



**Bellamont Forest,**  
Cootehill, County Cavan, Ireland



# BELLAMONT FOREST

## COOTEHILL, COUNTY CAVAN, IRELAND

**On c. 175.83 Ha (434.48 Acres)**

One of Ireland's finest Palladian villas set in a wonderful countryside location with views over the surrounding, parkland, woods and loughs.

**For Sale by Private Treaty**

*On the Instructions of the Receivers*

- Cootehill • Cavan 23 kms • Enniskillen 70 kms • Dublin 110 kms • Dublin Airport 75 mins
- (Distances and times approximate)*







# BELLAMONT FOREST

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## Ground Floor

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Entrance Hall • Drawing Room • Ballroom • Dining Room  
• Drawing Room • Library • Kitchen • Boot Room  
• Utility Areas • Cloakroom

## Lower Ground Floor

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• Kitchen • Sitting Room • Dining Room • Office  
• Wine Cellar • Laundry • Scullery • Bedroom

## First Floor

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2 Bedroom Suites with Dressing Rooms & Ensuites  
• 4 Ensuite Bedrooms • Study

## Gate Lodge

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Sitting Room • Kitchen • 2 Bedrooms  
• Bathroom • Larder \* Utility

## Out Buildings

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Large converted Linen Hall • Stewards House

## Gardens, Lands & Lakes

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Walled Garden • Open Parkland • Woodlands  
• 5 Loughs • Boathouse



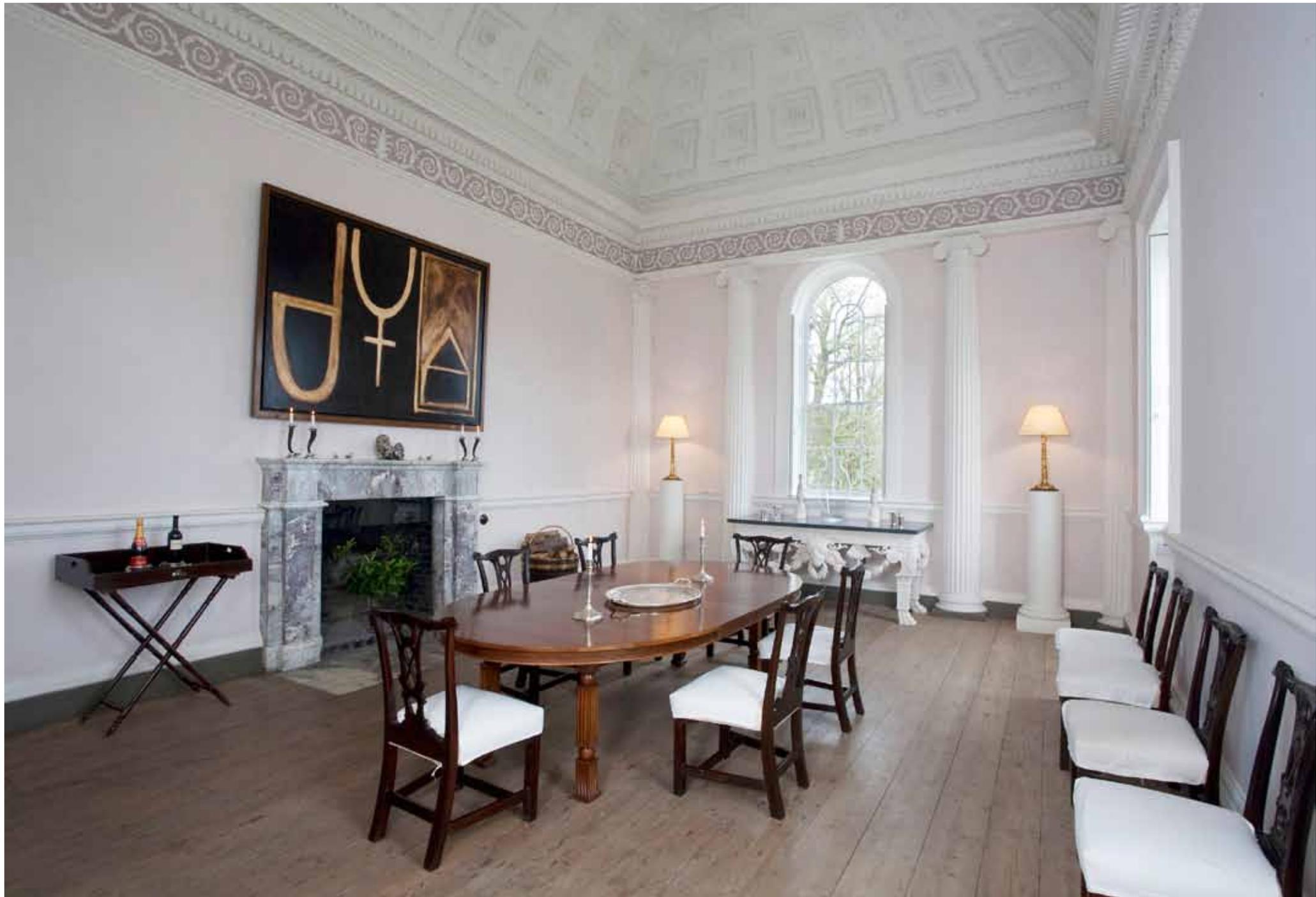
## BELLAMONT FOREST

Set amid approximately one thousand acres of parkland, woods and lakes, Bellamont Forest is one of Ireland's finest 18th century Palladian villas. Built between 1725 and 1730 for Thomas Coote, Lord Chief Justice of Ireland, the house was designed by his nephew, Sir Edward Lovett Pearce, one of the leading exponents of the Palladian style in Ireland. Bellamont symbolises the pinnacle of architectural perfection and is one of only a few buildings in Ireland designated of 'National Importance'. Pearce's other works include the former Houses of Parliament in College Green, now The Bank of Ireland. He later became Surveyor General of Ireland, a post which he held until his death in 1733. Bellamont Forest is quite simply the finest and yet most practical piece of living history that has come to the market in Ireland in recent years.

The house is four bays square, built over two storeys, with a basement. The internal floor area is approximately 1,032 square metres. The house is built of red brick with ashlar facings, and has a Doric limestone portico, with pediments over the windows. The house has both excellent formal reception rooms and beautiful entertaining rooms, coupled with a comfortable family atmosphere. The house is approached by a long driveway, initially alongside Town Lough. Wide stone steps rise up to double doors leading into the magnificent Entrance Hall, with Portland stone tiles, fireplace, and coffered ceiling. A pedimented door surround leads into the grand Saloon / Ballroom, with a superb coffered plasterwork ceiling. The Dining Room has a coffered ceiling, fireplace and two screens of Ionic columns. The other rooms on the ground floor consist of a Drawing Room, an intimate library, Kitchen and Cloakroom. A stone staircase leads to the mezzanine floor which contains a large bedroom with ensuite bathroom, and an office. Both rooms have vaulted ceilings and fireplaces. The stone staircase continues up to the central upper hall on First Floor, which is lit by an exquisite overhead oval cupola. On this floor, there are five principal bedrooms, all with ensuite bathrooms and two with dressing rooms.

The lower ground floor consists of a self-contained chef's apartment, large kitchen, dining room, a sitting room with fireplace, cellar, laundry, powder room, office and cloakroom









### LINEN HALL, STEWARDS HOUSE & GATE LODGE

The former Linen Hall and Stewards house have both been refurbished and now await final fitting for either commercial or domestic use subject to planning permissions. These are complimentary to the main house and would make perfect additional accommodation or mixed office use. The views are spectacular and the setting serene. Further accommodation could be made in the Stewards House. The Lodge Gate Cottage provides further accommodation.

### GARDENS & GROUNDS

A particular feature of the estate is the walled garden which is the wonderfully private and luxurious. The house sits on an elevated site surrounded by xx acres of open parkland with views over the several loughs and forestry which surround the property.



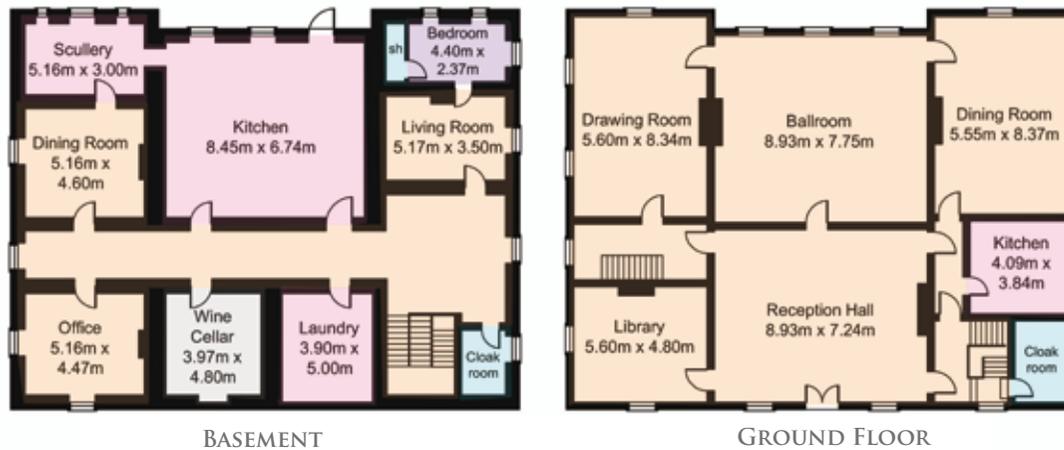
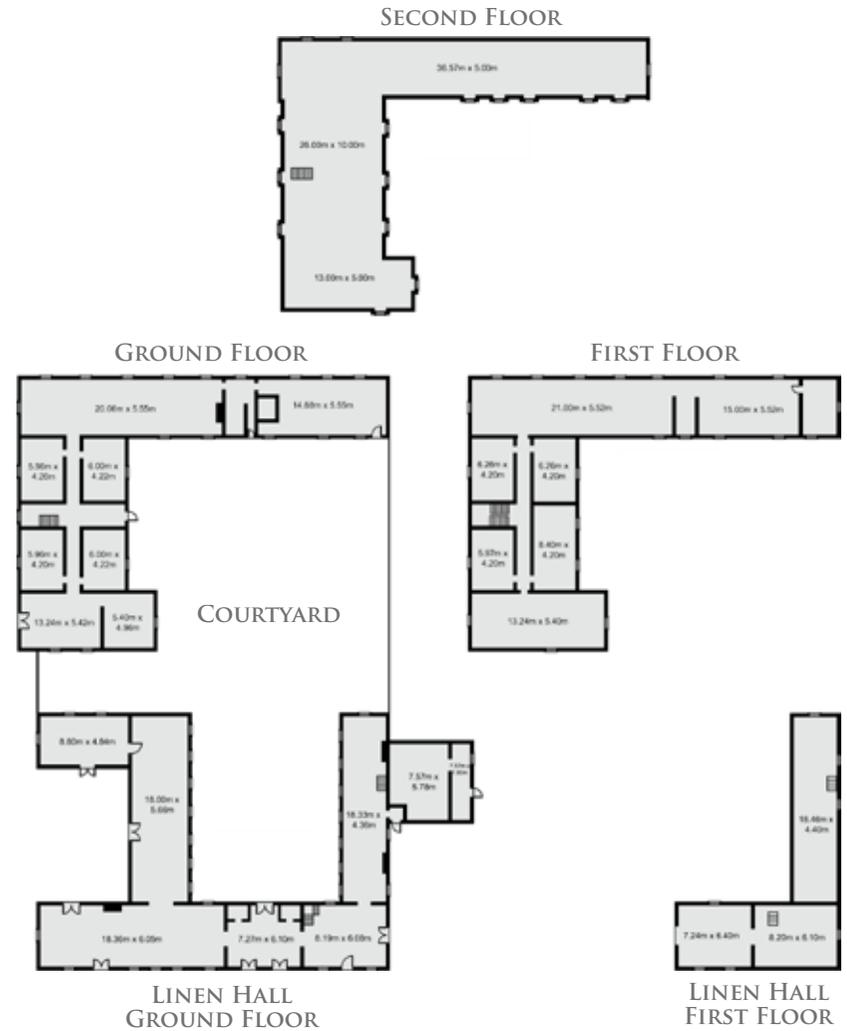
# BELLAMONT FOREST

Total Approximate Floor Area of Main House 1,032 sq.m (1,1108 sq.m)

## GATE LODGE



## STEWARDS HOUSE



### NOT TO SCALE

These plans are for guidance only and should not be relied upon as a statement of fact. You are strongly advised to make your own independent verification.

## LOCATION

Bellamont Forest is situated in the village of Cootehill, County Cavan, a prominent market town which caters for all one's needs. Cavan Town is a thriving town with a great selection of shopping and dining venues. There are nearby golf courses at County Cavan Golf Club and the Farnham Estate Golf Course which also has a 4\* Radisson Blu Hotel and Health Spa. There are a number of hunts within easy boxing distances, such as the Tara Harriers and the Meath Fox Hounds, Fermanagh Harriers, Louth Hunt, the Ballymacad Hunt. There are many top class equestrian centres including the Cavan Equestrian Centre, which hosts weekly show jumping events and international events. For fishing, Cootehill is highly regarded by anglers and boasts many fine lakes and rivers. There are a number of syndicate shoots within Cavan and surrounding counties.

Bellamont Forest is well positioned in terms of access, Dublin city and Port is approximately 110 kilometres drive and Dublin International Airport is approximately a 75 minute drive.

## DIRECTIONS

From Dublin travel North on the M1, take the Ardee exit and continue for 5 miles to Ardee and follow the signs for the N2, continue along the N2 for 10 minutes and take the 2nd exit for Carrickmacross and follow the signs for Shercock. Continue to Shercock and then to Cootehill. When entering the town of Cootehill, you will see the police station on the left handside and Bellamont is on the right hand side through black gates, with a yellow gate lodge. There is a Church of Ireland on the other side of the gateway.

## SERVICES

- OFCH
- Well Water
- Septic Tank

## VIEWINGS

Strictly by Appointment.





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