



The image shows a large, multi-story, light-colored building complex, likely a residential or institutional estate. The building has multiple wings, a central tower-like structure, and numerous windows. It is situated in a grassy area with some bare patches and a gravel path in the foreground. The sky is blue with some clouds.

Castlemacgarrett Estate

Claremorris, Co Mayo



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In all c.125 acres – 50.5 ha

FOR SALE BY PRIVATE TREATY

• Ballindine 3km • Claremorris 4km • Tuam 21km • Ballinrobe 21km • Castlebar 30km
• Knock International Airport 30km • Westport 45km • Galway 55km

- Entrance & Reception Lobby • Reception • Meeting Room • Lounge x 2 • Oratory
- Dining Room • Day Room & Kitchenette • Kitchen & Various store rooms • 2 further Kitchens • Office x 3 • Staff Rooms • Laundry • Hairdressers • Sewing Room
- Infirmary • Treatment room • Master bedroom suite • 66 further Bedrooms (some ensuite all with whb) • 22 Bathrooms/Wc
- Boiler House • 23 Stables • Stores • Gardener's Cottage • Walled Garden
- Mature Trees • River Robe • Lands in one block in old pasture

Historical Note

Castlemacgarrett was originally owned by the Oranmore Browne family for over five centuries. The Browne family, were of Norman descent and had travelled over to Ireland in the 12th century with Strongbow. The Browne's were one of the largest landowners with over 54,000 acres stretching from Galway to Mayo.

Two residences pre-dated the existing Castlemacgarrett, the second residence being almost completely destroyed by a great fire in 1811. During this time the family were forced to live in the service quarters, and one of these, a vaulted room which had been built in 1700 was incorporated into the new castle. This is now part of the guest's dining room and retains the original vaulted ceiling. The ruins of the old castle can still be seen on the estate.

In 1785, Dominick Browne was born here and would later become the first Lord Oranmore Browne, the title of Oranmore being taken in light of the family lands and property at Oranmore, Co. Galway. He was appointed Privy Councillor of Ireland and became one of the 28 elected representative Irish Peers.

He spent a great deal of money on Castlemacgarrett and much of the remainder of the existing building was added between 1811 and 1902. In 1902, the 'modern' wing to the left hand side of the main entrance was erected. In this wing you will find the Oratory and reception room, which ceilings are replicas of those in Leinster House.

The third Baron Geoffrey Browne (1861-1927), was responsible for building the main part of the present manor, early in the 20th century. The Estate thrived and there were wheat crops, oats and other cereals. Livestock were reared on the land and the Estate also had fine fruit and vegetable gardens. Pheasant shoots were organised annually and The River Robe which runs through the Estate produced fine fresh trout fishing.

The fourth Baron, Lord Oranmore Browne resided in Castlemacgarrett until 1960 at which point he moved to London and died in 2001.

Around 1965 the castle itself, with a large farm attached, was bought by nursing sisters, and it was known as Castlemacgarrett Nursing Home until it was sold again for development in 2006. It now lies vacant.

Castlemacgarrett House

The property is entered off the N17 through a set of 19th century gates and up a long avenue to the large forecourt at the front of the house.

In the original house there is a myriad of period features throughout including, mahogany doors, parquet floors and magnificent plasterwork which was replicated from Leinster House. The property extends to a total of approximately 2441.3 sq.m (26,278 sq.ft). All the reception rooms are bright, spacious with large windows, high ceilings and the original vaulted ceilings in the dining room. The property was used as a nursing home in later years and contains 67 bedrooms.

To the rear of the main structure, there is a boiler house at ground level, over this there is a tower structure, which provides for staff accommodation. This is linked by a first floor walkway to the main building.

Excellent potential for development as a hotel, school or nursing home to name a few, subject to the necessary planning permission.

Lands Gardens and Outbuildings

To the rear of the main house there is a wonderful courtyard with 23 stables. The original walled garden still remains as does the Gardener's Cottage both of which are in need of restoration. The River Robe known for its trout fishing runs centrally through the lands and contains a pretty stone bridge and weir. The lands are currently all in grass in one block with extensive road frontage on two roads.

Location

Nestled in central Connaught at the junction of the N17 and the N60, the bustling town of Claremorris (4km) has a strong infrastructure with a good road network, and in recent times it has become a popular commuter town for both Galway and Castlebar. It is well serviced by buses and trains, lying on the main rail line from Dublin to Westport, and The West of Ireland Airport at Knock is just a 30 minute drive. Galway is also a 30 minute drive as is the historic coastal town of Westport.

There are two primary schools and two secondary schools, a new swimming pool and leisure centre. The nearby Silver Bridge Shopping Centre has four supermarkets, numerous bars, cafes and restaurants.

Excellent fishing is close by in Clare Lake, Lough Carra and Lough Mask. There is a local 18-hole Golf course adjacent to Castlemacgarrett. There are also a number of sports clubs attached to the town.

The Estate is surrounded by rolling drumlins, eskers, woods and lakes.

Directions

Continue from Claremorris on the main N17 (for Tuam) for 4km and the property is on the right hand side.

BER

Exempt.

Viewings

By appointment.



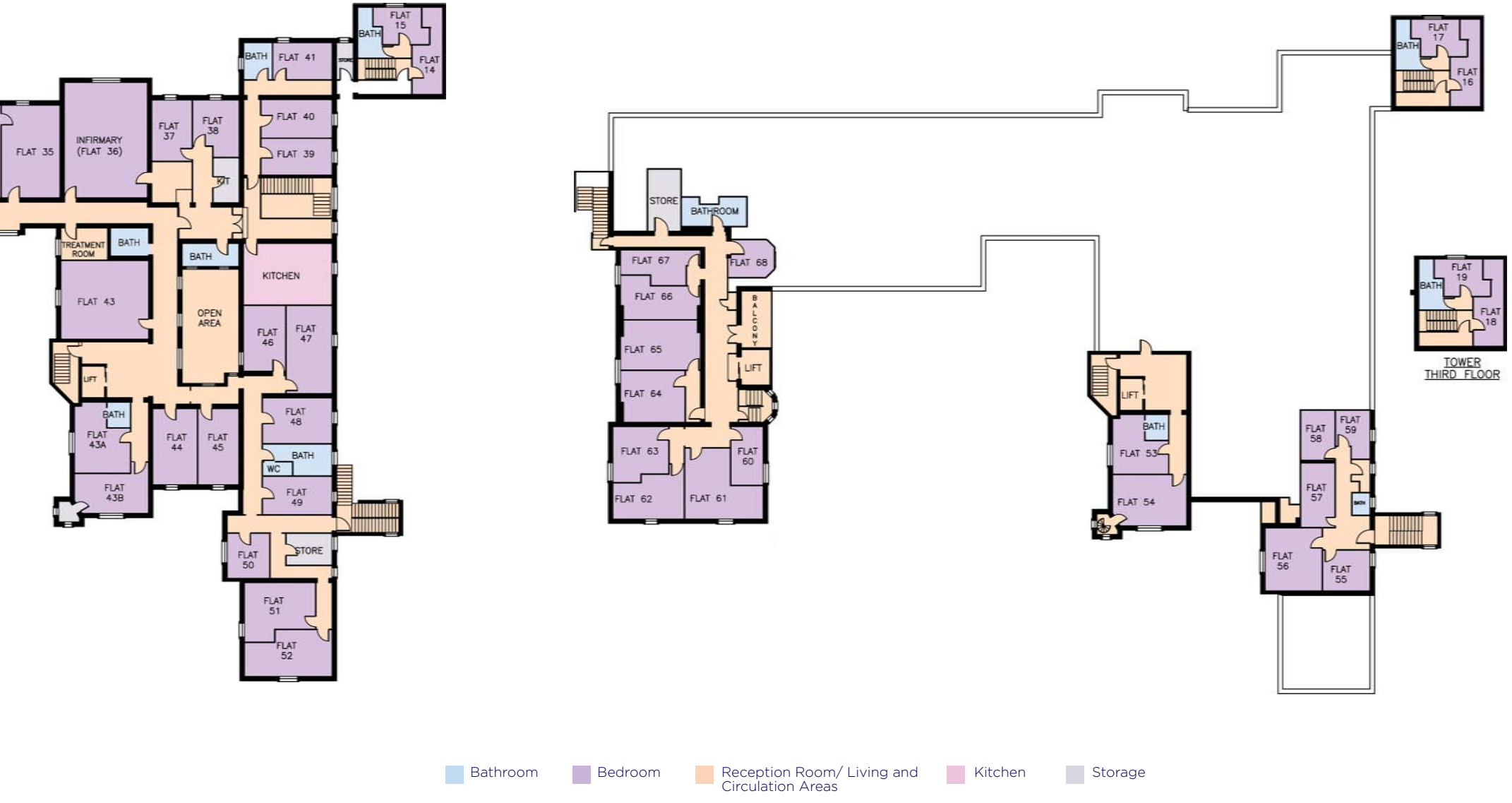
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Not to Scale - Illustrations are for Identification Purposes Only

Accommodation
Ground Floor

	MEASURMENT (M)	AREA (M)
Entrance Lobby	2.70 x 3.30 Plus 1.90 x 2.40	13.47
Reception Lobby	4.70 x 2.50 Plus 10.05 x 5.43	66.32
Rear Hall	1.80 x 1.33	2.39
Visitors' Toilet	1.20 x 1.33	1.60
Reception	2.90 x 2.55	7.40
Corridor to Oratory\ Library	5.75 x 2.40 Plus 12.35 x 2.00	38.50
Meeting Room	5.23 x 5.45 Plus 0.95x 4.03 Plus 3.18 (Ave) x 0.85	35.03
Lounge (Rear of Oratory)	8.75 x 5.86 Plus 3.10 x 1.40	55.62
Oratory	5.64 x 11.65	65.71
Library	10.35 x 5.70 Plus 3.20 x 1.40	63.34
Lounge	8.14 x 5.40 Plus 4.70 x 2.65	56.42
Toilet	2.68 x 1.70	4.56
Corridor to Dining Room	1.70 x 12.55 Plus 1.73 x 5.56	30.96
Dining Room	7.50 x 6.45 Plus 7.63 x 6.30 Plus 8.88 x 4.50 Plus 7.66 x 5.35	177.39
Nuns' Day Room	2.60 x 0.85 Plus 5.10 x 4.95	27.46
Kitchenette off Nuns' Day Room	1.85 x 1.92	37.41
Kitchen	8.50 x 6.10 Less 1.60 x 3.50	46.25
Bread Room	5.33 x 4.90	26.12
Wash Up Area	5.16 x 3.40	17.54

Bedroom	3.35 x 2.06	6.90
Rear Hall	3.35 x 2.90	9.72
Store	2.06 x 1.10	2.27
Toilet	2.26 x 1.98	4.48
Drying Room	2.36 x 3.15	7.43
Dry Goods Store (Flat 1)	4.03 x 2.50	10.08
Office (Flat 2)	2.50 x 4.03	10.08
Staircase Lobby	5.50 x 3.10	15.66
Rear Hall	2.90 x 2.06	5.97
Staff Room	2.60 x 4.97	12.92
Laundry Room	5.15 x 7.20	37.08
Corridor to Bedrooms	Total Area	51.91
Fire Exit Stairs	5.30 x 4.50	23.85
Flat 3	3.15 x 4.45 Plus 1.50 x 1.07	15.63
En Suite	2.00 x 1.56 Plus 0.75 x 0.75	3.68
Flat 4	4.50 x 2.30 Less 1.00 x 1.00	9.35
Bathroom	1.94 x 1.97	3.82
Toilet	1.17 x 1.15	1.35
Flat 5 (inc. En Suite)	4.30 x 3.70	15.91
Flat 6	4.40 x 2.62	11.53
Flat 7	4.50 x 2.58	11.61
Flat 8	4.50 x 2.45	11.03
Flat 9	4.25 x 2.65	11.26
Flat 10	4.45 x 2.52	11.21
Flat 11	4.45 x 2.75	12.24
Priest's Living Room	4.70 x 4.10	19.27
Priest's Bedroom	3.10 x 2.50	7.75

First Floor

Priest's Bathroom	1.70 x 2.50	4.25
Landing Area	5.45 x 2.80 Plus 5.40 x 3.05	31.73
Corridor to All Areas	Total Area	225.29
Bathroom	2.85 x 2.60	7.41
Hairdresser's	3.20 x 2.30	7.36
Flat 20	2.50 x 2.80 Plus ½ x 2.00 x 0.85	7.85
Flat 21	2.50 x 2.80 Plus ½ x 2.00 x 0.85	7.85
Flat 22	6.00 x 2.50	8.35
Flat 23	5.50 x 3.10	17.05
Flat 24	5.00 x 3.05	15.25
Flat 25	4.60 x 2.60	11.96
Flat 26	5.60 x 3.00	16.80
Flat 27	5.60 x 2.80	15.68
Flat 28	4.54 x 2.70	12.26
Toilet	1.64 x 1.16	1.90
Sewing Room	4.50 x 1.60	7.20
Flat 29	5.65 x 2.15	12.15
Flat 30	4.25 x 3.70	15.73
Flat 31	5.65 x 2.15	12.15
Flat 32	4.10 x 6.40	26.24
Office	2.45 x 2.90	7.12
Office	2.75 x 2.70	7.43
Bathroom	3.00 x 1.80	5.40
Flat 33	4.10 x 6.40	26.24
Flat 34	3.35 x 6.40	21.44
Flat 35	6.40 x 3.62	23.17
Infirmary	7.60 x 5.00 Plus 3.10 x 2.50	45.75

Treatment Rooms	3.00 x 3.00	9.00
Bathroom	2.15 x 2.90	6.24
Flat 37	4.00 x 3.00	12.00
Flat 38	3.10 x 3.05	9.46
Kitchenette	3.10 x 1.80	5.58
Bathroom	4.90 x 2.20	10.78
Flat 39	3.37 x 4.12	13.88
Flat 40	4.12 x 2.40	9.89
Flat 41	3.35 x 2.98	9.98
Bathroom	1.64 x 2.40	3.94
Store	2.50 x 1.12	2.80
Landing to Kitchen	5.10 x 4.20	21.42
Kitchen	5.05 x 3.90	19.70
Flat 43 (inc. En Suite)	5.20 x 4.50	23.40
Fire Exit Stairs	5.30 x 4.50	23.85
Television Lounge Corridor	3.47 x 1.32	4.58
Shower Room	3.06 x 1.98	6.04
Flat 43a	4.00 x 4.30 Less 2.15 x 2.30	12.25
Flat 43b	5.45 x 3.70 Less 1.00 x 1.15	19.02
Flat 44	5.10 x 3.10	15.81
Flat 45	5.10 x 3.10	15.81
Flat 46	2.50 x 3.85	9.63
Flat 47	5.05 x 2.50	12.63
Flat 48	4.34 x 3.23	14.02
Bathroom	1.83 x 2.00	3.66
Toilet	2.30 x 0.80	1.84
Flat 49	4.40 x 3.00	13.20

Flat 50	3.80 x 3.00	11.40
Store	2.50 x 2.35	5.88
Flat 51	3.94 x 3.90 Less 2.20 x 0.90	13.39
Flat 52	3.20 x 5.10 Less 0.90 x 1.90	14.61
Flats 53 and 54		
Second Floor		
Landing	4.80 x 2.85	13.68
Corridor	3.50 x 1.05 Plus 1.00 x 0.55	4.23
Bathroom	2.10 x 1.80	3.78
Flat 53	4.55 x 4.35 Less 1.95 x 2.80	3.44
Flat 54	5.60 x 3.70 (est)	20.72 (est)
Flats 55 - 59		
Corridor	5.50 x 0.90 Plus 2.90 x 1.25	8.58
Flat 55	3.45 x 2.90	10.01
Flat 56	4.35 x 3.35 (est)	14.57
Flat 57	4.00 x 2.85	11.40
Flat 58	4.00 x 2.90	11.60
Flat 59	4.00 x 2.46 (est)	9.84
Toilet	2.10 x 1.56	3.28
Bathroom	2.62 x 1.32	3.46
Flats 60 - 67		
Corridor	Total Area	28.17
Flat 60	3.75 x 2.10	7.88
Flat 61	5.15 x 4.20 Less 2.40 x 2.10	16.59

Flat 62	5.10 x 2.45 Less 0.50 x 2.40	11.30
Flat 63	4.00 x 3.60	14.40
Flat 64	4.70 x 3.00 (est)	14.10 (est)
Flat 65	5.60 x 2.20	12.32
Flat 66	5.60 x 2.65	14.84
Flat 67	5.60 x 2.40	13.44
Toilet	1.60 x 0.75	1.20
Flat 68	3.86 x 2.80	10.81
Bathroom	4.70 x 1.60	7.52
Store	4.60 x 2.30	10.58
Tower First Floor		
Flat 14	5.05 x 3.00	15.15
Flat 15	2.67 x 2.50	6.68
Bathroom	2.30 x 0.72 Plus 1.80 x 1.25 Plus 1.40 x 0.75	4.96
Tower Second Floor		
Flat 16	5.05 x 3.00	15.15
Flat 17	2.67 x 2.50	6.68
Bathroom	2.30 x 0.72 Plus 1.80 x 1.25 Plus 1.40 x 0.75	4.96
Tower Third Floor		
Flat 18	5.05 x 3.00	15.15
Flat 19	2.67 x 2.50	6.68
Bathroom	2.30 x 0.72 Plus 1.80 x 1.25 Plus 1.40 x 0.75	4.96
TOTAL FLOOR AREA	C. 2,441.30 sq.m. (c. 26,278 sq ft)	





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