



No 6 Orchard Wood,

Dromoland Castle Resort and Golf Club, Newmarket on Fergus, Co. Clare V95 N6F

Colliers

DESCRIPTION

Orchard Wood is a private gated development of fifteen Lodges set within the historic and world renowned Dromoland Castle Resort which includes the five star hotel, leisure facilities and eighteen hole championship golf course. Number six is a single story Lodge of approximately 1,972 square feet built in the early 1990's to a high standard.

Built in the period style the Lodge is approached off the private internal road and overlooks the golf course to the rear. The orientation of the Lodge ensures privacy from the abundant adjoining woodland and from its elevated position. The rear garden designed to take full advantage of its southerly orientation has a spacious sun terrace, lawns and an octagonal summer house with seating and central fire pit.

The property is 31k. Limerick, 8k. Shannon Airport, 233k. Dublin, 10k. Ennis and just off the Dromoland Junction No.14, on the (M8)to Galway and West of Ireland.

HISTORY

The estate has a fascinating history central to one of Ireland's ancient tribes. Donough O'Brien a son of Brian Boru controlled Dromoland when it was a defensive stronghold. It was similar in construction to nearby Bunratty Castle which was also an O'Brien stronghold at that time. For the next 900 years a branch of the O'Brien's lived and ruled from Dromoland. Records show that in 1543 the castle was rebuilt and in 1650 Sir Donough O'Brien moved the most powerful branch of the O'Brien family to Dromoland.

The replacement castle at Dromoland was built in the early 1700's and was more residential in appearance with a design of the Queen Anne period, in the early 1800's the present main building of Dromoland castle with its high Gothic styled grey stone walls was rebuilt and designed by the Pain brother's famous architects of the period. The estate remained in the Inchiquin family until 1962 when it was sold the castle underwent major renovations to transform it into a luxury hotel. In 1987 the property was sold again and through the continued investment and management the castle enjoys a worldwide reputation for excellence and is regarded as one of the great resorts in Europe.





ACCOMMODATION

Approached via pillared porch the entrance hall opens to the exceptionally spacious main living room with fireplace which is at the centre of the house and which has double doors opening to the conservatory/sunroom which in turn has French doors to the extensive terracing. Off this living room is the open plan kitchen and dining room and in turn off the kitchen is the utility room. To the right of the living room is a double bedroom with a bathroom ensuite with to the left the main bedroom with walk in wardrobes and ensuite bathroom and bedroom three again ensuite.







DROMOLAND CASTLE GOLF CLUB

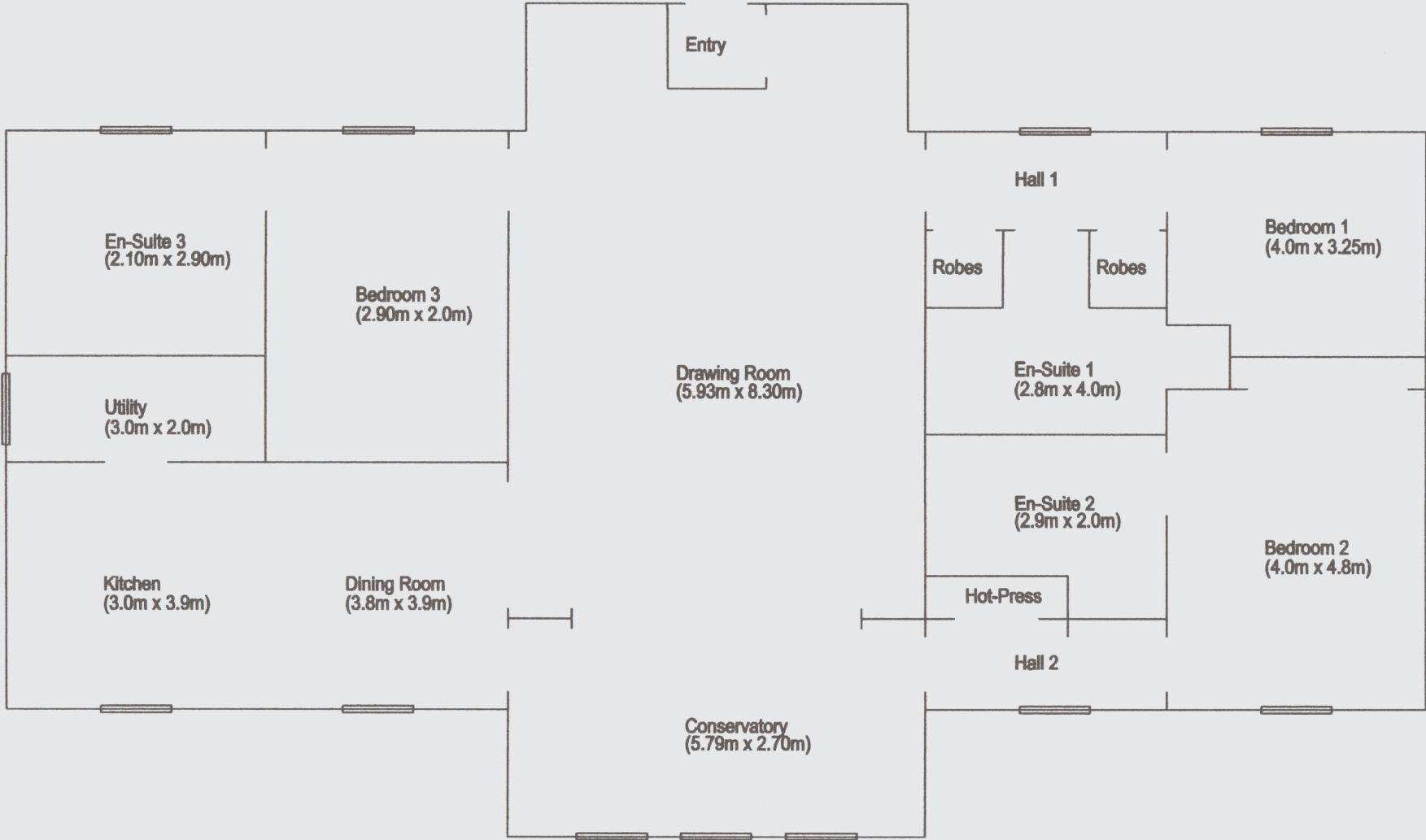
The golf club was designed by Ron Kirby and JB Carr and represents a par 72 championship course set within the 450 acres Dromoland Castle estate together with an impressive clubhouse. The immaculately maintained course presents challenges for golfers of all abilities. It is recognised as one of the finest parkland courses in Ireland and has played host to the Irish Ladies Open.

GROUNDS AND OUTBUILDINGS

The tarmacadam drive way to the front of the residence provides ample parking. There are generous lawns and shrubberies with an extensive patio to the rear with a timber summer house and a detached garage with electric up and over doors. The estate woodland running to the rear of the property is a particular feature.



FLOORPLANS



SERVICES

- Group water scheme
- Septic tank drainage
- Oil fired central heating

SERVICE CHARGE

The service charge for 2022 was €2029.50. The service charge includes maintenance of the common areas, public liability insurance covering these areas and refuse collection.

Note: As the estate is a haven for wildlife and as there is a resident herd of deer. Pets are not permitted.

PRICE GUIDE

€525,000

Viewings strictly by prior appointment.



CONTACT



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