



# HEATHFIELD HOUSE

Baillinruane, Kilmeedy, Co. Limerick V42 ER25

BER Exempt



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**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



# HEATHFIELD HOUSE, BAILLINRUANE, KILMEEDY, CO. LIMERICK



BEAUTIFUL GEORGIAN HOUSE, WITH TOWERHOUSE AND STABLES IN A PARKLAND SETTING ON C.7.9HA(19.54 ACRES)

AN ELEGANT PERIOD HOME WITH GORGEOUS GROUNDS, PLUS GATE LODGE, COACH HOUSE AND COTTAGE.

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*Approximately 376 sq.m (4,054sq.ft) | Approximately 7.9 ha (19.54 acres)*

*For Sale by Private Treaty*

*BER Exempt*



## SPECIAL FEATURES

- Wonderful Georgian residence
- Beautiful condition with original features
- Two bedroomed self-contained wing with own access, stairs, kitchen, lounge and bathroom
  - Seven bedrooms between the main house and wing
  - Stable yard ripe for restoration
- c.7.9ha (19.54 acres) of grounds including pasture and woodlands
  - Gate lodge
  - Atmospheric tower house
  - Excellent location

## DESCRIPTION

Dating from 1828, Heathfield House was created for both elegant entertaining, and for comfort. First built as home to Edward Lloyd, former Viceroy to India, the house is a noted example of the classic Georgian Irish country house. Detailed on Ireland's National Inventory of Architectural Heritage, Heathfield is described as a fine building with many features of interest.

All these come together in a harmonious house and stable yard, surrounded by parklands, paddocks and woodlands. It is a peaceful spot, full of charm and character, and yet hugely convenient to local and national amenities. Shannon airport is under an hour away.

Lloyd himself was a kind man, well-liked by the community. He was also generous. A few years after he moved into Heathfield, his sister needed accommodation, and so the original five-bay building was extended to create an apartment for her alongside his own quarters. This means that today, Heathfield has huge flexibility for extended families, income generating rentals, home office set-ups, staff flats, or simply to take all the beautiful space as your own home.

Historic features abound. A two-roomed gate lodge of the classic square design welcomes you to the property. There is a bell above the arch leading to the stable yard, which would once have called the estate workers to lunch. A short stroll along a grass avenue is an entirely beguiling tower house. Perhaps built as a look out, or as a folly, this is a deliciously unique feature.

The house has changed hands only once since it was built when it was sold to the present owners in 1988. Since then, they have restored, updated and maintained the property with deep care and affection. This can be seen in the lovely country kitchen, fine formal rooms, and well-tended gardens.

## HEATHFIELD HOUSE

A tiled hallway of classic Georgian proportions welcomes you to Heathfield House. This leads to an inner hall with a graceful curving staircase, above which a delicious trompe l'oeil of blue skies has a chandelier centrepiece, perfectly encapsulating the balance of elegance, comfort, and spaces for relaxed entertaining that are the essence of this house.

To the left, a well-proportioned dining room with views across the gardens, leads to a sunny conservatory, while to the right the drawing room opens to a sitting room with double doors, again a perfect hub for entertaining. These rooms have their original plasterwork, wooden floors and fireplaces.





To the right again, an inner door leads to the separate, self-contained wing with its own access, which has a kitchen and lounge, its own staircase, two bedrooms and bathroom upstairs. The main kitchen is to the rear of the house, with views to the stable yard. This is a beautiful space, stripped back to its original local sandstone by the present owners, and beautifully refurbished to include an Aga, separate electric hob, and Belfast sink. There are two storage rooms, plus a pantry and utility room off.

Upstairs, five additional bedrooms bring the total to seven. The master is en-suite, while the others share the family bathroom. The layout is such that these can be easily reconfigured if additional en-suites are required. The bathrooms are a lovely blend of modern features, and classic atmosphere, including a walk-in shower with views of the tower house, for an inspirational start to the day.

## GARDENS AND GROUNDS

Surrounded by c.7.9ha (19.54 acres) of grounds including gardens, pasture and woodlands, Heathfield is in an idyllic spot. To the rear, the mature woodlands reach up to Ballinruane Wood, directly accessible from your own private grounds. Here you have breath-taking panoramic views across four counties.

Your own land includes well-tended lush paddocks and woods with walking paths and grass avenues. Closer to the house, the gardens include terraces and patios affording peace, seclusion and privacy.

The stable yard to the rear of Heathfield is beautifully atmospheric. Reached via an arch with a bell tower, the yard has eight stables. Although in need of some attention, these are in a marvellous sheltered setting that also includes a coach house, and staff cottage, both lovely buildings, also ripe for restoration.

A classic square two-room gate lodge is at the bottom of the avenue, while there is also a marvellous two storey tower house, which the present owners have re-roofed. All these make Heathfield House a gorgeous destination in its own right, a marvellous place to stay, and to make your home.

## LOCATION

Ballingarry Village, just minutes from Heathfield House, is a thriving village, with a preschool, national school, shops and bars. It is also home to award winning restaurant and country house hotel, The Mustard Seed. A little further on is the picturesque destination of Adare, and Adare Manor, one of Ireland's finest luxury hotels, with a golf course and spa.

Limerick and Shannon Airport are under an hour away, giving you access to major employers, third level institutions, art galleries and more. Kerry and the beautiful West Coast of Ireland are also within striking distance. Connect to Ireland's motorway network at Patrickswell, less than half an hour from Heathfield House.

8 km / 8 minutes to Ballingarry  
20 km / 15 minutes to Adare  
40 km / 40 minutes to Limerick  
64 km / 45 minutes to Shannon Airport  
73 km / 1 hr 15 minutes to Cork  
233 km / 2 hours 30 minutes to Dublin  
245 km / 2 hours 25 minutes to Dublin Airport  
*All distances and times are approximate.*

## SERVICES

- Well water
- Septic tank
- Gas fired central heating in the wing for heating and cooking
- Night storage heaters in the main house
- Oil fired Aga in the main house kitchen and electric oven











# FLOOR PLANS

GROUND FLOOR  
186.0 sq.m. (2002 sq.ft.) approx.



1ST FLOOR  
190.7 sq.m. (2052 sq.ft.) approx.



TOTAL FLOOR AREA: 376.6 sq.m. (4054 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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