

# “THE COTTAGE” BALLYMASCANLAN, DUNDALK, COUNTY LOUTH

ON ABOUT 19 ACRES (7.7HA)



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PRSA LICENSE NO.001699

# **“THE COTTAGE” BALLYMASCANLAN, DUNDALK, COUNTY LOUTH**

**Standing on c. 19 ac. / 7.7 ha**

**For sale by Public Auction on Tuesday the 20<sup>th</sup> of June 2017 at 3 P.M. at the Crowne Plaza Hotel, Dundalk**

**“The Cottage” - just north of Dundalk is a mid 18<sup>th</sup> century Hunting Lodge standing in the centre of c. 19 acres of parkland with road frontage on 3 sides.**

**Overlooking the river estuary to Dundalk Bay through mature Irish Oak and Beech trees planted in the 18<sup>th</sup> century to encompass the house for generations to come, the property is less than a mile from the M1 at Junction 18 and within 40 minutes Drive of Dublin Airport.**

**The entire nestles between Ballymascanlan Hotel and Golf course and the adjoining Franciscan Convent. The main entrance is approached from the Carlingford road via a private road leading to a Lime tree lined avenue.**

**The First record of the house dates back to FEBRUARY 1745 and a deed of release from Thomas Fortiscue of Regnoldstown to Malcom Mc Neale. *Burkes Guide to Irish Houses* states that in 1837, “it was the seat of Mrs Roger Nee Mc Neale”.**

**In the 20<sup>th</sup> century the house was bought by Augusta Brennan, a lady of some means who - on her death in 1922 left a considerable estate. Her family sold It to The O’Hagan family in the 1940’s . The present owners have enjoyed the experience of living here for the past 28 years and are now downsizing.**

**Interestingly, since the original release in 1745, there have only been five owners in two hundred and seventy two years.**

Accommodation: **“ The Cottage”**

\*Entrance hallway leading to inner hall \*Study \* Drawing room \*Dining room  
\* Living room \* Sun room \*Large Kitchen with 4 door AGA \* Utility \*Pantry  
\* Scullery \*Boot room \*6 Bedrooms (1 E/S) \*5 bathrooms

**“The Apple House”**

\*Sitting Room \* Bathroom \* Kitchen \*2 Bedrooms \*Study/Bedroom 3

**Buildings**

\* Large Barn \*Walled-in paddock with Hay shed \* 6 loose boxes  
\*Large greenhouse \*Stores

**Land and Gardens**

\* Magnificent mature gardens \* Rose garden \*Lawns and grass tennis court  
\*4 Conveniently laid out paddocks \* Mature Orchard \* Back entrance to Culfore road

There is a aerial video of the property – just copy and paste this link: <https://youtu.be/CEpibuHKCfw>



## Location

Ballymascanlan Village was once reputed to be the smallest village in Ireland!

It lies just 4Km north east of Dundalk town along the R173 Dundalk to Carlingford road and just 1.4Km from Junction 18 (Dundalk north) on the M1 Motorway. Dublin and Belfast are within one hour and Dublin Airport is comfortably within 40 minutes.

Dundalk town has seen great expansion in both industry and amenities over the past 20 years and now boasts business, recreational and infrastructural facilities that rival most cities in Ireland. It is Irish home to a number of Multinational firms

Newry is just 14km north and within 10 minutes drive and is a town which also offers great facilities from many points of view.

Educationally, the town boasts a number of top quality primary and secondary schools and of course the highly acclaimed DKIT has its campus here. There are Day and Boarding facilities available. There is a local private bus service to a number of secondary schools in Dundalk and Newry. Commuting to college in Dublin is not a problem as there is both excellent Bus and Train services with half hourly departures at peak times

Sporting facilities are truly tremendous in the area with a host of golf courses within minutes drive – and a top quality course 5 minutes walk away at the highly acclaimed Ballymascanlan House hotel (next door!) which also boasts a sports complex and excellent facilities. Rugby Soccer and Gaelic games are popular and well catered for in the area.

Equine activities could not have a better location.

For the racing enthusiast the local Horse and Dog track is within 5 minutes and for the non thoroughbred participants, the area can only be described in superlatives. Quiet roads for hacking, 2 forests, beach, and 2 riding schools are all within hacking distance.

Blue flag beaches, Carlingford marina and excellent field sports including fishing and hunting are available locally, and the area is a firm favourite for hill walkers

## Description

“The Cottage” is approached by a long tree lined avenue which itself is well set back from the main road, oozes both charm and character, yet offers an accommodation that has been brought to a standard that affords easy management and displays a practical and excellently appointed layout. All of this is enhanced by the fact that the buildings are all sited in the middle of the property which affords ultimate and unchangeable privacy.

With generous living and reception areas for family usage, the Beautifully quaint Garden House - “The Apple House” is ideal for usage by family, employees or visitors.

The surrounding gardens are magnificent with a multitude of flowers and shrubs offering all year round colour with emphasis on the beds outside the kitchen and sunroom that maximise the vista which peaks when the stunning rose bed is in bloom during the summer months. A grass tennis court is set down to the southern side of the house.

The Outbuildings include a large newly roofed stone built store, hay barn, Stalls and other loose boxes all with access to an enclosed haggard. The lands are laid out in 4 well fenced paddocks with a back entrance to a local road.

## Services

Mains water is available to the property, and there are two wells on the property.

Sewage disposal is to septic tank

Heating is oil fired

BER rating G

The Cottage 1097831720 135.25 kgCo2/ M2/yr

Apple House 109783720 143.22 kgCo2/ M2/yr

## Directions

From Dundalk take the old Newry road to the Ballymascanlan roundabout and take the R173 for Carlingford for 1.4Km

You will pass the petrol station Mount Oliver on the LHS and continue to the next entrance on the left. The Cottage is straight ahead (it is sign posted)

From M1 north or south - go off at Junction 18 Dundalk north and follow as above

## Viewing

Strictly by prior appointment only





Ground Floor  
Approximate Floor Area  
3692 sq. ft.  
(343.0 sq. m)



First Floor  
Approximate Floor Area  
568 sq. ft.  
(52.8 sq. m)



The Apple House  
Ground Floor  
Approximate Floor Area  
888 sq. ft.  
(81.9 sq. m)



The Apple House  
First Floor  
Approximate Floor Area  
258 sq. ft.  
(24.0 sq. m)

## Accommodation

### Outer Porch

**Entrance Porch** – 2.14 x 1.83 With double doors and glass sidelights. Tiled floor. Door to inner hall with attractive stained glass panels.

**Inner Hall** – 8.38 x 3.44 Painted timber floor, very attractive stained glass skylight. Fireplace with marble surround and mantel. Slate hearth. Gas fireplace.

**Study** – 4.76 x 3.50 Marble fireplace and surround with slate hearth. Floor to ceiling window. Built-in book cases.

**Drawing Room** – 5.83 x 4.88 Very attractive marble fireplace. Feature curved ceiling. Curved wall with French doors and floor to ceiling windows.

**Dining Room** – 5.52 x 4.91 Fireplace with marble surround and slate hearth. Arched door to conservatory. French doors to garden. Feature ceiling.

**Conservatory** – 4.96 x 4.70 Terracotta floor tiling. Doors to garden. Kitchen and dining room.

**Kitchen/ Dining Area** – 8.27 x 5.54 Shaker style kitchen. 4 door navy “Aga”, centre island with marble worktop and gas hob. Attractive exposed pine beams. Feature glass side wall consisting of two double bi-folding doors. Large range of built-in presses. Large Belfast sink.

**Living Room** – 6.27 x 4.79 With raised ceiling and glass side opening to enclosed yard. Attractive Sandstone and stone fireplace. Recessed ceiling lights.

**Utility Area (Off Kitchen)** – 5.71 x 2.46

**Walk-in Linen Room** – 4.06 x 1.69

**Spacious Pantry** – 4.19 x 2.70 Wall-to-wall built in presses with wire mesh insets to top doors.

**Back Hall** – 2.87 x 3.42 Door to yard. Pitched pine stairs to first floor.

**Shower Room** – 3.33 x 1.40 Wet shower area, sink, w.c.

**Boot Room** – 3.22 x 2.22

## FIRST FLOOR

**Bedroom 1** – 6.17 x 3.42 Built-in wardrobes

**Bathroom** 2.64 x 1.87 With half bath, w.c., w.h.b.

**Bedroom 2** – 6.08 x 3.47 Built-in wardrobes

### Bedroom Corridor

**Bedroom 1** – 5.26 x 4.00 Fireplace, shelving

**Dressing Room** – 4.03 x 1.75

**Ensuite** – 3.63 x 2.84 w.c., w.h.b., roll-top bath

**Bedroom 2** – 4.39 x 3.67 Fitted wardrobes

**Bathroom** – 2.75 x 2.43 w.c., w.h.b., and bath

**Bedroom 3** – 3.98 x 4.00

**Wet Room** – 3.98 x 1.70 Pumped Shower, w.c., w.h.b.

**Note** – THE TERRACOTTA TILES RUN THROUGH THE CONSERVATORY, KITCHEN/DINING AREA AND ALL UTILITY AREAS.

## Enclosed Yard

**Store 1** – 16m x 5m Part attic area. Door to Haggard

**Shed 2** – Two loose Boxes and tack area

**Shed 3** – Two loose boxes

**Upper Area** – Two further loose boxes

**Open Hay Shed** c. 40 sq. m.

## APPLE COTTAGE

**Sitting Room** – 4.92 x 4.00 Attractive fireplace

**Bedroom/Study** – 4.92 x 4.00 Attractive fireplace

**Kitchen** – 4.41 x 4.16 Door to Haggard

**Bedroom 1** – 4.25 x 3.80

**Bathroom** – 2.70 x 1.80

## Upstairs

**Bedroom** – 6.19 x 4.25 Built-in wardrobes







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**Aerial video link: <https://youtu.be/CEpibuHKCfw>**

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