



#### SERVICES:

Mains water, private drainage, oil fired central heating, alarm, ESB & telephone.

#### PLANNING:

The property is within the jurisdiction of Galway County Council and is located on the edge of the development boundary for Oranmore under the Local Area Plan 2012 - 2018. A section of the lands adjoining the bay are located in an area classified as a 'Special Area of Conservation (SAC), Special Protection Area (SPA) and Proposed National Heritage Area (PNHA). The house is also recorded as a 'Protected Structure'.

**TITLE:** Freehold

**BER:** Exempt

#### FIXTURES & FITTINGS:

Carpets, curtains, blinds and light fittings are included in the sale. All other items are excluded from the sale but may be available by separate negotiation.

#### AMENITIES:

**Racing:** Galway and easy access to other main tracks including; Limerick, Punchestown, The Curragh, Leopardstown & Fairyhouse.

**Hunting:** With 'The Blazers', North Galway & The East, Galway Hunt.

**Golf:** Galway Bay Golf Club, Galway Golf Club & Salthill.

**Schools:** Both Boys and Girls Primary Schools in Oranmore. Calasanctius College Secondary School.

**Universities:** NUI Galway and GMIT

**Shopping:** All shopping and general facilities are provided for in both Oranmore & Galway City.

**Sailing:** Renville Sailing Club is 1 km.

**Walking:** Renville National Park.

**Cycling:** Renville Park & Kilcolgan cycling track.





### DIRECTIONS:

**From Dublin:** Take the M4 from Dublin towards Galway and at Kinnegad take the M6. Continue straight on the Motorway and take the exit for Oranmore (Exit 19) and proceed into the town. Take the road signposted for the Galway Bay Golf Resort and continue for approximately 3km. The property is on your right with a limestone entrance. Estimated travel time 2hr 30 minutes.

**From Cork:** Take the N20 towards Limerick. In Limerick proceed onto the N18 towards Shannon and Galway. Take the first exit for Oranmore and proceed into the town. Take the road signposted for the Galway Bay Golf Resort and continue for approximately 3km. The property is on your right with a limestone entrance. Estimated travel time 2hr 30 minutes.

**From Galway:** Take the old Dublin Road (R338) into Oranmore and the road signposted for the Galway Bay Golf Resort and continue for approximately 3km. The property is on your right with a limestone entrance. Estimated travel time 20 minutes.

### GEOGRAPHICAL CO – ORDINATES

53° 15' 16.5708" N 8° 56' 37.8888" W

### SOLICITOR:

Joseph T. Deane & Associates  
St. Andrews House  
28/30 Exchequer Street  
Dublin 2  
Attn: Julie O'Connor  
Tel: 01-6712869  
Email: julieoc@joedeane.com



### Contact:

Paddy Jordan, FSCSI, FRICS (Managing Director)  
Clive Kavanagh, MSCSI, MRICS (Director)

**VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS**



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Auctioneers, Estate Agents & Chartered Valuation Surveyors



Edward Street, Newbridge, Co. Kildare, Ireland.

Ph: +353 (0)45 433 550 Fax: +353 (0)45 434 122 e: info@jordans.ie www.jordans.ie

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FOR SALE BY PUBLIC AUCTION

# RENVILLE HOUSE

ORANMORE, CO. GALWAY.

ON C.135 ACRES (54.71 HECTARES)

*For Sale by Public Auction on Thursday 14th July 2016  
In the Radisson Blu Hotel, Galway at 3pm  
(unless previously sold)*

**JORDAN** 

Auctioneers, Estate Agents &  
Chartered Valuation Surveyors

**Tel: 045-433550**

# RENVILLE HOUSE



ORANMORE, CO. GALWAY.

ON C.135 ACRES (54.71 HECTARES)



## HISTORICAL NOTE:

Dating from circa 1820 Renville House (formally known as Renville Lodge) was in 1960 purchased by the Lydon family from the Blake family (one of the tribes of Galway) and has remained in the same family ownership to the present date.

## LOCATION:

Renville House is situated in an excellent location on the edge of Oranmore, overlooking Galway Bay. It is approximately 10 minutes drive from Galway City (7km), home of NUI Galway and GMIT, at the crossroads to all major driving routes including Galway, Sligo, Dublin, Shannon and Limerick. Shannon Airport is circa 1hr from the property and Oranmore Railway Station which was re-opened in 2013 provides connections to a range of destinations.

## RENVILLE HOUSE:

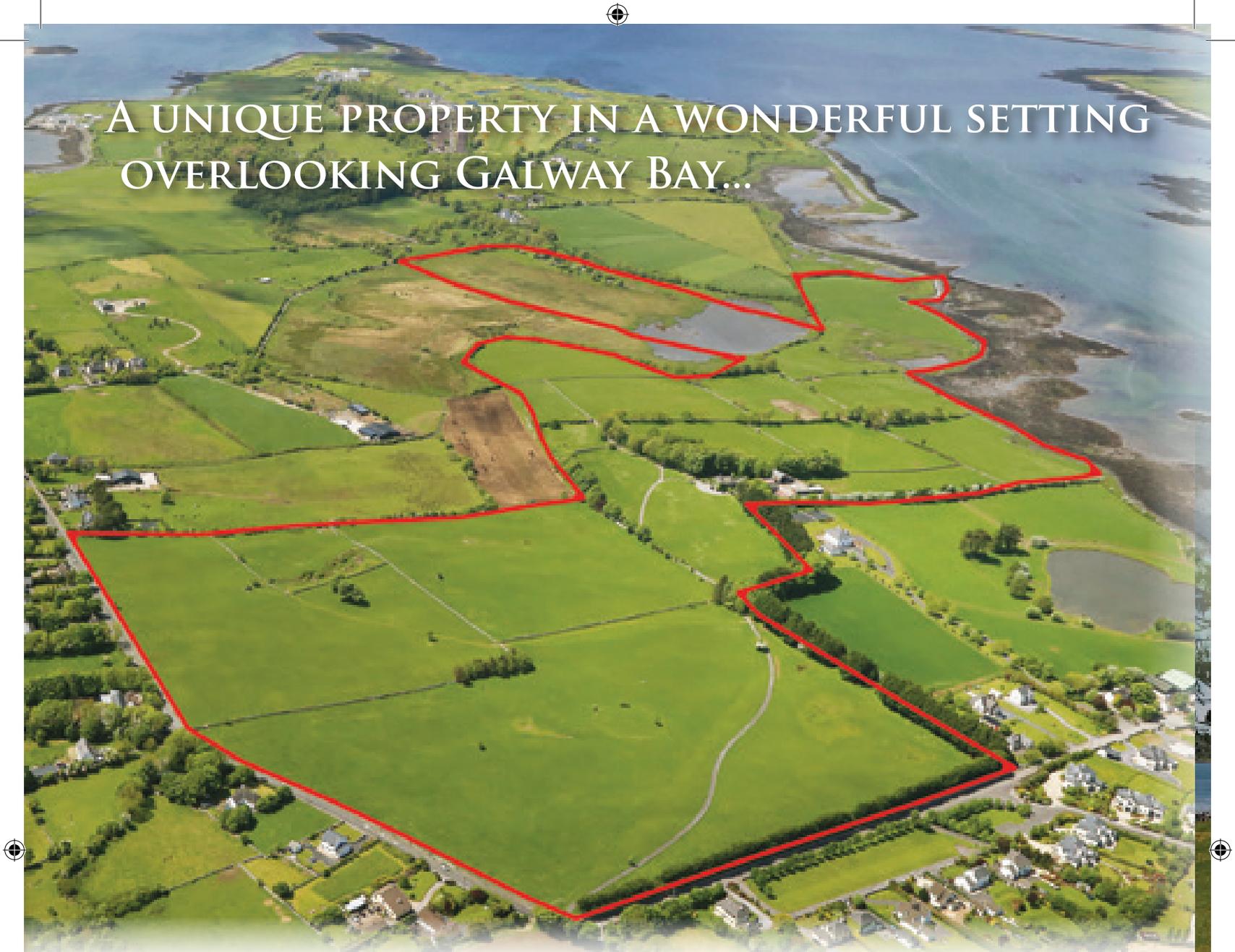
Renville House is a splendid and unique property with a fabulous setting overlooking Galway Bay. On circa 54.71 hectares (135 acres) of some of the best limestone land in the County. It is all in one block with good sized divisions and extensive road frontage. The various fields are divided by the traditional stone walls, typical of the area, which help to create a wonderful charm and sense of times gone by. Approached via a winding avenue approximately ½ mile



from the road the house is positioned on a spectacular elevated setting with farmyard to the rear, Coach House and a Herd's Cottage.

## THE RESIDENCE:

Renville House with a south westerly aspect, was constructed in c.1820 and comprises an extensive two storey house with added extensions giving a total floor area of c. 388 sq.m (c. 4,176 sq.ft). There are many traditional features remaining including timber windows with shutters, marble fireplaces and plaster work. Overall while the house would benefit from some modernisation there is an elegance and charm that is immediately appealing. The property backs on to Galway Bay with over 800 metres (2,600 ft) sea frontage.



# A UNIQUE PROPERTY IN A WONDERFUL SETTING OVERLOOKING GALWAY BAY...

## ACCOMMODATION:

**HALL:** 3.5m x 3.0m (11.4ft x 10ft)

With parquet floor.

**DINING ROOM:** 6.7m x 4.20m (22ft x 14ft)

Marble fireplace, 10ft ceilings.

**DRAWING ROOM:** 6.50m x 4.30m (21ft x 14ft)

Marble fireplace, 10ft ceilings, bay window.

**STUDY:** 4.6m x 4.2m (15ft x 14ft)

Bay window, marble fireplace.

**BATHROOM:**

Wc & whb.

**LIBRARY:** 3.7m x 3.5m (12ft x 11.5ft)

With parquet floor.

**BATHROOM:**

Bath, wc, whb & shower.

**KITCHEN:** 6.5m x 4.4m (21ft x 14.5ft)

Built in presses.

**LAUNDRY:**

Fully plumbed

**BACK HALL:**

Boot room, door to outside.

### FIRST FLOOR

**LANDING:** 6.8 x 3.0 (22ft x 10ft)

Carpet

**BEDROOM 1:** 7.0m x 4.3 (23ft x 14ft)

Wardrobes, whb

**BEDROOM 2:** 4.2m x 3.3m (14ft x 11ft)

Whb

**BEDROOM 3:** 4.2m x 3.3m (14ft x 11ft)

Whb

**BEDROOM 4:** 4.5m x 4.4m (15ft x 14.5ft)

whb

### LINEN CUPBOARD

**BATHROOM:**

Bath, wc, whb

**BEDROOM 5:** 5.0 x 3.7m (16.5ft x 12ft)

whb

### HOT PRESS

**BATHROOM:**

Bath, wc & whb.

Outside there is a range of gardens with some mature timber and the vista over the front paddocks providing a splendid uninterrupted view of the Estate.

### THE COACH HOUSE:

The Coach house is located behind the main residence and it is a traditional limestone building converted into living accommodation making it ideal for guests or staff. It comprises a kitchen, living room, bathroom & 2 bedrooms (1 ensuite). It is in very good condition throughout with oil fired central heating.

### THE YARD:

The yard is located to the rear of the main residence and coach house and comprises a number of traditional farm buildings including a lovely two storey limestone building in addition to:

- 6 boxes.
- 4 span hay shed with lean-to.
- Silage slab.
- Old milking parlour.
- Ancillary sheds.
- Cattle crush.

### HERD'S COTTAGE:

The Herd's Cottage is located in the middle of the holding and has its own internal gravel drive providing access. It is currently in a poor state of repair but could be refurbished to provide a splendid feature on the holding. It has tremendous views over Galway Bay

### WALLED GARDEN:

There is a lovely walled garden to the west of the residence and yards. Although not presently used the walls themselves are in good repair and it could potentially provide a lovely feature to the Estate for a new purchaser.



**THE LANDS ARE ALL IN GRASS AND HAVE BEEN WELL MANAGED WITH HEDGES TRIMMED AND PASTURE ROLLED...**

### THE LAND:

The land extends to 54.71 hectares (135 acres) with approximately 45.34 hectares (112 acres) of top quality limestone land. The entire has substantial frontage of 550 metres (1,800 ft) onto the existing road and is accessed via a private winding avenue which leads to the house and yard. Running parallel to the avenue there is also frontage of 335 metres (1,100 ft) onto a cul-de-sac road which services a number of existing residences.

The lands are all in grass and have been well managed with hedges trimmed and pasture rolled. There are traditional stone walls between the divisions and some mature timber on the boundaries. There are splendid views from the lands with over 800 metres (2,600 ft) frontage onto Galway Bay. Approximately 8.9 hectares (22 acres) of the holding comprises lands of inferior quality and known as 'The Common' which is essentially reclaimed wet lands and there is separate access to these lands via a roadway to the west of the property.

