

THE SEAFIELD ESTATE

BUNMAHON, COUNTY WATERFORD

 **SHELLEY & PURCELL**
Estate Agents, Auctioneers & Valuers

**MICHAEL H
DANIELS**
& COMPANY 



THE SEAFIELD ESTATE

BUNMAHON, COUNTY WATERFORD, X42 CR70

Bunmahon 2 km | Dungarvan 20 km | Waterford 27 km. Cork 95 km | Dublin (M50) 185 km.
M9 Motorway 25 min | Cork Airport 90 min | Dublin Airport 130 min | Shannon Airport 135 min
Rosslare Euro Ferry Port 85 min (All distances and times are approximate)

A delightful country estate set in a scenic rural setting with the Georgian Seafield House commanding fine views south over the Copper Coast

Hall | Staircase Hall | Drawing Room | Dining Room | Sitting Room | Kitchen

Six Bedrooms | Three Bathrooms | Attic floor with two further Bedrooms | Playroom

Basement with former Kitchen | Wine Cellar

Gate Lodge | Yard serviced by rear drive with Dairy Cottage and Range of Traditional Outbuildings and Stables | Blevins Cottage (derelict)

Gardens and Pleasure Grounds with former grass Tennis and Croquet Courts
First class Land in Pasture with Oak and Ash Plantations | Wonderful Views

Lot 1: Seafield House with 25.86 Hectares (63.90 Acres)

Lot 2: Agricultural Lands comprising 14.65 Hectares (36.20 Acres)

Lot 3: The Entire comprising 40.51 Hectares (100.10 Acres)

FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN LOTS



Gate Lodge

SEAFIELD ESTATE

The Seafield estate comprises a fine country property set in a tranquil rural setting adjoining the Copper Coast, a 25 km stretch of spectacular coastline of beaches, coves and rocky headlands. The 18th Century Seafield House enjoys a wonderful elevated setting with views south to the sea and north to the Comeragh Mountains as well as a secluded unspoiled position, protected by its own land and ringed by mature trees and more recent plantations.

The estate has a long and colourful history. Garran na Fionnoige – the grove of the crow – was in the hands of the Power family from the 1500s until 1660 when it was granted to Sir John Ponsonby who exchanged the lands with Sir Thomas Osbourne from Clonmel. By 1782 the lands were once again in the Power's hands, this time under lease, when the current house was built by Hugh Power and the name changed from Garraninoge to Seafield. In 1866 the lease reverted to the freeholder and subsequently in 1902, the house and 65 acres was sold by order of Master of Rolls by auction to the current owner's family. From 1914 to 1957 the estate was home to the Waterford Foxhounds.

Requiring renovation and updating, the five bay house retains many of its period features. It is bright and airy, being arranged over three floors and basement with the raised ground floor offering generous well-proportioned accommodation with high ceilings lit by large sash windows. Extending to circa 510 sq meters (5500 sq feet) , the impressive accommodation includes two fine reception rooms, six bedrooms and three bathrooms together with a further two attic bedrooms and basement storage.

A gate lodge guards the front entrance whilst the house is approached by a tree-lined drive, carpeted with crocus, daffodils and bluebells, which leads to a gravel forecourt and on into the rear yard. The yard is also served by a secondary entrance and includes two ranges of traditional outbuildings, together with Dairy Cottage. The derelict Blevins Cottage is close to the public road. The entire property extends to 40.51 hectares (100.10 acres) with the lands held in two blocks and in 13 main divisions.



COUNTY WATERFORD

The Seafield Estate is located some 2 km from the seaside village of Bunmahon, the centre of the beautiful Copper Coast, named for the vast mines that lie at its heart and operated here throughout the 19th century. Comprising 25 km of spectacular coastline, scalloped beaches, enclosed coves and rocky headlands this is one of only 147 UNESCO Global Geoparks. Oceans, volcanoes, deserts and ice sheets all combined here over 460 million years, creating the diverse geological formations and foundations of its wonderful and varying natural landscapes.

Kilmacthomas, within 10 minutes offers local facilities whilst the thriving coastal town of Dungarvan has a comprehensive range of shopping, financial and leisure facilities together with many good restaurants is within 20 minutes drive whilst Waterford city is within 30 minutes. The property is also well placed for Cork and the M9 Motorway (25 min) to Dublin with good access to International Airports at Cork, Dublin and Shannon and to Rosslare Euro Ferry Port. Mainline rail service from Waterford to Dublin takes 120 min.

The area, bounded by the Comeragh to the north and Copper Coast to the south, is known for its outstanding natural beauty, its rich undulating farmland and an abundance of leisure and sporting amenity. There are many sandy beaches within easy reach along with wonderful hill-walking together with the Waterford – Dungarvan Greenway. Both sea fishing and game fishing are close by whilst golf is well catered for with several championship courses at Dungarvan, Tramore and Waterford. Hunting is with the Waterford Foxhounds with racing at Clonmel and Tramore with an active point-to-point calendar over the winter months.

ACCOMMODATION

GROUND FLOOR

The house is approached via a gravel forecourt, with cut stone steps rising to a raised ground floor where the main reception rooms are light and well-proportioned with high ceilings. The entrance hall has doors off to inner hall, drawing room and dining room. Both rooms have fireplaces and offer fine views south and west over the grounds and to the coast. The drawing room is a wonderfully bright double aspect room whilst the dining room boasts a fine green marble chimney-piece. There is a sitting room off the inner hall with bay window overlooking the garden to the west. The kitchen/breakfast room has a range of fitted units, together with a Rayburn cooker and stainless steel sink unit. There are steps down to the basement from the inner hall with the rear hall adjacent, with cloaks and opening to the house yard.

FIRST FLOOR

The first floor has a main landing with four bedrooms and bathroom. All are light with lovely views of the gardens or the coast. A further two bedrooms, two bathrooms and dressing room are located on two landing returns.

ATTIC FLOOR

The attic floor comprises of the former staff quarters with two bedrooms and a playroom with storage room off the landing.

BASEMENT

The basement comprises of the former kitchens with stores and wine cellar off.

OUTSIDE

Immediately to the rear of the house is a Laundry Room, with Belfast sink, power and light and plumbing for washing machine. The oil fired condensing boiler together with the oil tanks are located to the side of the house.



THE YARD

The yard comprises two ranges of traditional stone outbuildings – one the former coach house and dairy (partially-lofted) with 2 stables added to the front and the other comprising of 7 lofted stables along with garaging and stores. The yard also has a former smithy and workshop together with separate WC and timber storage sheds. Off the yard is a small paddock with three further stables, hay barn, 2 kennels and cattle crush. The yard is also served by a rear driveway.

DAIRY COTTAGE

A two-storey cottage attached to the house via the laundry room and comprises of two bedrooms, sitting room, kitchen and bathroom. Double glazed windows and oil fired central heating.

GATE LODGE

A single storey lodge, which has not been used for some years. Timber clad with slate roof and double glazed windows. Two bedrooms, sitting room, bathroom. Oil fired central heating.

BLEVINS COTTAGE

A derelict single-storey cottage located close to the public road.

GARDENS & GROUNDS

The house is approached by a sweeping gravel tree-lined drive leading to a forecourt. The grounds are a particular feature of the property with lawns surrounding the house framed by mature trees providing much privacy and seclusion. The original pleasure grounds include orchard, rose garden with two grass tennis courts and a croquet court. There are many diverse trees and shrubs including Monterey Cypress, Beech, Oak/Holm Oak and Rhododendron together with a rare Chilean flame tree (*Embothrium coccineum*). The perimeter of the property is ringed with mature and more recent planting of trees and provides a pleasant circular walk.

THE LANDS

The farm lands are currently in first class pasture with a loamy soil under – most of the fields having been cultivated at some stage in the past. The land is divided into two blocks, with circa 64 acres with Seafield House in 8 main divisions and a separate block of circa 36 acres, in 5 main divisions, a short distance away. All the field boundaries are well fenced and in good repair and served by troughs with mains water supply to both blocks.



GENERAL REMARKS & STIPULATIONS

SERVICES

Mains water, electricity and oil-fired central heating to all properties. Private drainage to septic tanks.

SOLICITORS HAVING CARRIAGE OF SALE

James Reilly & Son, 4 Brighton Place, Clonmel, Co. Tipperary

BER CERTIFICATION

Seafield House - E2
The Dairy Cottage - E1
The Gate Lodge - G

VIEWING

Strictly by prior appointment with the joint sole agents.

TENURE AND POSSESSION

The property is offered for sale freehold by private treaty with vacant possession of all properties given upon completion.

LOTING

The vendors and their joint agents, whom we are, reserve the right to offer, or to sell the property in one or more lots or, in lots other than those described in these particulars

HOLDOVER

Various rights of holdover for the lands may be required, depending on the date of completion.

FIXTURES & FITTINGS

Only those mentioned in these particulars are included in the sale. All other items including garden effects, ornaments and statuary are expressly excluded.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is offered for sale, subject to and with the benefit of all rights of way, either public or private, all wayleaves and easements whether specifically mentioned or not.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey of Ireland and are for reference only. All measurements are approximate only. They will be deemed to have been checked by prospective purchasers who will have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale or entitle either party to compensation in respect thereof.

DIRECTIONS

From Bunmahon, proceed north on the R675, keeping left after 2 km at Seafield National School and then turning right after 1 km up the hill where the entrance gate to the property will be seen on the left a short distance along this road. Please note that no signboards are erected at the property.



IMPORTANT NOTICE

These particulars are for guidance only and are prepared in good faith to give a fair description of the property but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement of fact. Some images of the property may have been taken from outside the curtilage. Neither Michael H. Daniels & Co. nor Shelley & Purcell nor any employee has any authority to give or make any representation or warranty whatsoever in relation to the property. Any areas, measurements or distances are approximate only.