



Moyaliffe House

Moyaliffe, Co. Tipperary, E41 HX59. *With approx. 4.85 ha (12 acres).*

Colliers

HISTORY

Moyaliffe derives its name from the Irish “field of Olaf” the first King of the Norsemen in Ireland and has a fascinating History. Moyaliffe Castle became the home of the Armstrong family in c. 1695, when Thomas Armstrong (1671-1741) purchased the townland and the ruins of a towerhouse which had been built here by the Butler family in the early fourteenth century, reputed to be on the site of a Norman fortress (circa 1100 AD). The Armstrongs were of Scottish origin and are said to have derived their name during the Battle of the Standard (1138), when a warrior of the clan lifted a fallen king back onto his horse by using just one arm.

William ‘Billy’ Carew Armstrong (1752-1839) served as rector of Moyaliffe from 1789 to 1797. He also held the chancellorship of the diocese of Cashel, County Tipperary, probably owing to the influence of his father-in-law, William Beresford (1743-1819), first Baron Decies, who was appointed Archbishop of Tuam in 1794. Billy’s marriage to Catherine Beresford in 1789 was not only good for his career but brought money into the family, allowing Billy to improve the holding at Moyaliffe. He extended the modest family home by the addition of a Georgian wing, planted parkland of oaks and beeches and established a beech walk overlooking the Clodagh River, which crosses the townland diagonally.

Through marriage, the Armstrongs came into possession of estates in Mayo and Sligo, and for many decades the family abandoned Moyaliffe. The estate began to pass from brother to brother and in 1864 became the property of Captain James Wood Armstrong, who took a renewed interest in the Moyaliffe estate and enlarged the family home by the addition of a Victorian façade which characterises the house today. Moyaliffe remained in the Armstrong family for many more generations until it was sold in 1999.

The house underwent substantial restoration and when the current vendors purchased they continued the upgrading with particular focus on restoring the walled garden.



DESCRIPTION

Historically interesting restored period house dating from the mid 1700's in a private riverside setting. Bounded by the river Clodagh (fishing rights included) and approached via a long lime tree lined private road Moyaliffe offers all the charm and atmosphere of a period house, duly restored to at the same time offer all modern comforts. Recent owners have gone to great care and expense to achieve this.

The accommodation is bright and spacious and includes 6 reception rooms, 6 bedrooms, 4 bathrooms and a self contained guest apartment in the courtyard. The gardens and grounds are a particular feature of the property especially the substantially restored 2 acre walled garden.



ACCOMMODATION

The bright and spacious entrance hall is flanked by a morning room to the left, so named because of its aspect, enjoying the sun until lunchtime. To the right is a formal half wood-panelled dining room.

The morning room opens to a spacious drawing room, with French windows and an open fireplace with stove. An inner hall leads to a study, playroom, wine cellar and then through to the family kitchen which opens to the courtyard and patio to the rear. Off this is a double-height, vaulted music room with a minstrels gallery, which makes for an unforgettable entertainment space.

The ground floor also houses a gym and laundry room. The gym leads to a further hall, which is also separately accessible, with stairs to the guest apartment. Fully refurbished by the current owners, and housed in the former quarters for female servants, this has obvious potential for guests, staff accommodation, or for rental income.

Upstairs, in the main house, there are six bedrooms, three of which are en-suite and a family bathroom. There is also a library with its own balcony, while a further balcony off the main stairs means that there are always spots to enjoy river views.









GARDENS AND GROUNDS

The grounds at Moyalliffe are laid out in formal gardens, woodlands and courtyards. Each spring, the grounds become covered in a sea of blue, white and yellow as many thousands of daffodils and wood anemones emerge throughout Moyalliffe's woodland and over the ancient Norman mount. The yards and additional outbuildings offer huge potential, and currently include two stables, a self contained apartment and a coach house, with the possibility of more. The River Clodagh creates one boundary, and includes a swimming hole for warmer days.

The current owners have spent time and resources on restoring the grounds under a professional landscape design and using authentic methods and styles of the Victorian era, most notably the two-acre walled garden, which is a rapidly maturing national showpiece. This marvellously serene spot has been brought back from abandonment and now boasts an orchard, vegetable and herb gardens, a large fruit cage, flower gardens and a reflecting pool. At the heart of the walled garden is the newly-built glass house and potting shed, both perfectly in keeping.

Following the original walls, a rear yard includes more original stone buildings. There is also a hard tennis court, beech walk, formal parterre and Victorian three tier cast iron fountain, and a restored well dating back to the Norman period. A feature of the grounds are its towering stands of oaks, beech, lime, maple and chestnut trees, some planted over two centuries ago.

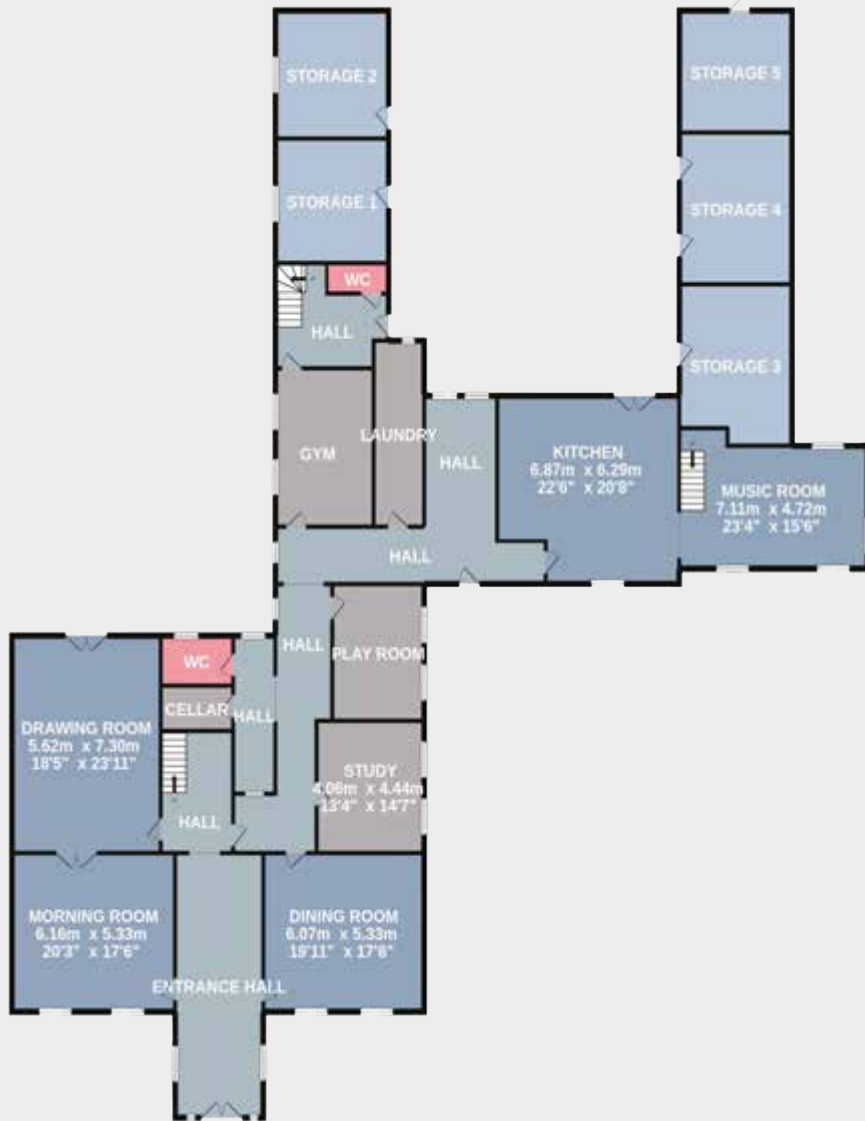




FLOOR PLANS

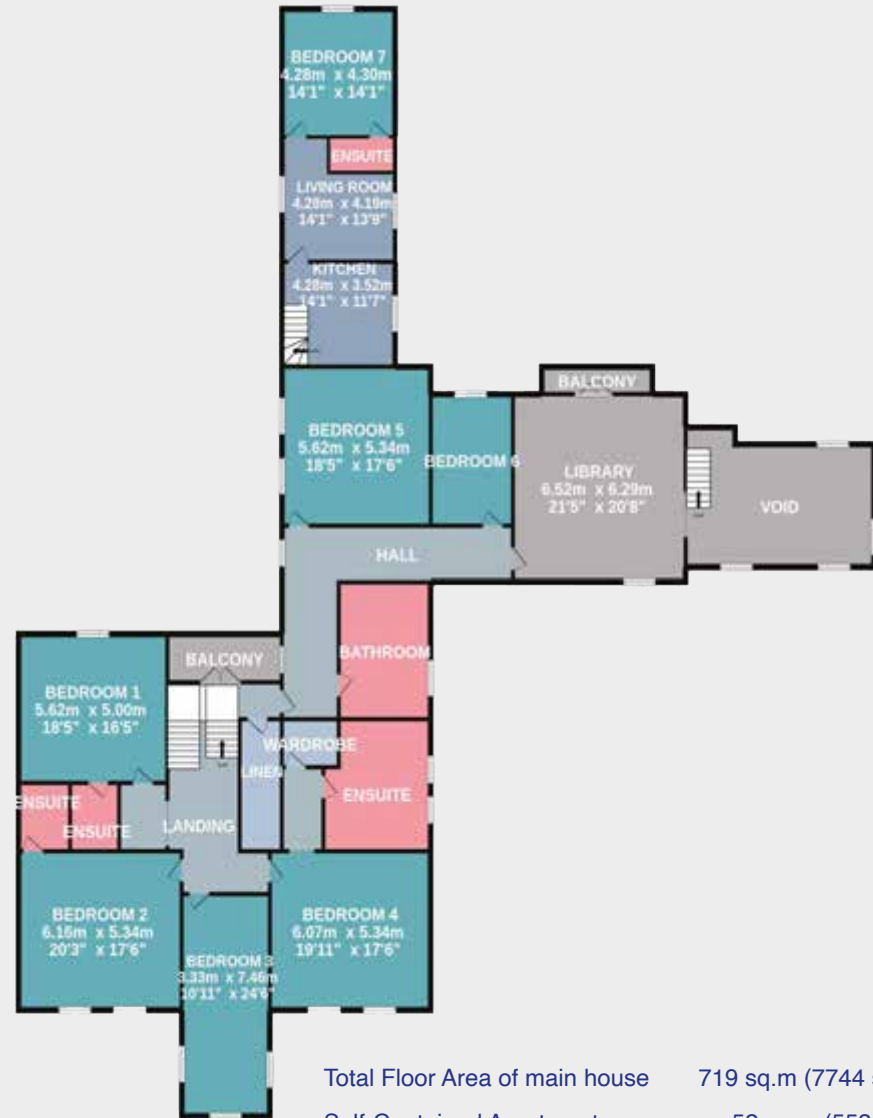
GROUND FLOOR

378 sq.m (4056 sq.ft) approx.



FIRST FLOOR

342.7 sq.m (3688 sq.ft) approx.



Total Floor Area of main house	719 sq.m (7744 sq. ft)
Self-Contained Apartment	52 sq.m (553 sq.ft)
Total accommodation	770sq.m (8,291 sq.ft) approx

LOCATION

As well as being historically interesting in its own right Moyaliffe is not only readily accessible but is situated in an important location at the heart of Irish history. Holy Cross Abbey a beautifully restored 12th century Cistercian Abbey which boasts two relics of the 'True Cross of Christ' is situated in the village of Holy Cross on the river Suir only 8.5 km away. The town of Cashel with its famous Rock is 18 km. Set on a dramatic outcrop of limestone in the Golden Vale the Rock of Cashel, iconic in its historic significance poses the most impressive cluster of medieval buildings in Ireland. Among the monuments to be found there is a round tower, a high cross, a Romanesque Chapel, a Gothic Cathedral, an Abbey, the Hall of the Vicars choral and a 15th Century tower house. Originally the seat of the Kings of Munster according to legend St. Patrick himself came here to convert King Aenghus to Christianity. Brian Boru was crowned High King at Cashel in 978 and made it his Capital. In 1101 the site was granted to the church and Cashel swiftly rose to prominence as one of the most significant centres of ecclesiastical power in Ireland.

The medieval city of Kilkenny is 63 km. South Tipperary is recognised as being at the centre of Ireland's bloodstock industry with numerous training establishments and stud farms, including the world famous Coolmore Stud, within easy reach. The market town of Thurles with its train link to Dublin and Cork is 12 km the M8 motorway from Cork to Dublin is 16 km, Limerick City 60 km, Shannon International Airport 87 km, Dublin city centre 163 km and Dublin International Airport 174 km.



SERVICES

- Oil fired central heating
- Septic tank
- Own well water
- Satellite broadband

CONTACT



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