

ELMFIELD

GILFORD, CO. DOWN



AN ATTRACTIVE ESTATE WITH A CHARMING CASTLE IN A
BEAUTIFUL MATURE SETTING

ELMFIELD

23 MOYALLAN ROAD, GILFORD, CO. DOWN BT63 5JX

Gilford 1.5 miles, Portadown 5 miles, A1 7 miles, Belfast City Centre 28 miles, Belfast International Airport 28 miles, Dublin Airport 75 miles
(all distances approximate)

Magnificent 19th century castle including 4 well-proportioned reception rooms, kitchen and 6 bedrooms
Historic parkland with specimen trees and a feature lake, walled garden, summer house, tree-lined avenue, tennis court

3-bedroom cottage, 2-bedroom gate lodge, 2-bedroom courtyard apartment, offices

Renovated cobbled courtyard and former stable yard featuring a two-story studio & high-tech conference room

Extensive range of farm buildings

Fertile land and mature woodland

Excellent access network

Fishing on the River Bann

Entitlements to the Basic Payment Scheme

About 90.1 acres / 36.4 hectares in total

For sale by Private Treaty as a Whole



History

Elmfield Castle, known as Elmfield, is a hidden treasure in the upper Bann valley, renowned for its prosperous linen industry in the 19th and 20th centuries, as well as for the fertile land of the Moyallan area. Elmfield evolved from a modest dwelling house and cobbled stable yard in the 18th century to the present impressive early-Victorian Scottish baronial-style castellated house. The current house was designed in the 1850's by well-known Scottish architect William Spence for James Dickson, who owned the Dickson, Dunbar & McMaster Gilford linen spinning mill, and was subsequently purchased by the Uprichard family, prominent linen merchants in the area.

Elmfield is steeped in more than 300 years of fascinating history, from its founding to its present splendour. Over the years more than one family dynasty of linen merchants has called Elmfield their home, and the layers of heritage here offer deep insights into Northern Ireland's once-dominant linen industry. During World War II Elmfield was home to a quite different cohort of people, housing Italian and German prisoners of war within its grounds. The entire estate ran into disrepair after the second world war but was saved by the current owners, the Shaw family, who restored the house, farm, and grounds into a family home and well-known productive beef farm.

The Shaws implemented a comprehensive restoration of Elmfield in 1960, including a later contribution in 1990 by leading Belgian landscape architect, Francois Goffinet, who enhanced the parkland. Throughout their 65-year tenure, the Shaws have tended to the magnificent specimen trees inherited from the Victorians, while continuing to plant and maintain the parkland and woodland. More recently, the 18th century courtyard buildings have been sensitively renovated into conference style rooms for health and wellness trainings.

Summary

Elmfield is an exceptional residential and agricultural estate with amenities extending to about 90.1 acres (36.4 hectares) in total. The historic, category "B1" listed castle occupies a commanding position within the heart of the estate and dates back to circa 1850. This imposing castle has been extensively restored and refurbished by the current owners, making it well-suited for modern day living.

The estate encompasses a diverse collection of auxiliary outbuildings, including a charming traditional cobbled courtyard and stable yard, which have been expertly renovated to now include a magnificent two storey studio and high-tech conference complex and a two-bedroom apartment. Additionally, there are alternative lodging options available on the estate, such as a delightful two-bedroom gate lodge and a three-bedroom cottage.

One of the estate's standout features is its attractive parkland, beautiful walled garden, and woodland paths, all brimming with an abundance of wildlife, including game, birds, flora, and fauna. The estate features a variety of specimen trees, providing vibrant colour and privacy throughout the grounds. These natural assets are a significant attraction, offering opportunities for nature conservation and diversification. The River Bann, Northern Ireland's longest river, forms part of the boundary and provides fishing. The estate is partially enclosed by a stone wall.

The agricultural component of Elmfield includes excellent ploughable pasture, currently leased on a conacre basis. To the north of the castle lies a substantial farmyard which was formerly home to a large beef finishing enterprise, now with development potential (subject to Planning Permission).

Elmfield offers the extremely rare opportunity to acquire a unique blend of high-quality assets situated in an accessible location.

Location

Elmfield is a hidden historic treasure by the banks of the River Bann, located on the fringe of Gilford Village in County Down. Gilford lies between the towns of Tandragee (3 miles), Portadown (5 miles) and Banbridge (6 miles) and is renowned for its linen industry. Whilst nestled in a private setting, Elmfield is a short drive from the village which provides for everyday amenities. The area is characterised by its rolling hills of productive farmland interspersed with impressive country houses arising from the wealth created from the local linen industry.

The estate is centrally located in Northern Ireland with easy access to the motorways North South and East West, with Belfast being 28 miles, Dublin 75 miles and Enniskillen to the West approximately 70 minutes. The main entrance is on the Moyallan Road (A50), with secondary access from the Plantation Road. The A50 starts at the town of Portadown and continues through Gilford, Banbridge and Castlewellsan before arriving at the seaside town of Newcastle, located at the foot of Slieve Donard, the highest mountain in Northern Ireland. The vibrant and thriving capital city of Belfast is within daily commuting distance and offers the complete range of selection of shopping, educational and cultural facilities. Belfast International Airport is 27 miles north, while Belfast City Airport is 28 miles northeast and Dublin Airport is 75 miles south.

Elmfield is the ideal location for leisure and sporting activities with the Mourne Mountains for hillwalking enthusiasts, and Castlewellsan Forest Park, as well as neighbouring beaches, for outdoor activities, being only 23 miles away. For those with equestrian interests, Down Racecourse is 16 miles distant and there is a number of equestrian centres within close proximity to the estate. For golfing enthusiasts, the Championship course Royal County Down is 26 miles to the southeast, while there is an abundance of local facilities.

There is a good range of primary and secondary schooling available in the area.



Description

Occupying a commanding position at the heart of the estate, Elmfield Castle is an impressive 19th century castle constructed in the Scottish Baronial style which enjoys a private situation and is set amidst formal gardens, mature woodland, a feature lake and expansive parkland.

The property is accessed through a bell-mouthed stone pier entrance and leads to a sweeping driveway that meanders through parkland and mature woodland. Just before reaching the castle, the driveway splits, providing access to parking areas at both the front and rear of the property.

The principal accommodation is laid out over two floors and has been well designed to provide the comforts of contemporary family living whilst reserving generously proportioned reception rooms fit for lavish gatherings.

While the castle has undergone significant renovations over the years, a notable attribute is that it has principally remained unchanged since its original design, with many period features, both internally and externally, retained.

Exterior features include multiple turrets with conical roofs, saddleback coping, cast iron guttering, moulded stone architraves, a porch with impressive stonework, bay windows, a stone turret and tall chimney stacks.

Throughout the property the detail and finishes are exquisite with notable internal period features including sash windows, hardwood floors, impressive marble fireplaces, architraves, shutters and a impressive staircase.

The castle is entered via an impressive porch featuring a magnificent original panelled oak door, wood panelling and ornate tiles, leading into the entrance hall. The hall is flanked by the two primary reception rooms; a grand dining hall with fireplace and a large bay window, and a drawing room which includes a decorative Italian marble fireplace and double French doors opening onto the garden terrace. The drawing room seamlessly connects to a family sitting room, which features double doors opening into a charming glass-enclosed garden room, offering splendid views of the meticulously maintained gardens. Additionally, the ground floor includes a kitchen equipped with an Aga and an extensive range of floor and wall-mounted units, as well as a large laundry room.

The bedroom accommodation is located on the first and second floors, accessible via an impressive staircase. A spacious, bright landing leads to the master bedroom, complete with a walk-in wardrobe and ensuite bathroom with a sunken bath and separate shower, as well as three additional bedrooms and a family bathroom. The second floor includes two further bedrooms and an additional bathroom.

Situated to the rear of the castle is a series of additional rooms currently used as three well-proportioned offices.



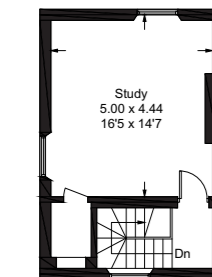




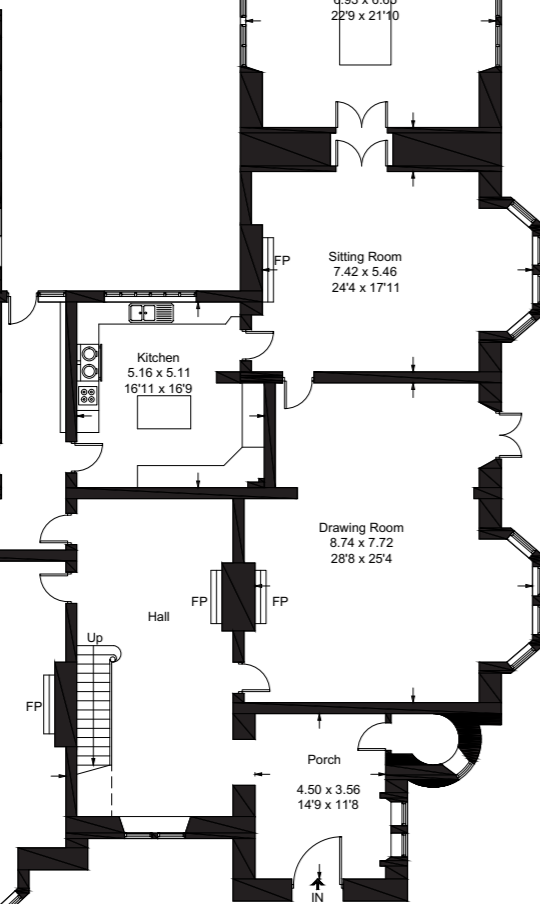
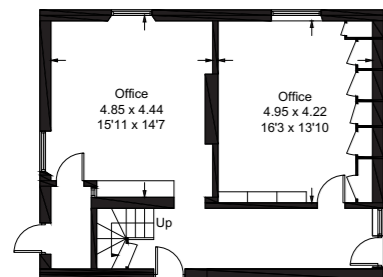
Elmfield

641.5 SQ.M (6,905 SQ.FT)

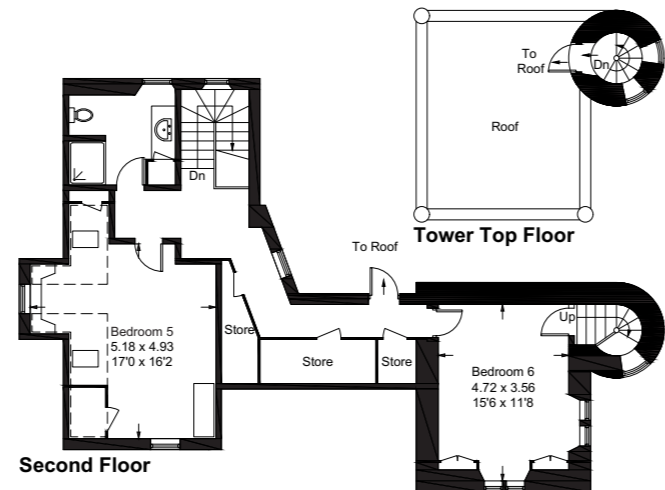
Approximate Gross Internal Area



First Floor



Ground Floor



Second Floor

— = Reduced headroom below 1.5m / 5'0"



Second Floor



Garden and Grounds

A key feature of the estate is the spectacular landscaped garden grounds which surround the castle. Encompassed within the well-established estate parkland, the immediate gardens and grounds encircling the house are immaculately maintained and form an impressive setting. The diverse assortment of flora, fauna and outstanding specimen trees provide colour, shelter and privacy.

A tranquil walled garden is positioned north of the castle and is meticulously maintained and adorned with roses and flowering shrubs. Also in the walled garden is a summer house and tennis court. Additionally, the estate has a Victorian kitchen garden that grows fully organic fruit and vegetables. The gardens are renowned for their daffodil and rhododendron collection which provide a spectacular scene throughout the spring and early summer.

The estate houses a renowned tree collection, including many Oak varieties, Lebanese Cedar, Giant Sequoia, Beech, and Cypress trees, among others. Notably, an impressive Elm tree is positioned behind the walled garden. These magnificent trees create enchanting and idyllic walks along various paths. Additionally, the estate features a beautiful lake, adding to its charm and natural beauty.



Courtyard

Apartment

Within the courtyard is a charming two-bedroom apartment which has been beautifully decorated. Much of the accommodation is found on the first floor and features a generously sized, sunlit, open plan living/kitchen/dining area with vaulted ceilings. Additionally, it includes two spacious bedrooms, and two bathrooms, one of which is en suite.

Studio/Conference Complex

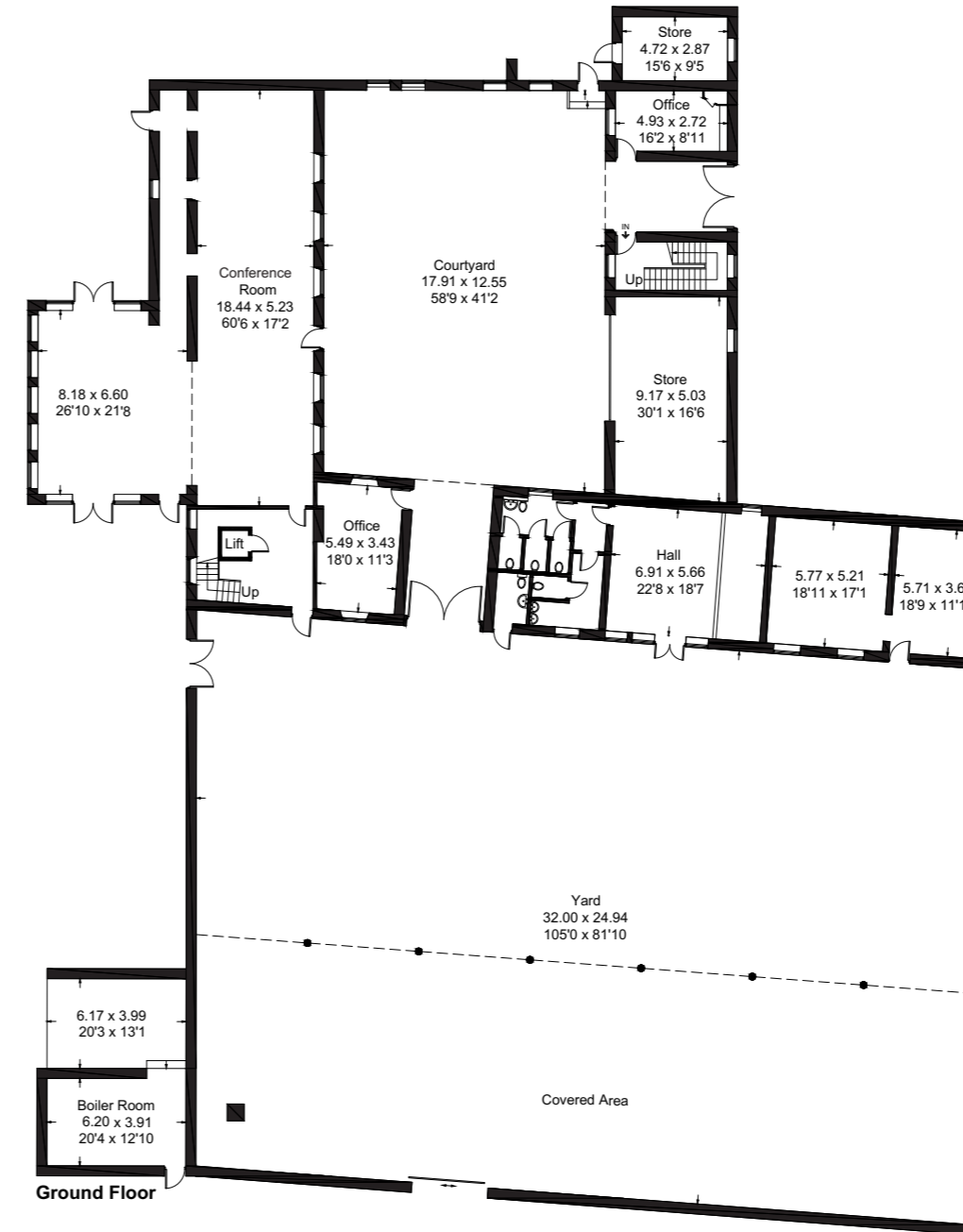
The 1700's cobbled courtyard was extensively refurbished in 2019 and converted into an excellent studio/high-tech conference complex. Set over two floors with the original hayloft being converted into a conference/breakout room, the complex is DDA compliant with a lift installed. The ground floor comprises another magnificent space suitable for holding functions and includes a conservatory area with two double doors leading to a rear terrace area.

Within the stable yard, former stables have been converted into bathroom facilities including a disabled lavatory. There is also planning permission for a commercial kitchen and dining area for which plumbing and electrical infrastructure has been installed, but with fitout yet to be completed.

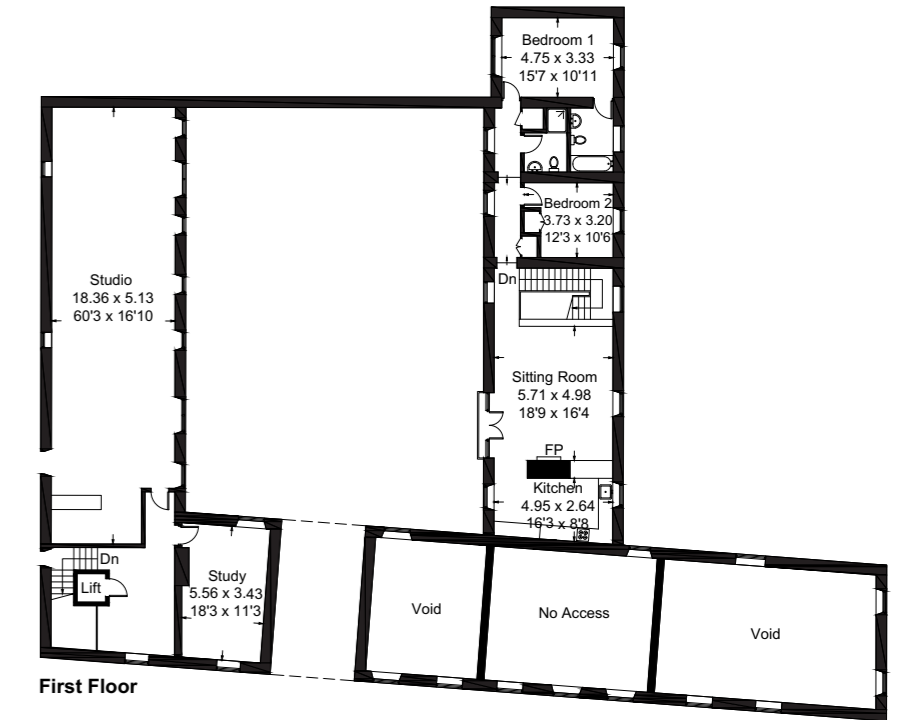


Courtyard

1,608.4 SQ.M (17,313 SQ.FT)



Ground Floor



First Floor





Gate Lodge

Outbuildings

Secondary Stableyard

In addition to the courtyard and former stableyard, is a secondary yard comprising eight stables, two barns, and a seven bay silo used for storage.

Cottage Ruins

There is a pair of derelict former cottages which are both accessed off the Moyallan Road.

Farm Buildings

Situated on the northeastern boundary and with independent road access is an extensive range of farm buildings which were constructed in the 1970's, for 1,500 cattle. While they are no longer in use, the seven-acre site offers development potential (subject to Planning Permission).

Additional Accommodation

Gate Lodge

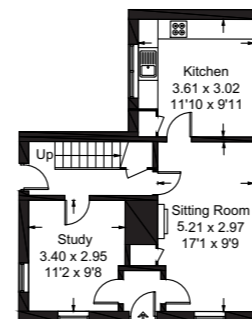
A charming south facing gate lodge, constructed in the 18th century, is positioned at the rear entrance to the estate. Internally the property comprises two bedrooms, two reception rooms and a bathroom.

Cottage

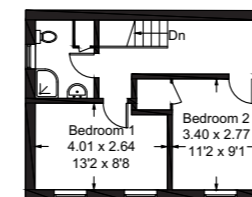
A detached sunny cottage of traditional construction is situated off the rear driveway. With accommodation over one storey, the accommodation comprises three bedrooms, one bathroom, reception room and kitchen.

Additional Accommodation

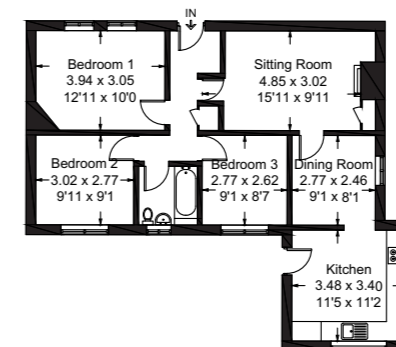
159.7 SQ.M (1,719 SQ.FT)



Ground Floor
(Gate Lodge)



First Floor
(Gate Lodge)



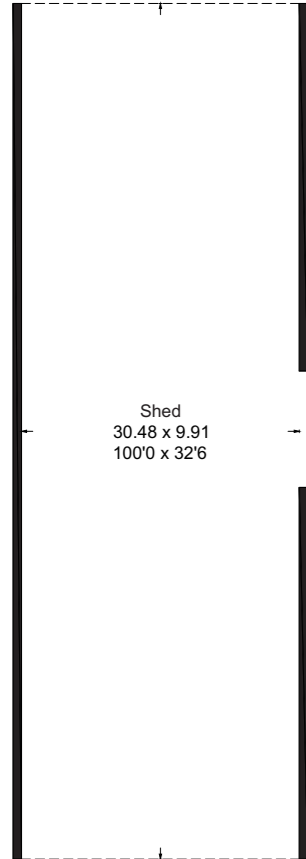
Ground Floor - Cottage



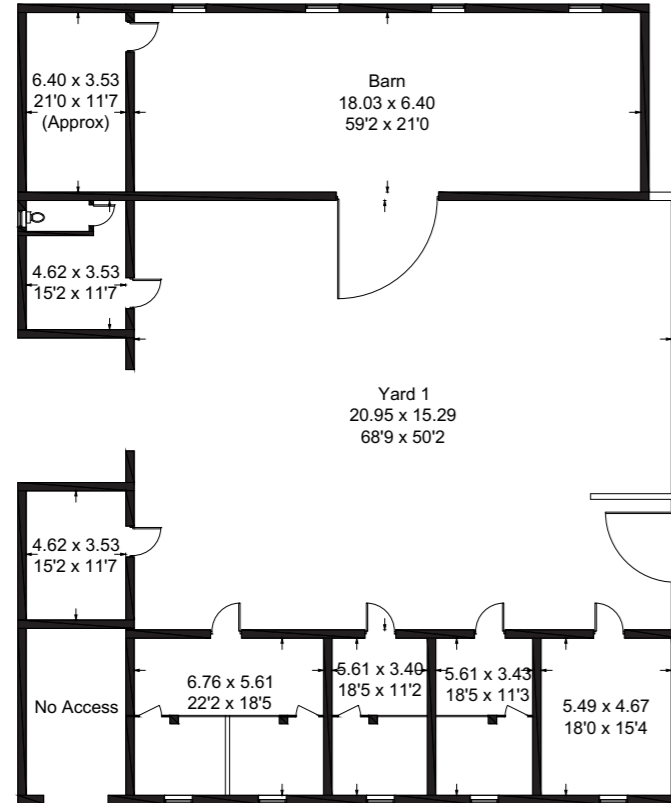
Apartment

Outbuildings

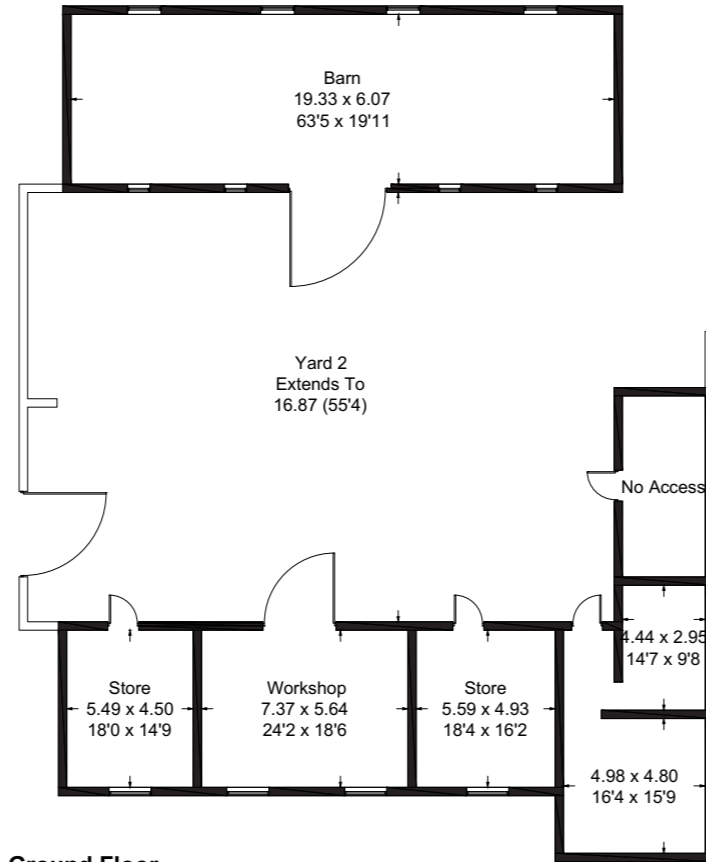
1,484 SQ.M (15,973 SQ.FT)



(Not Shown In Actual Location / Orientation)



Ground Floor



Ground Floor





Land

Land

The land at Elmfield lies within a contiguous block, benefits from considerable road frontage and includes versatile farmland and mature woods. The topography is undulating with the highest point at about 176 feet (53 metres) above sea level on the eastern boundary and the lowest point at 78 feet (23 metres) above sea level on the western boundary. The farmland is laid out in fields of good size and shape for modern agriculture and is enclosed by a combination of mature hedgerows and stone walls.

The River Bann is on the western boundary and provides fishing. The land can be classified as follows:

LAND TYPE	AREA
Arable/Pastures	46.0 acres / 18.6 hectares
Woodlands	31.0 acres / 12.5 hectares
Miscellaneous	13.1 acres / 5.3 hectares
Total	90.1 acres / 36.4 hectares

General Remarks & Stipulations

Data Room

Further detailed information will be available online via a protected data room to those who have viewed.

Viewing

Strictly by appointment with Savills. Given the hazards of a working estate, we ask you to be as vigilant as possible when making your inspection, for your own personal safety, especially around the farmyard and lake.

Directions

The postcode for Elmfield is BT63 5JX.

What3Words bins.essay.copying

Local Authority

Armagh City, Banbridge & Craigavon Council Tel: +44 (0) 300 0300 900

Website: armaghbanbridgecraigavon.gov.uk

EPC

Cottage – EPC E Gate Lodge – EPC E Elmfield Castle – EPC F
Courtyard Apartment – EPC E Courtyard – EPC B

Residential Schedule

Property	Present Occupancy	Water	Drainage	Heating
Elmfield Castle	Owner occupied	Mains	Private	OFCH & WFCH
The Courtyard Apartment	Owner occupied	Mains	Private	OFCH & WFCH
The Gate Lodge	Let	Mains	Private	OFCH
The Cottage	Let	Mains	Private	OFCH

The estate benefits from a three-phase electricity supply and fibre optic broadband.

Please note that the selling agents have not checked the services, and any purchaser should satisfy themselves with the availability and adequacy of all services.

OFCH – Oil-fired central heating; WFCH – Wood-fired central heating

Minerals, Sporting and Timber Rights

The minerals, sporting and timber rights, so far as they are owned are included in the sale.

Listing and Environmental Designations

Elmfield Castle, outbuildings and entrance pillars are listed as a building of architectural and historic interest, Category B1 (Ref:HB17/01/034 A). The derelict gate lodge at the main entrance is listed as Category B2 (Ref: HB17/01/034 B).

The estate is listed Grade A under the Historic Parks, Gardens and Demesnes (Ref: D-055).

Fixtures & Fittings

All fixtures and fittings are excluded from the sale including garden statuary, light fittings and other removable fittings. The buyer will have the option to purchase a selection of the contents of the castle (including curtains), the garden machinery and equipment.

Entry & Possession

Entry is by agreement with vacant possession, subject to the residential lets and Conacre Agreement.

VAT

Should any sale or any other part of the estate or any right attached to it become a chargeable supply for the purposes of VAT, such tax will be payable by the purchasers in addition to the contract price.

Entitlements to the Basic Payment Scheme

The land is registered for payments under the Basic Payment Scheme and the Entitlements are included with the sale. Entitlements will be transferred to the purchaser on completion of the sale. For the avoidance of doubt, the current owner will receive and retain the payment for the current year in full.

Solicitors

Tughans Solicitors LLP (contact: Chris Milligan)
The Ewart, 3 Bedford Square, Belfast BT2 7EP
Tel: +44 (0) 28 9055 3300 Email: Chris.Milligan@tughans.com

Offers

Offers may be submitted to the selling agents, Savills.

Closing Date

A closing date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

Wayleaves and Rights of Access

The estate will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others.

Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitors, and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Generally

Should there be any discrepancy between these, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

Important Notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure prepared and photographs taken in July 2024.





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