

# GOWRAN CASTLE

GOWRAN, CO. KILKENNY



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GOWRAN, CO. KILKENNY R95 W7K5

Goresbridge 6km, M9 7km, Bennettsbridge 10km, Kilkenny City 14km, Dublin City 117km, Dublin Airport 127km

(All distances approximate)

## Exceptional residential and equestrian estate with a fine period house and productive farmland

### LOT 1 – GOWRAN CASTLE

Renovated and refurbished period house comprising 3 principal reception rooms and 5 bedrooms

Extensive garden floor with billiards room/bar, office, cellar and gym

Formal gated entrance with tree-lined avenue

Walled patio, magnificent formal gardens and parkland

Tennis court

Gate lodge (1 bedroom)

Derelict cottage

Range of traditional outbuildings and farm buildings

About 14 acres

### LOT 2 - LAND & EQUESTRIAN FACILITIES

Superb array of modern equestrian facilities

Apartment above stable block (3 bedrooms)

American barn with 10 stables, 6-horse walker, veterinary practice, lunging ring, sand arena

42 acres tillage/ploughable pasture, 7.5 acres woods

About 53.8 acres

**About 67.8 acres / 27.5 hectares in total**  
**For sale as a whole or in up to 2 lots by Private Treaty**

**Savills Residential & Country Agency**

33 Molesworth Street

Dublin 2

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PSRA Licence 002223





## HISTORY

Gowran Castle Demense, located in Gowran in County Kilkenny, Ireland has a rich and storied past dating back to the medieval period. The original castle was constructed in the early 14th century by the Anglo-Norman Butler Family, who were prominent landowners in the region. The Butlers, including notable figures like James Butler, 3rd Earl of Ormond, played significant roles in Irish History, both politically and socially.

Over the centuries, the castle saw various modifications and expansions, reflecting the changing architectural styles and needs of its inhabitants. By the 18th century, the medieval structure had largely been replaced by a more modern country house, which forms the core of the present-day estate. In the early 19th Century Gowran Castle was renovated for Henry Agar, 2nd Viscount of Clifden, under the direction of the prominent architect William Robertson, whose other projects include Kilkenny Castle and Kilkenny court house.

The surrounding lands were developed into a picturesque demesne with formal gardens, parkland, lakes, a racecourse, a cricket pitch and agricultural fields, further enhancing the estate's status and beauty. Enclosing this land is Gowran's estate wall, a defining feature that underscores the estate's historical boundaries and grandeur.

Throughout its history, Gowran Castle has witnessed numerous historical events and changes of ownership. The Cromwellian wars saw a siege of the castle and the ownership changing from the Norman Butler family to the English settler family, the Agars. During the Irish Civil War in the early 20th Century, the castle was occupied by the anti-treaty forces, leading to some damage. After the war, the estate passed through several hands who each contributed to its preservation.

In 2012 the house was extensively restored to its current splendour, and it stands as testament to Ireland's rich heritage, blending historical significance with modern luxury, and continues to be a cherished landmark in the region.

## DESCRIPTION

Gowran Castle is a highly attractive and peacefully situated residential and equestrian estate, extending to about 67.8 acres (27.5 hectares) in total. At its heart lies a superb, modernised country house dating from circa 1818 which has been meticulously refurbished with beautifully proportioned and well-balanced accommodation.

Complementing the main house is a traditionally constructed gate lodge, refurbished in recent years. Additionally, there is a three-bedroom apartment for guests or staff situated within the American barn. The mature grounds encompassing the house are a key feature, providing privacy and a scenic rural backdrop with an abundance of amenity.

The agricultural aspect of the estate features excellent grassland. The land is divided into a number of good-sized paddocks enclosed by stud railing. The estate benefits from road frontage and internal roads, ensuring excellent accessibility throughout. Gowran Castle is particularly notable for its equestrian facilities, including a magnificent American barn with 10 loose boxes, veterinary practice, two 6-horse walkers, ancillary stores, and turnout paddocks.

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

## LOTING

The estate is available as a whole or in 2 lots.

Lot	Property	Area (Acres)
1	Gowran Castle	14
2	Land & Equestrian facilities	53.8
<b>The Whole</b>		<b>67.8 acres</b>

## SITUATION

Gowran Castle is nestled in the village of Gowran, south-east Kilkenny close to junction 7 of the M9 motorway. Located off the main street of the village, down a sweeping driveway, Gowran Castle is afforded peace and privacy, within a mature setting.

The charming village is a short walk and has a range of shops and services for everyday requirements including a health centre, pubs, church and a number of excellent cafes. Gowran Castle overlooks the magnificent Gowran Park Golf Course and horse racing track. Bennetsbridge is 10km from Gowran Castle and Goresbridge international horse sales venue is just 6km away.

The nearby city of Kilkenny (14km) offers a comprehensive range of services and amenities. Built on the river Nore, Kilkenny is the heart of Ireland's Ancient East. The medieval city offers an abundance of restaurants, hotels, supermarkets, gyms, golf courses, tennis club, swimming pools, professional services and a variety of boutiques and retail stores. Kilkenny Castle is situated in the centre of the city, offering a formal terraced rose garden and parklands open to the public. Kilkenny City is extremely popular amongst tourists due to its rich culture of the arts, music and lifestyle with a broad variety of national attractions, festivals, food and crafts available.

Mount Juliet Estate and Golf Club is only 20 kilometres distant and is a spectacular venue to enjoy afternoon tea, have a walk around its 1500 acres of parkland or dine at one of the many restaurants including the Michelin star, Lady Helen restaurant. For keen golfers, Mount Juliet's Championship Golf Course, designed by Jack Nicklaus, is one of the finest courses in the country and is host to the 2022 Dubai Duty Free Irish Open for the second consecutive year.

County Kilkenny has a proud sporting history and offers a wide variety of sporting and recreational activities. Racing enthusiasts are well catered for with Gowran Park Racecourse 500 metres from the property, Clonmel Racecourse (60km) and The Curragh Racecourse within close proximity. Gowran Park is renowned as one of the most scenic racecourses in the country. It is best known for staging the historic Thyestes Handicap Chase which takes place in mid-January each year. Run over 3 miles it is seen as the Grand National of the South East, and a trial for the Grand Nationals at Fairyhouse and Aintree.

The property sits in a prime location with excellent transport links nearby including the M9 (which connects Kilkenny to Dublin) just 7 kilometres distant. A local bus service running twice daily adjoins Gowran village to Kilkenny City. There are regular bus services from Gowran to Dublin Airport, and train services from Kilkenny and Bagnelstown (10km) to Dublin also.

Gowran National School is 1km from the property while a further selection of primary and secondary schools are located in Kilkenny City.



## LOT 1

### Gowran Castle

Nestled within the charming village of Gowran, Gowran Castle occupies a commanding, elevated position enjoying far reaching views of the Kilkenny countryside.

The property is entered off the R448 (Gowran Main Street), through an imposing bell-mouthed entrance with limestone piers and cast-iron electric gates. A sweeping driveway, flanked by lime trees, beech and laurel hedging, leads to an open forecourt which reveals Gowran Castle. Gowran Castle is an impressive, three-bay, two storey over raised basement country house, beneath a slate roof with drag edged rusticated limestone ashlar walls and cut-limestone window surrounds situated in the heart of the estate.

The property extends to approximately 7,892 square feet and features three reception rooms, five bedrooms and an extensive garden floor. The principal accommodation is spread over two floors, with the garden floor level housing a billiards room/bar, office, wine cellar, gym, utility room and multiple storage areas. The formal reception rooms and main living spaces are situated on the ground floor, while the bedroom accommodation is located on the first floor. Throughout the property, notable period finishes include sash and case windows with shutters, high ceilings adorned with ceiling roses, cornicing, decorative mantelpieces and architraves.

Limestone steps lead to an impressive portico that houses the solid wood entrance door. This opens to a light filled entrance hall of spectacular grandeur. Fitted with an elegant limestone fireplace and Portland stone and marble flooring, the entrance hall exudes timeless elegance.

The entrance hall is flanked by two bright and airy reception rooms. The sitting room is to the east, featuring shuttered double sash windows that overlook the front of the property. Notable features include a stove set in a marble surround and panelled walls. The drawing room is located on the opposite side of the entrance hall and enjoys similar proportions and features to the sitting room.





The inner hall provides access to the kitchen and dining rooms along with access to the stairs leading to the first floor. The kitchen benefits from a south-facing aspect and offers far reaching views of the Kilkenny countryside. Fitted with built-in cupboard units along with an island unit, the kitchen enjoys ample storage. Notable features include a Belfast sink, a Rangemaster cooker and sash windows.

The kitchen opens into the formal dining room through large double solid-wood doors, creating an excellent space for entertaining. Both the kitchen and dining room are tastefully decorated and feature double French doors that open onto an adjoining garden balcony, providing access to a patio area at the rear of the house – an idyllic setting for al fresco dining and enjoying long summer evenings. The dining room benefits from double-aspect views of the property and includes a stove fireplace in a marble surround.

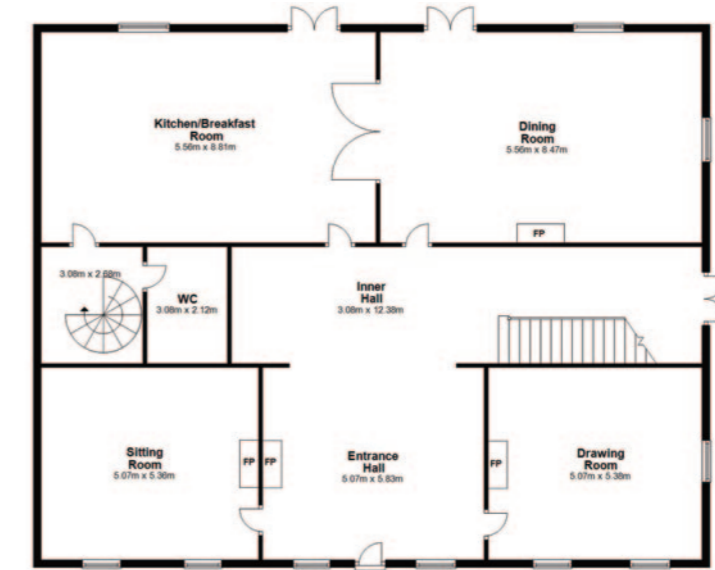
From the inner hall a free-standing stair rises to the first floor and opens to a bright landing. The master ensuite bedroom together with a dressing room is generously proportioned. The dressing room offers floor to ceiling wardrobes for ample storage. A second ensuite bedroom is located to the right of the landing. Three further light filled bedrooms that lie to the left of the landing enjoy views out over the front of the property. A family bathroom, fitted with a shower unit and a bathtub service these three bedrooms. A door at the end of the landing area reveals a spiral staircase that leads back to the ground floor.

The Garden floor is accessed by a spiral stair which connects the three floors. An impressive billiards room is fitted with a built-in bar unit and features a flagstone floor. This level is completed by an office, wine cellar, gym rooms, utility and more storage and pantry rooms.



# Gowran Castle

733.4 sq m



Hall Floor



Garden Floor



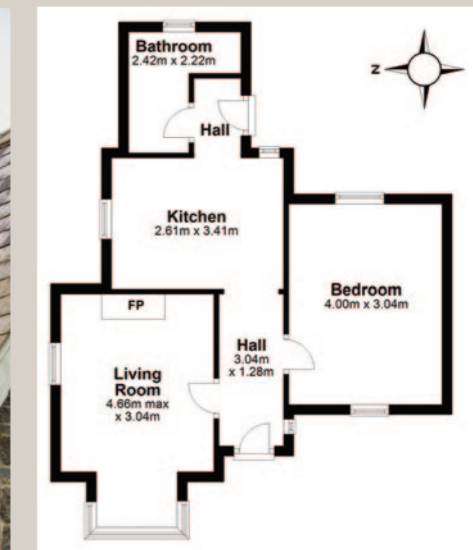
First Floor





### Gate Lodge

The Gate Lodge is a beautifully maintained cottage located at the entrance to Gowran Castle. This charming cottage extends to about 474 square feet and is constructed of limestone with granite reveals. The accommodation consists of a cosy living room, well-equipped kitchen, bathroom and bedroom. The kitchen is fitted with built-in cupboard units and a Belfast sink. The Gate Lodge has a private garden area to the rear of the property.





## Gardens and Grounds

Nestled within the glorious estate parkland, the immediate gardens surrounding the house are meticulously managed, creating a stunning backdrop. The diverse assortment of flora, fauna and outstanding specimen trees provide colour, shelter, amenity and privacy.

A walled patio area with built in barbecue lies to the east of the house and adjoins a fully fenced, tarmac tennis court.





### **Outbuildings**

Gowran Castle features a charming and extensive range of traditional outbuildings situated to the east of the house, including multiple stores. Additionally, there is a modern 7-bay lean-to with a corrugated roof and concrete floor, divided into several pens for young stock and an area for hay storage.

Also located in this area is a derelict cottage with an expansive orchard to the rear which contains a number of fruit trees.

### **Farmland**

Lot 1 comprises about 9 acres of grassland positioned to the front of the house. Bound by the main road and avenue the land is enclosed by a combination of stud railing, mature hedging and wire fencing.



LOT 2



## Equestrian Facilities

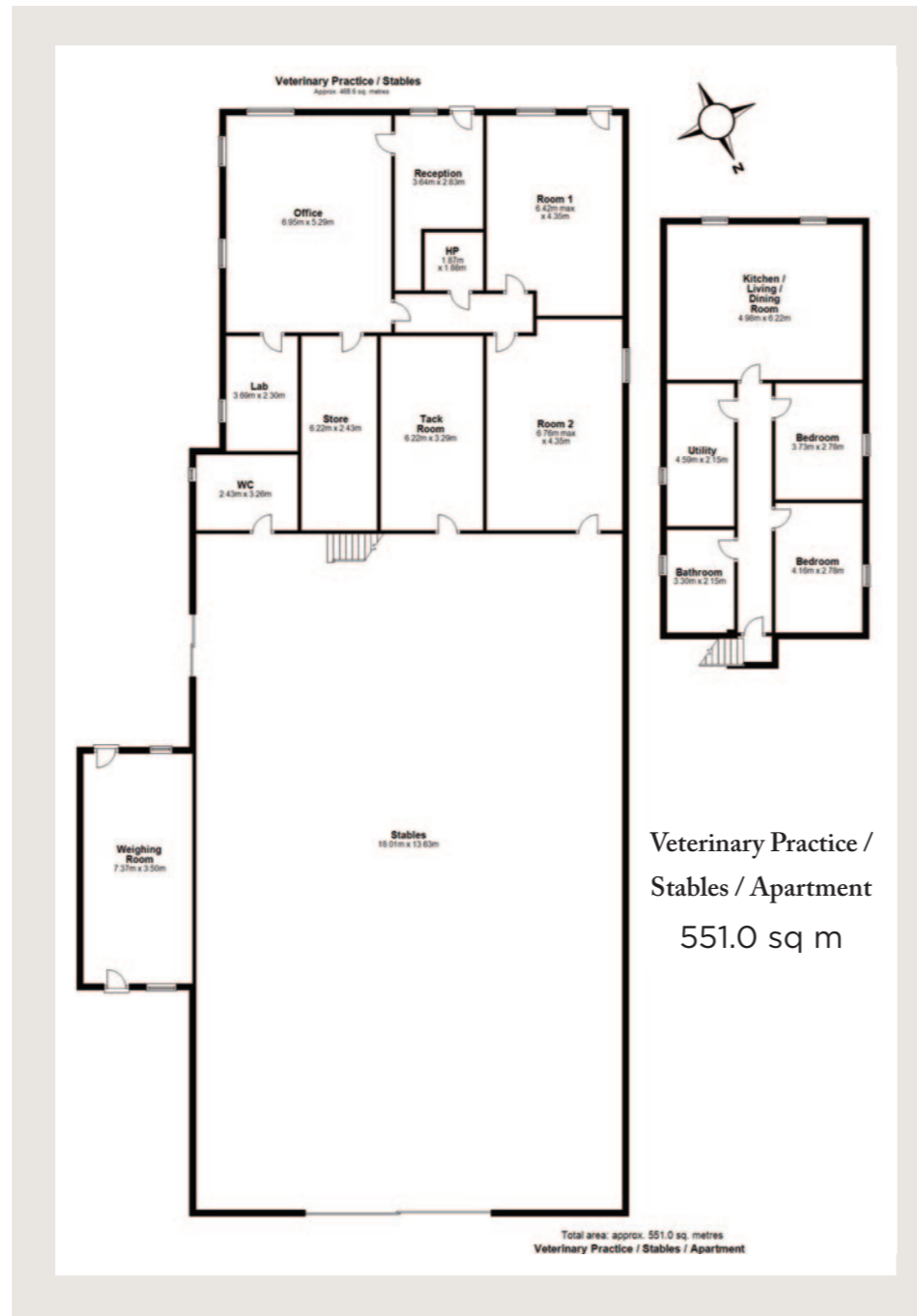
The equestrian facilities at Gowran Castle are exemplary and in excellent condition. Accessed via a western back entrance with electric gates and an oak tree-lined avenue suitable for horse lorries, the magnificent yard includes an impressive 6-bay American Barn and adjoining 4-bay general purpose shed, all constructed in 2014. The barn comprises 10 loose boxes, a tack room, a wash bay area and a WC.

Adjacent to the stable block is an area currently being used as a veterinary practice, featuring an office, laboratory room, reception, examination rooms and multiple storage rooms. Two 'stocks' rooms for scanning mares are included. The large car park has ample room for turning lorries and trailers. The equestrian facilities also include a lunging ring, a 6-horse walker, loading bay, large dung stead, wintering pens and hay sheds. An idyllic hacking trail through the woods by the river is south of the stable block.

To the north of the yard is a floodlit 90m x 55m outdoor all weather arena, with a sand and fibre surface, well sheltered by stud railing and beech and laurel hedging.

## Self-Contained Accommodation

Located above the American Barn is a bright and spacious apartment comprising three-bedrooms, kitchen/living/dining room, utility and bathroom. This apartment is currently used to accommodate staff.



## Farmland

The land at Lot 2 lies within a ring-fenced block and comprises rolling grassland and a small area of mature woods. With gently undulating topography and southerly elevation, the northern end of the estate is about 70 metres/229 feet above sea-level. A feature of the land is the excellent access throughout the estate featuring a super network of internal roads as well as a separate access of the Mill Road.

There are fourteen good sized grass paddocks in total enclosed by flex fence coated wire. Each field is equipped with drinking troughs connected to the private well water supply.

The southern boundary of Lot 2 comprises a small area of woodland bound by a river where a riding trail can be found. The land can be classified as follows:

LAND TYPE	AREA
Tillage/pasture	42 acres
Woods	7.5 acres
Roads, yards, buildings, etc	4.3 acres
<b>Total</b>	<b>53.8 acres</b>



## GENERAL REMARKS & STIPULATIONS

### 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.

### Eircode

R95W7K5.

### Fixtures & Fittings

All fixtures and fittings are excluded from the sale including garden statuary, light fittings, and other removable fittings, although some items may be available by separate negotiation.

### Residential Schedule

PROPERTY	WATER	DRAINAGE	HEATING	BER
Gowran Castle	Mains	Mains	OFCH	Exempt
Gate Lodge	Mains	Mains	OFCH	Exempt
Apartment	Mains	Mains	OFCH	C2

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

### Entry & Possession

Entry is by agreement with vacant possession.

### Basic Income Support for Sustainability (BISS) Scheme

For avoidance of doubt, there are no Entitlements to the Basic Income Support for Sustainability (BISS) Scheme are included in the sale.

### Solicitors

Malcomson Law LLP (contact: Sinead Byrne)  
Iceland House  
Arran Court  
Smithfield  
Dublin 7

Tel: +353 (0) 1 874 4422 Email: Sinead.byrne@mlaw.ie

### Listings

Gowran Castle, Gate Lodge and the main gates are recorded as Protected Structures by the National Inventory of Architectural Heritage (Ref: 12310003).

### Offers

Offers may be submitted to the selling agents, Savills, 33 Molesworth Street, Dublin 2.  
Email address: country@savills.ie.

### 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 himself 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.

In the event that the property is sold in lots, title conditions may be created for access and service media, and any new boundary fences required as a result of a lotted sale will need to be erected at the mutual cost of the relevant purchasers.

Please note a sale of Lot 2 will not take place in advance of a sale of Lot 1.

### 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 purchaser shall be deemed to have satisfied themselves 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 and their clients 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, images 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.



