
GRANGECON DEMESNE and STUD

GRANGECON, COUNTY WICKLOW, IRELAND





6 GRANGECON HOUSE and STUD

GRANGECON DEMESNE and STUD

GRANGECON
COUNTY WICKLOW
IRELAND

An historic demesne estate complete with superb equestrian facilities, an exceptional breeding record for racehorses and a charming Tudor residence.

One of the great estates in county Wicklow with a rich and colourful history and a proven equestrian provenance, all in a highly desirable position just 32 miles south of Dublin city and about 1 hour's drive of Dublin International airport. The charming Tudor residence is the centrepiece of the estate and enjoys a delightful position on the eastern reaches of a fertile valley glen.

In all about 256 acres or 103 hectares.

The stud has superb equestrian facilities and it lies within a valley famed for breeding Gr. 1 winners. The Curragh racecourse is between 25 to 30 minutes driving distance (14.6 miles or 23.5 km), with Kilcullen less than a 20 minute drive.

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RESTORED TUDOR RESIDENCE

Enjoying a picturesque valley position amongst well-timbered rolling parkland the approach to Grangecon House is equally impressive. Three gate lodges flank the three gated entrances into the estate with each providing alternate but equally pleasing approaches to the house. The long avenue from the village of Grangecon is lined with ancient trees and rubble stone walls and provides exceptional valley views across the fertile parkland pastures before winding down past a small lake and through a Rhododendron wood to eventually terminate at a gravelled courtyard in front of the house.

7 Principal Reception Rooms, 5 Principal Bedrooms Suites

Thought to date in part to the 16th century but largely altered following a fire in the 20th century the current house is now manageable in scale and up-to-date, being presented in excellent condition following extensive restoration and comprehensive upgrading works in recent years. The accommodation within the house extends to some 12,905 square feet or 1,199 square metres and includes a staff apartment.

In all the accommodation within the estate extends to some **16,888 square feet or 1,569 square metres** with a Manager's House, 3 Lodges and a groom's apartment augmenting the main house accommodation.

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DATING BACK TO THE 1500's

In the Tudor style the house retains lots of character with tall and highly ornate brick chimney stacks, leaded windows and a part-timbered and part-castellated exterior. A large braced solid front door set within a carved timber surround is protected by grotesque gargoyle style figures, hinting to the ancient origins. Indeed, the timber head above the back door into the house has an inscription with the Tudor date 1576.

The use of reclaimed blue Bangor slate, cast iron down pipes and guttering along with the retention of some truly original architectural details give a pleasant historic character to the current house, which has essentially been re-built and is now in excellent condition. Flower beds surrounding the house are replete with carpet roses and hydrangeas and combine with climbing Virginia creeper vines to make the house welcoming and attractive.

A long ha-ha separates the gardens from the parkland grazing. Specimen and mature shrubs and trees are plentiful within the grounds and include a particularly fine ancient beech tree with a swing and lots of variously coloured Rhododendrons. The enclosed courtyard has reclaimed street cobbles, raised herb beds, a Chestnut tree with night lighting and climbing roses and clematis. It accesses the walled garden and the garages and outbuildings from a covered colonnade.







Accommodation within the house includes 5 principal bedroom suites with an adjoining apartment providing an additional 2 bedrooms

Inside a large reception hall has a full height open gallery to the first-floor gallery and leads into an inner stair hall, itself with an elaborate carved timber staircase to the first floor. A generous hall leads to all the principal reception rooms and includes a bar area with a fully fitted bar and seating area.

The drawing room is particularly impressive and occupies the entire depth of the southern end of the house. Facing south, east and west there are two large window bays with window seating allowing views over the gardens and a ha-ha to the rolling valley landscape. It combines with an adjacent sun room to provide a marvellous entertaining space, most especially when combined with the adjoining reception hall and bar area.

The dining room easily accommodates a table with 12 place settings and features hand painted wall murals and a fine marble chimney piece. There is an access door to the kitchen. Timber panelled walls and a large open fireplace make the library extremely pleasant and a cosy television room. The kitchen and breakfast room combine to make a

wonderful and large everyday living space. A large AGA cooking range ensuring a country kitchen feel while doors to the large garden terrace can allow al fresco dining.

A large office or study is accessible from the cobbled archway immediately across from the back door and itself leads to a garden room or pillared loggia. South facing, overlooking the reflection pool and with a fine marble chimneypiece it is quite delightful and links to the wine cellar and the long picture gallery, most recently used as a gym.

Upstairs there are five principal bedroom suites with the master bedroom suite immediately above the drawing room and enjoying the entire depth of the house. The bedroom is particularly spacious and leads to the bathroom and dressing room. The other four bedrooms each have a bathroom.

A separate apartment completes the first-floor accommodation and comprises two bedrooms, a shower room and a living room with a kitchen area and opening onto an elevated garden terrace.





GROUND FLOOR



GRANGECON HOUSE

Total approx. area - 1,199m² (12,905 ft²)

RECEPTION HALL (E) full height open gallery to first floor landing, decorative ceiling cornice, elaborate carved timber staircase to first floor, large Diocletian style window on return, polished timber flooring

CLOAK ROOM (W) with recessed spot lighting, two wardrobes with hanging rails. Separate WC with WHB

LIBRARY (S & E) large marble chimney piece with decorative carving and columns, bay or bow window, timber panelled with recessed fitted bookcases, half-glazed French door to garden

DRAWING ROOM (S & W) large bow or bay window with seating, second bay window, decorative ceiling cornice with central rose, twin alcoves, marble chimney piece, polished timber flooring, large glazed double doors leading into Sun Room

SUN ROOM (N,S & W) with timber panelled ceiling, glazed to three sides with double French doors to garden terrace, tiled flooring, interconnecting glazed double doors into Drawing Room

DINING ROOM (S) decorative ceiling cornice with twin central roses, decorative marble chimney piece with columns, hand painted wall murals, polished timber flooring, double French doors to garden

BAR (E) fitted timber bar with counter and mirror backed shelving, recessed spot lighting, polished timber flooring. Separate seating area with vaulted ceiling and window seating

KITCHEN (W) large 6 oven AGA cooking range (oil fired) with integrated gas hob, range of fitted wall and floor units with tiled worktops and integrated twin ceramic sink, large central island with solid timber worktop and integrated Belfast sink, suspended pot rack, second island with Belfast sink, fitted barbecue (gas) with extractor fan, large alcove with coved ceiling and study desk. Interconnecting arches into breakfast room and door into dining room

BREAKFAST ROOM (S & W) vaulted timber panelled ceiling, decorative carved chimney piece, alcove, bay window with seating, double French doors to garden terrace, interconnecting arches to kitchen

PANTRY (N) with fitted shelving, three roof lights. Separate vented pantry

LAUNDRY with vaulted ceiling, stainless steel twin sink, tiled walls, tiled flooring

BOOT ROOM (E) with secondary staircase to first floor, coat hooks, recessed spot lighting, courtyard. Two separate WC's, each with pedestal WHB

EAST WING

STUDY or OFFICE (N & S) with timber panelled walls, decorative ceiling cornice, stone chimney piece, recessed spot lighting, fitted shelving, wired for office use, interconnecting door to veranda. Accessed from veranda, courtyard and archway linking to the house

LOGGIA (S & W) ornate marble chimney piece with large wrought iron open grate. Overlooking reflection pool and walled garden. Interconnecting doors to study, wine cellar and gym

WINE CELLAR with flagged stone floor and 25 wine bins

PICTURE GALLERY or GYM (S) vaulted ceiling with decorative cornice, polished timber flooring

STORE (W) with twin alcoves, wired for office use

CHAPEL or BALL ROOM (W) former Greek Orthodox chapel with coved ceiling and ornate decorative cornice with 12 plasterwork head figures, granite flooring.

OFFICE (E&W) wired for office use



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FIRST FLOOR



GRANGECON HOUSE

Total approx. area - 1,199m² (12,905 ft²)

LANDING (S, E & W) generous landing with open gallery to reception hall below, decorative ceiling cornice with central rose. Leads to all principal bedrooms from an equally generous hall, itself with a seating alcove

MASTER BEDROOM SUITE

BEDROOM 1 (S) large with ceiling cornice, two large bow or bay window, bathroom en-suite and dressing room en-suite

BATHROOM (S&W) with ceiling cornice, recessed spot lighting, alcove with sunken corner bath, separate shower with oversized shower head, twin vanity mirrors with lighting, heated towel rail, twin WHB's with underneath storage. Separate WC with bidet

DRESSING ROOM (W) with hanging rails, fitted drawers, vanity mirror, recessed spot lighting

DRESSING ROOM / BEDROOM 8 (W) with open fireplace, ceiling cornice, fitted wardrobes, fitted drawers, recessed spot lighting, vanity mirror with lighting, window seat

BEDROOM 2 (W) with open fireplace, ceiling cornice, window seating, fitted wardrobe

BATHROOM (W) with cast iron fitted bath, separate shower with oversized heat, recessed spot lighting, part timber panelled walls, WHB, WC

LINEN CLOSET with fitted shelving, roof light, recessed spot lighting

BEDROOM 3 (S) with window seat

SHOWER ROOM tiled shower with oversized head, recessed spot lighting, heated towel rail, pedestal WHB, WC

BEDROOM 4 (S) with large window alcove, open fireplace, ceiling cornice, bathroom en-suite

BATHROOM (S) cast iron roll top bath with telephone shower attachment, pedestal WHB, WC, recessed spot lights, heated towel rail, part timber panelled walls

BEDROOM 5 (S&E) with coved ceiling, en-suite shower room

SHOWER ROOM tiled shower with oversized head, pedestal WHB, WC, heated towel rail, recessed spot lighting

OFFICE/BEDROOM 7 (N)

ROOF TERRACE first floor roof terrace with timber decking. Overlooking walled garden and reflection pool

GUEST or STAFF APARTMENT

Accessed from first floor hall within main house.

LIVING ROOM and KITCHEN (E&W) with ceiling cornice, open fire, range of fitted floor units with integrated twin stainless steel sink with drainer. Thermor electric oven, French door to roof garden

BEDROOM 6 (W) with ceiling cornice, walk-in wardrobe

SHOWER ROOM with Cabinet Shower, tiled flooring, pedestal WHB, WC

BEDROOM 7 (W) with ceiling cornice

ROOF GARDEN (E&W) with masonry and steel balustrading, timber decking







Loggia



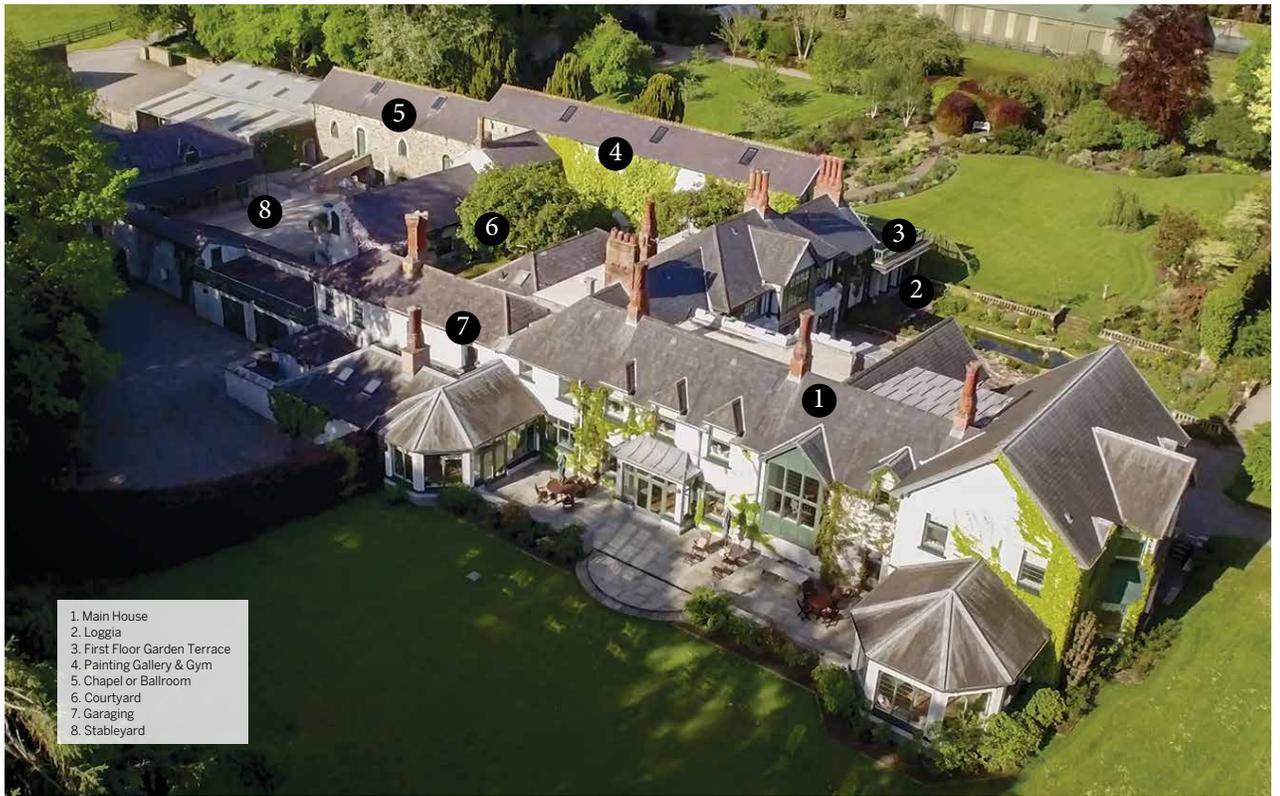
Courtyard



Stableyard



Chapel



- 1. Main House
- 2. Loggia
- 3. First Floor Garden Terrace
- 4. Painting Gallery & Gym
- 5. Chapel or Ballroom
- 6. Courtyard
- 7. Garaging
- 8. Stableyard

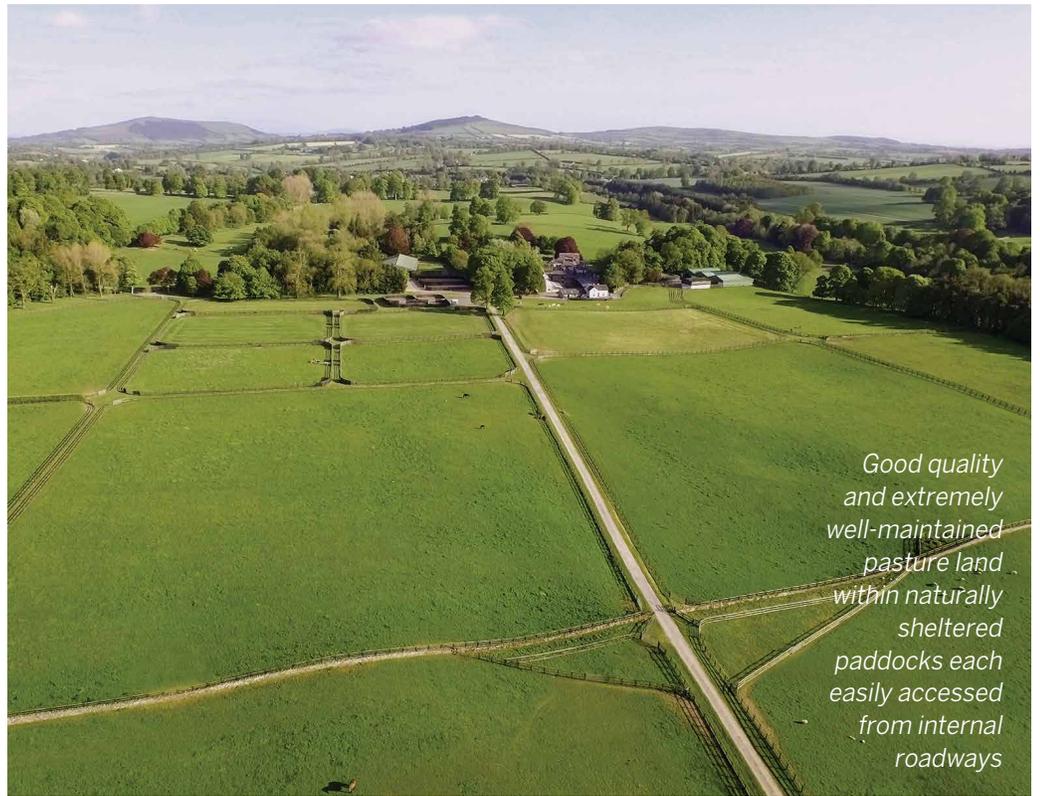


SUPERB EQUESTRIAN FACILITIES

The equestrian facilities are impressive and the breeding record for racehorses on the estate and within the immediate area exceptional.

A splendid cavalry of horses have emerged from stable yards in the Grangecon area. The trainer Jessica Harrington is located nearby, a Harrington family once owning the estate. The area is noted for its rich fertile lands and equestrianism, most especially bloodstock activity including the breeding and training of racehorses. The renowned horse breeder David Nagle's Barronstown Stud neighbours the estate and has produced in excess of 20 Gr.1 winners.

Producing thoroughbred horses to race and sell, the stud is well laid out with good internal roadways accessing 33 post and railed paddocks or fields. A pleasant Manager's House is positioned immediately adjacent to the Foaling Yard and equidistant of the nearby Mare's Yard and Yearling Yard. The Foaling Yard connects to the original Stable Yard, itself linking to the courtyard behind the house.



*Good quality
and extremely
well-maintained
pasture land
within naturally
sheltered
paddocks each
easily accessed
from internal
roadways*



- 1. The Mare's Barn
- 2. Foaling Yard
- 3. Yearling Yard
- 4. Manager's House
- 5. Stud Office
- 6. Main House
- 7. Staff Apartment*
- 8. Grangecon Village

Fifty-six stable boxes divided between the Mare's Yard, Yearling Yard and Foaling Yard

THE MARE'S YARD (20 stables)

A large barn with rubber flooring comprises 20 stables for the mares and has an indoor turnout paddock with teaser hatch, a feed room, veterinary inspection stocks, a staff canteen and a WC. Outside there are four turn-out paddocks, two being all-weather, a hay barn and two dung steds.

YEARLING YARD (23 stables)

Three interconnecting barns provide 20 stables, again with rubber flooring, a feed room, wash bay with rubber flooring and part-padded walls, a tack room, WC, storage loft and an indoor turn-out paddock. Outside there is a 6-bay covered horse walker, a large hay barn and 3 stables.

FOALING YARD (11 stables)

There are 7 large foaling stables with relay television cameras to a monitoring room. There are 4 further stables, 3 being within the original stable yard adjacent. The stable yard also comprising a canteen, the stud office, workshop and a staff apartment. A large machinery shed has a vehicle inspection pit.

ISOLATION YARD (2 stables)

Positioned nearby to the lodge at the stud entrance the isolation yard has two stables.

* Hay Loft conversion. Permission for use as an apartment may be required

IMPRESSIVE RESULTS

Grangecon Stud must rank as one of the most desirable of its kind. It benefits from an unrivalled location being a neighbour to the classic producing Barronstown Stud and is within easy reach of Giltown, New Abbey, Kildangan and the Irish National Stud, all perceived as iconic farms throughout the thoroughbred industry with unequalled reputations for excellence. Impressive and superbly laid out, the farm ticks every box – top class grazing land, excellent facilities, beautiful, mature, deciduous trees and magnificent hedgerows that provide valued shelter for livestock. Add to this the wonderful history as a nursery for thoroughbred excellence.

Under its current owner's guidance, the stud has been a leading vendor at all major European sales in recent years. 2017 was no exception with a 1,400,000 million guineas Frankel yearling filly selling at the October Yearling sales. It has enjoyed terrific success with its graduates on the racetrack worldwide. These fruits of success were apparent from the outset as a string of distinguished homebreds quickly advertised the stud's nursery qualities.

■ The top class Heatseeker winner of the Santa Anita H Gr.1 was an early

graduate. His 12 career starts yielded a win at the highest level along with Gr. 2 & Gr.3 successes.

■ A couple of years later the stud produced the Canadian International Gr.1 winner Sarah Lynx. This daughter of Montjeu was also a Gr.2 winner in France and sold last year in the sales ring for \$1,950,000.

■ Add to this the ultra-tough Universal (dual Gr.2 winner) and group winners Astrophysical Jet (Gr.3), Coral Wave (Gr.3), Emerald Commander (Gr.3), Mashoora (dual Gr.3) & Silk Blossom (Gr.2). The stud has consistently produced group and stakes winners known for their resolve and toughness. The current owner has achieved his vision of developing and creating a rich and vibrant bloodstock business on the very best of farmland.

■ The farm offers every facility for normal stud activity; there is a broodmare and yearling barn; a foaling unit, a 6 bay horse walker, 5 all-weather paddocks; there are hay sheds, offices and ample covered space for all machinery requirements.

■ There are 33 post and railed grass paddocks, rich in minerals and nutrients that promote bone and healthy living.



Sugar Boy of Grangecon Stud winning The Sandown Classic Trial in Sandown Park
Image courtesy of: GJ Multimedia

Grangecon Stud – Group & Stakes Winners (Bred or Purchased)

Headmaster

Santa Anita Handicap (Gr.1)
Californian Stakes (Gr.2)

Sarah Lynn

Woodbine Canadian International (Gr.1)
Prix de Pomone (Gr.2)

Universal

Princess of Wales Stakes (Gr.2)
Jockey Club Stakes (Gr.2)
The John Porter Stakes (Gr.3)

Emerald Commander

Oettingen-Rennen (Gr.2)
Prix Daphnis (Gr.3)
Pomfret Stakes (Listed)
2nd Criterium International (Gr.1)

Bill Blomson

The Lowther Stakes (Gr.2)

Mayhem

Prix de la Porte Maillot (Gr.3)
Prix Imprudence (Gr.3)

Astrophysical Jet

World Trophy Stakes (Gr.3)
Flying Five Stakes (Gr.3)

Coral Wave

C.L. Weld Park Stakes (Gr.3)
Flame of Tara EBF Stakes (Listed)

Sugar Boy

Classic Trial (Gr.3)
Eyrefield Stakes (Listed)

Ebon Blues

Prix Contessina (Listed)
Prix Cor De Chasse (Listed)
Wentworth Stakes (Listed)
Waterford Testimonial Stakes (Listed)

Sugar Free

Land O'Burns Fillies Stakes (Listed)

Sugar Mint

Cheshire Oaks (Listed)

Cosmo King

Ruby Stakes (Listed)

Amal & Beak

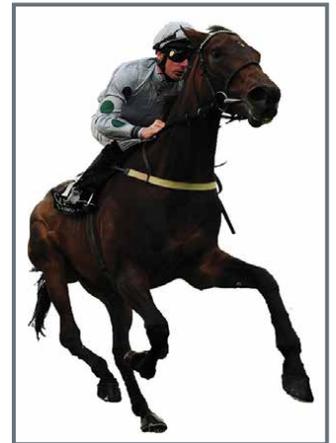
(also dam of multiple Gr.2 winner
Breton Rock)
Fairy Bridge Stakes (Listed)

Livada

Ad Valorem Stakes (Listed)



The farm has been extensively improved and modernised by the present owners to successfully create an ideal environment for thoroughbred horses



*Coral Wave winning her maiden at The Curragh
Image courtesy of: Healy Racing Images*

ESTATE DEMESNE

The overall estate of Grangecon House and Stud has a picture postcard quality with the rolling parkland including numerous and impressive ancient trees and being the eastern reach of a fertile glacial valley. Immaculately maintained rubble stone walls and timber post and rail fencing form field boundaries and add to the fine spectacle.

Quite remarkably, given the close proximity to Dublin, the local area has maintained a pleasant rural aspect.

The lands are farmed using organic fertilizers. The river Griesse, a tributary of the River Barrow, forms part of the estate boundary and offers single bank fishing. The lake within the estate has a strong fishing provenance.

Three gate lodges flank the three gated entrances and are in good condition.

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HISTORY

The area is rich in history and has been populated for many thousands of years, with many Iron and Stone Age sites in evidence throughout the surrounding countryside, as well as early Christian and pre-Christian sites.

While the name Grangecon is said to be of Celtic origin the earliest recorded history of it is from the Middle Ages (12th or 13th Century) when the Cistercian monks of Baltinglass Abbey had a castle built there, the ruins of which are within the estate of Grangecon House and Stud. Following the dissolution of the monasteries, Thomas Eustace was in 1541 made Viscount Baltinglass and granted the lands of the Abbey including the castle and lands at Grangecon. These were forfeited in 1581 following a rebellion by the third Viscount and subsequently granted by Queen Elizabeth 1 to Sir Henry Harrington. The lands remaining in the Harrington family for several generations.

The house at Grangecon Demesne, now Grangecon House and Stud, was acquired by David Mahony in 1837. His father, manager of the Earl of Devon's estates in Co Limerick, converted from Catholicism to Protestantism and dropped the 'O' from O'Mahony. The O'Mahony clan "the O'Mahony" claiming ancient lineage as one of the Gaelic Septs of West Munster. David Mahony had a flourishing solicitor's practice in Dublin with his brother Pierce Mahony. His brother (Pierce) was Daniel O'Connell's private solicitor, playing an important part in the campaign for Catholic Emancipation

(1829) and in the defence of O'Connell and his colleagues in the State Trials of 1843-44. Pierce's son David, inherited the estate. He developed the gardens at Grangecon Demesne and was a keen hunting man.

His son Peirce Charles de Lacy O'Mahony inherited Grangecon Demesne in 1900 and is said to have been remarkable "in having had successively three names, two wives and three faiths, and for being honoured by the kings of two opposing countries in World War I". An ardent home ruler he courageously supported Parnell during the O'Shea divorce scandal. In 1904 he opened a Greek Orthodox orphanage in Bulgaria and,



Grangecon Demesne was the home of Pierce Charles de Lacy O'Mahony, The O'Mahony of Kerry, a bearded giant who used to wear a kilt and have a piper to pipe him into the old Roman Catholic church in Grangecon

it is thought, around this time to have created a Greek Orthodox chapel at Grangecon Demesne. In his later years he styled himself The O'Mahony of Kerry and lived as an Irish chieftain, attired in saffron kilt and accompanied by wolfhounds and bagpipers. One of his sons, also Peirce, was implicated in the mysterious disappearance of the "Irish Crown Jewels" (the insignia of the Order of St Patrick) from Dublin Castle on the eve of King Edward VII's visit in 1907.

His other son Dermot O'Mahony, inherited Grangecon Demesne in 1914. A pioneering farmer in Patagonia he later returned to Grangecon Demesne to live there until his death in 1960. The estate being sold the following year. His daughter Patricia marrying Lt Col Richard K. Page and residing on land immediately opposite Grangecon Demesne. The Page family are still living there.

Helmut Hungerland and his wife Isobel purchased. Born in Kassel, Germany he studied at the Kassel Art Academy. He emigrated to Los Angeles in 1938. Isobel was a Lecturer at Berkeley. Enthusiastic art lovers exhibitions of contemporary works of art (paintings, graphics, sculptures, pastels and lithographs on loan from various galleries) were held at the house in the 1960's. The Hungerlands were also patrons of the Kildare Hunt. Their son Henry Hungerland sold the estate in 2000.

The present owner, Rick Barnes, another Californian, and his wife Sue purchased the estate in 2000.

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THE LOCATION

Grangocon (Irish Grainseach Choinn, meaning "Granary of the Hound") is a picturesque village set within a valley between the market towns of Baltinglass and Dunlavin in between the trunk roads of the M9 and N81. The Wicklow mountains are to the east, while to the west lie the equestrian lands of Kildare. Dublin city centre is 32 miles or 56 kilometres away.

The village of Grangecon is well serviced for its size with two local pubs, one of which also serves as restaurant, guest house and the local grocery store. There is a small primary school and secondary education is available in several schools in nearby towns. There is a roman catholic church within the village and a protestant church a short distance outside. A social highlight in the village is the Soapbox Derby Race down the main street in May of each year. The district has an unusually high population of artists and designers and when blended with the mix of horse breeding and training and traditional farming in the area provides a pleasant and varied social aspect to the area.

There is plenty of sporting activity in the hinterland with many fine golf courses, race courses and leisure spas and clubs within easy reach. Racing enthusiasts are well catered for with The Curragh, Punchestown, Naas, Fairyhouse and Leopardstown all within short driving distance. The Curragh Racecourse is home to all five Irish Classic Flat races. Punchestown Racecourse is the home of National Hunt racing in Ireland and Fairyhouse Racecourse is home to The Irish Grand National.

The estate provides fishing within a small lake and along a stretch of single-bank fishing on the River Griese and locally top quality rainbow trout fishing is afforded on a 8 ½ acre lake at Rathcon Farm.

There are a number of gun clubs in the area affording rough shooting and private driven shoots within easy driving distance include Moone, Woodenbridge, Ballyarthur and Coolattin. Grangecon is within Kildare hunting country and the adjoining Shillelagh, Carlow, Meath and Laois hunts are within easy boxing distance.

A selection of superb golf courses are available locally including The 'K' Club (Palmer Ryder Cup Course), Royal Curragh Golf Club, Rathsallagh House Hotel & Golf Club, Palmerstown House



Golf Club, Killea Castle Golf Club, Carton Hotel and Golf Resort, Athy Golf Club, Mount Wolseley Hotel Spa and Golf Resort and the Royal Curragh Golf Club.

The scenic and renowned Wicklow Way walking route can be accessed nearby. The walk taking in glorious mountain and valley vistas in an extremely picturesque part of Ireland. Leisure clubs and spas within the area include The 'K' Club Hotel and Golf Resort, Mount Wolseley Hotel Spa and Golf Resort and Killashee Hotel and Villa Spa.

Dublin City Centre 34 miles or 55.7 km. Driving time of circa 1 hour 15 minutes. Naas town 16.7 miles or 27 km, Dunlavin town 4.3 miles or 7 km, Newbridge town 15 miles or 24 km, Kildare town (railway station and boutique shopping) 16 miles or 26 km M9 motorway (nearest intersection) 9.5 miles or 15.3 km. Driving time of circa 15 minutes. N81 trunk road 5.6 miles or 9 km Dublin International Airport 46 miles or 75 km. Driving time of circa 57 minutes. Weston airport (private) 34.5 miles or 56 km

EIRCODE [Property Specific Code] W91 D2 CH
GPS LOCATION 53.003327, -6.744050
(village gate)



Grangecon Village



Punchestown Racecourse



ACCOMMODATION
SUMMARY



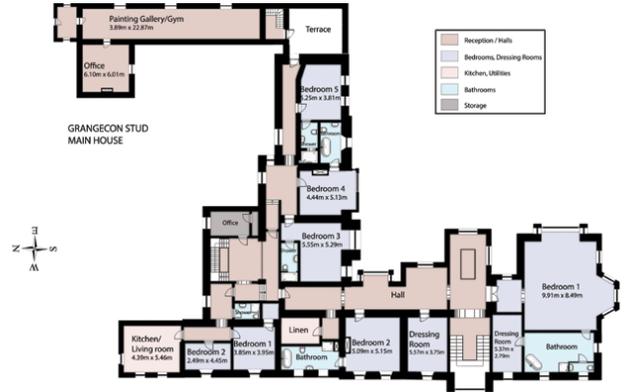
GROUND FLOOR



GRANGECON HOUSE

Total approx. area - 1,199m² (12,905 ft²)

FIRST FLOOR



GRANGECON HOUSE

Total approx. area - 1,199m² (12,905 ft²)



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MANAGER'S HOUSE

1,561 square feet or 145 square metres

PORCH (W) with glazed door into stair hall

STAIR HALL (W) with timber staircase to first floor, coat hooks, tiled flooring

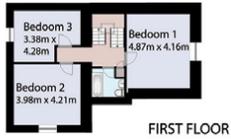
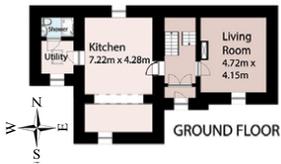
LIVING ROOM (S) brick fireplace with cast iron solid fuel stove, timber flooring

BEDROOM 1 (W) with range of fitted wardrobes

BEDROOM 2 (S) with coved ceiling

BATHROOM fitted cast iron bath with overhead shower, pedestal WHB, WC

BEDROOM 3 (W) with fitted wardrobe



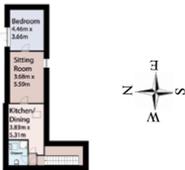
STABLE YARD APARTMENT

777 square feet or 72.18 square metres

KITCHEN (S) fitted floor units with integrated Hotpoint electric hob, Hotpoint electric oven. Leads to living room

LIVING ROOM (S) with coved ceiling. Leads to bedroom
BEDROOM 1 (N) with coved ceiling, door to outside staircase

SHOWER ROOM (N) with cabinet shower, pedestal WHB, WC



GRANGECON LODGE

(BUILT C. 1875)

317 square feet or 29.43 square metres

LIVING ROOM/KITCHEN (E&W) open fireplace, fitted cupboards, range of fitted floor units with integrated stainless steel sink and Hotpoint electric cooker

BEDROOM (N&E) with shower room ensuite

SHOWER ROOM (W) with tiled shower, part tiled walls, WHB, WC

MIDDLE LODGE

765 square feet or 71.06 square metres

LIVING ROOM (NW&SW) cast iron fireplace with solid fuel stove, timber staircase to first floor, exposed beam ceiling, curved end wall

KITCHEN (SW) range of fitted wall and floor units with integrated stainless steel sink, tiled flooring

BEDROOM 1 (SW&NE) with curved wall

BATHROOM with fitted bath, curved wall, pedestal WHB, WC

BEDROOM 2 (SW&NE)
Separate store room or Bedroom 3



STUD OR MARY ANN'S LODGE

563 square feet or 52.3 square metres

LIVING ROOM (S&E) with brick fireplace, attic access, cupboard with shelving

KITCHEN (S&W) with range of fitted wall and floor units, tiled splash back

BEDROOM 1 (N) with fitted wardrobe

BATHROOM (E) fitted bath, pedestal WHB, WC
Separate hot press with linen shelving





Stargazer Lodge



Windsor House



ACCOMMODATION

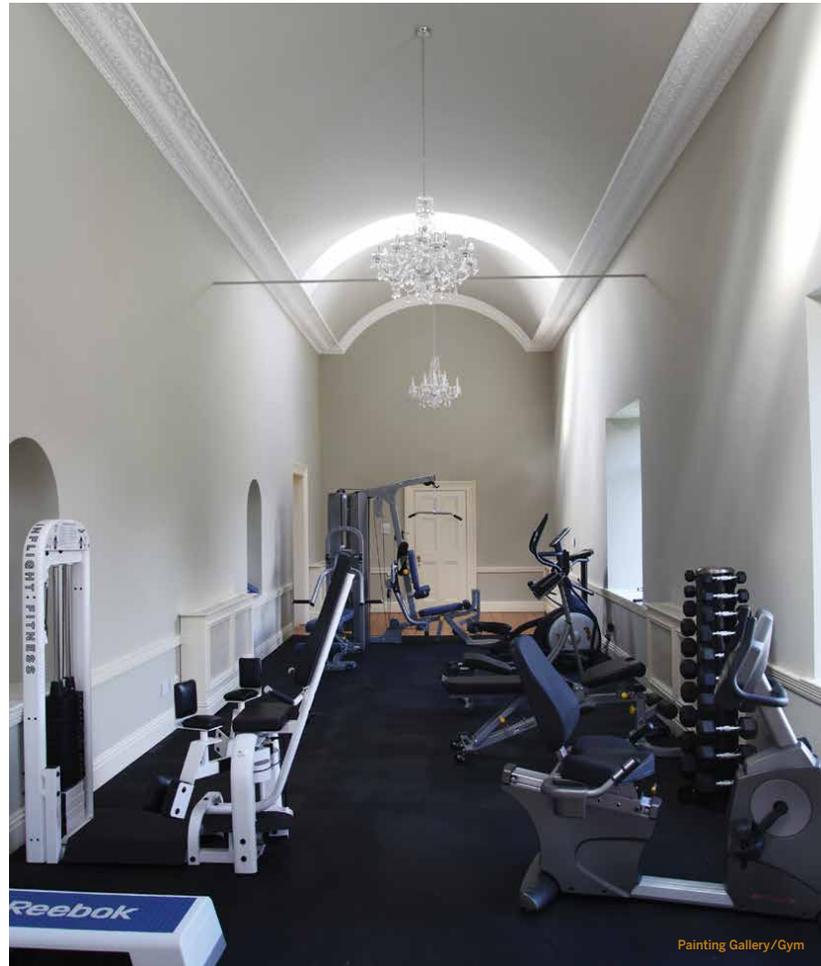
Accommodation Schedule	Reception Rooms	Bedrooms	Bathrooms	Open Fires
Grangecon House [12,906 square feet or 1,199 square metres]	6	7	7	10
Manager's House [1,561 square feet or 145 square metres]	1	3	2	1
Grangecon Lodge [12,906 square feet or 1,199 square metres]	1	1	1	1
Middle Lodge [765 square feet or 71.06 square metres]	1	2	1	1
Stud of Mary Ann's Lodge [563 square feet or 52.3 square metres]	1	2	1	1
Stable Yard Apartment [777 square feet or 72.18 square metres]	1	1	1	0
Accommodation in all [16,888 square feet or 45.69 square metres]	11	16	14	15

The main house services are very up-to-date. Heating throughout is from radiators. An oil fired central heating system powered by a large capacity ACV boiler with a Riello burner has 5 circulating pumps and is zoned into 7 sections, allowing for efficient and variant heating throughout. There is a gas supply to the cooking hob and the inside barbeque. Water is from a private well to 2 large water cylinders with the house supply pressurised. Electricity is from the main supply but with an automatic back-up generator. The house has an integrated sound system and burglar alarm. Each entrance has electric security gates.

SERVICES

Services Schedule	Water	Electricity	Drainage	Heating
Grangecon House	Well	Mains [Generator back-up]	Septic tank	Oil
Manager's House	Well	Mains	Septic tank	Oil
Grangecon Lodge	Well	Mains	Septic tank	Oil
Middle Lodge	Well	Mains	Septic tank	Oil
Stud or Mary Ann's Lodge	Well	Mains	Septic tank	Oil
Stable Yard Apartment	Well	Mains	Septic tank	Oil

64 GRANGECON DEMESNE and STUD



Painting Gallery/Gym



ORPEN FRANKS

SOLICITOR with CARRIAGE of SALE

Orpen Franks Solicitors,
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VIEWING

Viewing is strictly by appointment with the selling agents.

FIXTURES and FITTINGS

The estate is offered for sale with the main house fully furnished and the stud equipment and farm machinery included. A full inventory of the items to be included in sale is available to viewing parties from the selling agents. Within the house the principal furniture, light fittings, fitted carpets and curtains will be included in sale. Outside any garden statues or ornaments and the principal equipment for the estate used within the gardens and stud will be included in sale.

TENURE and POSSESSION

The estate is offered for sale freehold with vacant possession being given at the closing of the sale subject to any TUPE (Transfer of Undertakings (Protection of Employment) obligations). The estate is currently farmed in hand.

LOCAL AUTHORITY and PROTECTED STATUS

Wicklow County Council. Grangecon House is listed as a Protected Structure (Number 20-03). The Grangecon Lodge and adjacent entrance gates are recorded within the Buildings of Ireland: National Inventory of Architectural Heritage (Numbers 16402002 and 16402001).

BUILDING ENERGY RATING

Exempt from certification requirement as a Protected Structure.

BER Exempt (Building Energy Rating Certification)

MAPPING

In all about 256 acres or 103 hectares

Field or Paddock	Hectares	Acres
'A'	4.735	11.700
'B' (Sleator's) Field	5.053	12.486
'C' (The Harp) Field	3.135	7.747
'D'	4.282	10.581
'E'	4.340	10.724
'F'	1.410	3.484
'G'	2.690	6.646
'H'	2.170	5.362
'J'	2.427	5.997
'K' (Isolation Field)	3.090	7.635
'L'	2.530	6.252
'M'	1.100	2.718
'N'	1.470	3.632
'O'	2.250	5.559
'P'	2.047	5.0580
'R' (The Jockey's Field)	1.514	3.741
'S'	4.647	11.483
'T'	4.170	10.304
'U'	3.550	8.772
'V'	2.135	5.275
'W' (The Long Eight Field)	1.930	4.769
'X' (The Hill Field + 'Z')	4.053	10.015
'Y' (Deerpark Field)	7.000	17.297
'Z' (The Hill Field + 'X')	1.580	3.904

(Acreage calculations approximate only)

In all about 256 acres or 103 hectares



SELLING AGENTS

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