



# MIDDLETON PARK HOUSE

Castletown Geoghegan, County Westmeath, Ireland

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BER Exempt

Sherry  
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# MIDDLETON PARK HOUSE, CASTLETOWN GEOGHEGAN, COUNTY WESTMEATH, IRELAND



A BEAUTIFULLY PROPORTIONED PERIOD MANSION IN NEED OF FULL RESTORATION,  
BUILT CIRCA 1850 AND PRIVATELY SET ON APPROX. 19.56 ACRES (7.915 HECTARES) OF  
MATURE PARKLAND.

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*2,300 sq m / 24,757 sq ft (approx.)*

*For Sale by Private Treaty*

*BER Exempt*





Dublin International Airport: 146 km | 90 miles • Dublin City Centre: 140 km | 86 miles  
Mullingar: 14 km | 9 miles • Athlone: 40 km | 24 miles • Galway City: 124 km | 77 miles

## LOCATION

Middletown Park House is located a short distance from the town of Castletown Geoghegan and lies south west of Lough Ennell near the town of Mullingar in County Westmeath. Castletown was the seat of the Geoghegan family of the medieval Barony of Moycashel, County Westmeath. Mullingar, approximately 14 km (9 miles) away, is a busy town with a population of around 20,928 (2016 census) and is the 3rd most populous in the midlands region. Mullingar is a traditional market town that serves the large agricultural hinterland surrounding the town.

## HISTORY

Middleton Park House is a 19th-century Georgian country house with a long avenue that looks towards Lough Ennell. A detached six-bay two storey building with the central two bays slightly projecting from the main building, it was built circa 1850 by George Boyd- Rochfort, who commissioned architect George Papworth to design it and oversee its construction. The Victoria Cross-winning soldier George Boyd- Rochfort and his younger brother, racehorse trainer Cecil Boyd-Rochfort, were born at Middleton Park. The house was host to a number of celebrities in the 1930s and 1940s, such as Rita Hayworth (who married Prince Aly Khan in 1949). The House and estate remained in the Boyd-Rochfort family until the early 1960s when it was sold. Since then it has seen many owners and was recently restored in mid-2007 and was used as a commercial entity in recent times.

## MIDDLETOWN PARK HOUSE

Middletown Park House has an accommodation arrangement befitting a fine country mansion and recently has been converted into a luxury guesthouse / wedding venue. The property is met with a large porch with granite flooring and double doors leading to a large spacious reception hall with stunning feature staircase with exception detail. The drawing room has a feature marble fireplace with high ceilings. The conservatory, to the side of the building, has tiled floors and doors leading to the main reception rooms. The bar/lounge to the rear has a full bar area with doors leading to the main hall. The Dining Room can cater for approx. 150 people and is completed with wooden flooring, feature fireplace doors from the kitchen and fire exits. An office, small commercial kitchen, billiard room, and 6 bedrooms with ensembles complete this floor. The second floor of the main house has 5 bedrooms with ensembles, 2 further rooms and a reception room. The basements accommodation includes entertaining spaces, 4 storage rooms, breakfast room, a large commercial kitchen with access to the courtyard to the rear and ample storage space, laundry room, plant room, wine cellar and his and hers bathrooms. Middleton Park House has a total of nineteen bedrooms and can accommodate around fifty guests comfortably. The property has excellent potential to become an exclusive private wedding venue.

## LANDS

The lands surrounding Middleton Park House comprises approx. 19.56 acres (7.915 Hectares) of amenity lands and roadways with parking included.

## TECHNICAL INFORMATION

- **SALE METHOD:** By Private Treaty
- **FIXTURES & FITTINGS:** The property is being sold with all remaining fixtures, fittings and furniture.
- **SERVICES & FEATURES:** Mains electricity, septic tank for foul drainage, oil fired central heating.
- **TENURE:** For Sale Freehold.
- **VIEWING:** Strictly by Private Appointment.



### FLOOR PLANS

**Basement**

**Ground Floor**

**First Floor**

2300 SqM / 24757 SqFt

Measurements and layout are approximate and for illustration purposes only

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#### SELLING AGENTS

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