**Racing** - the local course is Gowran Park (25 km), Punchestown (40 km), Curragh (43 km), Leopardstown (85 km).



**Hunting** - Carlow, Kildares, Shillelagh and Kilkenny.



**Shooting** - Coolattin Estate, Ballinacorr Estate.



**Golf** - Championship 18 hole course in Carlow, Mount Juliet, Mount Wollesley and Rathsallagh.



**Fishing** - good coarse fishing on the River Barrow adjacent to the property and River Slaney.



**Boating** - on the River Barrow.





## SITUATION

The property is approached down a long avenue past the front gate lodge. The drive winds through the post and railed paddocks to the main residence which has a very pleasant aspect looking over the parkland and the lawn field. There is a separate drive off the main avenue to the original stud yard.



## HISTORY

The charming residence was built in 1820 and has been in the same family ever since. The Alexanders were originally millers and entrepreneurs, Milford Mill was built in 1791 and subsequently Milford House in 1820. Although they built up an Estate of c. 2,000 acres, they remained active Mill owners and entrepreneurs over the generations. In the mid 19th century Milford Mills was the largest flour mill in Ireland and despite the abolition of the Corn Laws in 1846 which damaged the

economics of the enterprise the site remained the focus of industrial employment into the 20th century. One of the earliest hydro-electric dynamos was installed in Milford Mills which supplied the town of Carlow with electricity in the 1890s. The Hydro-Electric Plant was totally refurbished in the 1980s and currently produces 250 kilowatts into the National Grid. *This is also available, should the purchaser be interested.*







## MILFORD HOUSE

Milford House is a dignified charming 5 by 2 bay two storey house built in 1820 with a granite ionic portico and single storey wing to the left side. The garden side has a 4 bay front. It has some magnificent plasterwork and fireplaces with unique chimney pieces.

The entrance hall (14 ft ceiling) is bright and gives access to the library which is one of the wonderfully proportioned reception rooms with a dual aspect (S and W), with magnificent fireplace and chimney piece. The drawing room interlinks with both the library and dining room which makes for ideal entertaining, the drawing room having a dual aspect (S and E), whilst the fine

dining room has an easterly aspect. All the reception rooms are bright with views overlooking the parkland. Other rooms on the ground floor include the kitchen with Aga cooker, breakfast room, TV room, cloakroom with shower and 2 bedrooms. The wonderful staircase leads to the first return with bathroom and walk-in airing cupboard.

The staircase continues up to the central landing on the first floor. Directly ahead is the spacious master bedroom with ensuite bathroom. In addition, there are a further 4 well-proportioned bedrooms, 3 of which have ensuite bathrooms.

The lower ground floor which was the original service quarters includes the old kitchen, cellar, pantry, office, tack room, internal garage and boiler room (all of which are ideally suitable for additional accommodation if required with good ceiling height (10 ft 6 inches) and 3 further rooms.

Away from the house is the original stud yard (which has independent access).

- ◆ Stud grooms house.
- ◆ Haysheds.
- ◆ 25 boxes in 2 yards.





Landing



Lower Ground Floor

**Approximate Gross Internal Floor Area:**

Main House - 10,946 sq ft (1,017 sq m)

*For identification only, not to scale.*



Ground Floor

- Reception room/General living area/Circulation area
- Work room, i.e. Kitchen/Workshop/Utility
- Bedroom/Dressing room
- Bathroom
- Vaults/Storage



First Floor

## GROUNDS

The approach to the main residence is charming through the mature post and railed paddocks and specimen trees. There is a wonderful 2 acre walled garden with a charming brook flowing through it and Victorian (1903) 3 bay greenhouse, worth restoring. To the front and rear of the property are lawns interspersed with mature trees and shrubs ensuring colour at various times of the year.

## ADDITIONAL PROPERTIES

The Gardener's Cottage is approached through independent access to the rear of the property.

The Gate Lodge is at the front entrance.

## LAND

Land is top quality, laid out in 4 paddocks, all in permanent pasture, with tremendous shelter. Woodland around the perimeter ensures complete privacy.





*Garden Cottage*



*Stable Yard*



*Yard House*



*Gate Lodge*

## DIRECTIONS

From Dublin take the N7 signed Limerick, Cork, Waterford. Continue past Naas, soon afterwards progress onto the M9 (Exit 11, signed to Waterford). Continue on this road and take Exit 6 for Carlow Town. After c. 1km take the left and continue down this road for approximately 1km over the Barrow Bridge past the Mill, turn right over the bridge and go around sharp stone bridge and it is the first entrance on the left.

From the South take the M9 from Waterford go past Kilkenny until you come to Exit 6, take the Carlow Road R448 and after c. 1km take the left and continue down this road for approximately 1km over the Barrow Bridge past the Mill, turn right over the bridge and go around sharp stone bridge and it is the first entrance on the left.

## GENERAL REMARKS AND STIPULATIONS

### METHOD OF SALE

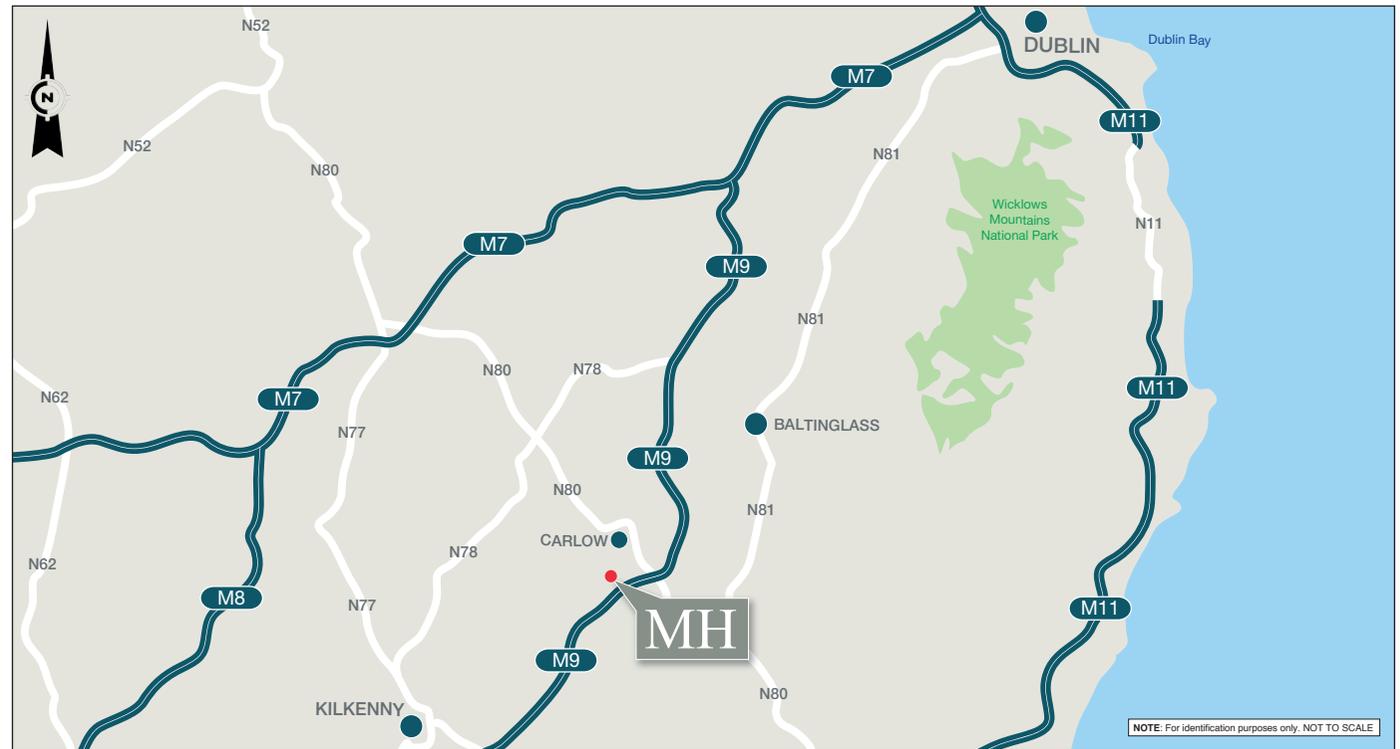
The property is offered for sale freehold with the benefit of vacant possession.

### SPORTING, TIMBER AND MINERAL RIGHTS

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

### PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy himself as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.



### SERVICES

Mains electricity, oil-fired heating, private drainage. Mains water and own well on site.

### FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, freestanding domestic and electrical items, garden machinery, statutory, granite troughs, etc.

### VIEWINGS

All viewings are strictly by appointment with vendor's agents.

### LOCAL AUTHORITY

Carlow County Council.

### IMPORTANT NOTICE

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor Jordans have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

VAT: The VAT position relating to the property may change without notice.

Particulars dated: May 2018.

Photographs dated: May 2018.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

These particulars are issued by Jordan Town and Country Estate Agents and Knight Frank on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2018. PSRA Reg No. 001536. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007518 © Government of Ireland.



MH



 onTheMarket.com

 Knight  
Frank