



MARLFIELD HOUSE
Clonmel, County Tipperary | Ireland

BER Exempt

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INTERNATIONAL REALTY



MARLFIELD HOUSE

A classical Georgian Mansion built in the Palladian style and enjoying a riverside position fronting onto the River Suir and stunning views over the surrounding verdant countryside, including the Comeragh Mountains and the Galtees to the west. In all about 31 acres or 12.5 hectares.

Marlfield House is a most attractive and imposing 18th century Georgian Mansion set on the banks of the river Suir and including a stretch with fishing rights and a lake within the village of Marlfield. Marlfield represents a wonderful example of Irish architectural excellence and significance with William Tinsley, one of Ireland's finest architects, and Richard Turner, a highly regarded designer and manufacturer of Glass Houses or Orangeries, were both commissioned works on the house and wider estate.

Built by Col. John Bagwell, MP the central block was burnt circa 1923 and then rebuilt, by Senator John Bagwell, in 1925. The Bagwells were a wealthy and politically influential family in south Tipperary from the 18th to the 20th centuries. The fire in January 1923 was an arson attack by anti-Treaty IRA forces during the Irish Civil War, the house being targeted as John Bagwell was a Senator in the new Irish Free State. Following the rebuilding Marlfield remained in the family until the 1970s when the house and estate lands were sold. Subsequently the first and second floors were divided into apartments but the ground floor and basement remain largely unchanged. The newer sub-divisions on the upper floors being in stud-partitions and seemingly reversible.

The principal reception rooms retain their original form with generous proportions, high ceilings, large sliding sash windows, decorative ceiling plaster work, carved architraves and Adams style chimney pieces and a magnificent Richard Turner conservatory.



A large and impressive reception hall leads to the principal reception rooms and the stair hall. The south entire south elevation of the core central block is comprised with the dining room, drawing room and library. The drawing room incorporating a marvellous curved bow and each having large French doors to the south garden and interconnecting doors, the library in turn connecting to the Orangery to create a magnificent and impressive suite of reception rooms. The Orangery or conservatory is hugely impressive and exotic with growing ferns, palms and vines. The basement benefits from good ceiling height and is well lit from natural light along the south elevation. Original wine cellars and a tunnel linking to the stable yard in the west pavilion block remain intact. The segmental-vaulted tunnel having marl voussoirs.

The bedroom accommodation on the first and second floors has been altered from the original form to create a number of independent apartments but the divisions were created with stud partitioning and great care seems to have been taken to maintain the integrity of ceiling cornices when divided. Subject to any necessary permission[s] the changes seems inherently reversible or adaptable, the generous number of bathrooms in the current form giving great scope for a myriad of layout configurations. When rebuilding the house in 1925 a flat roof was installed behind the raised parapet's giving a marvellous viewing platform and accessed from a permanent staircase.

Curving quadrants with round-headed recess opening link the central house block to the flanking pavilions, the eastern pavilion originally comprising the kitchen block and the western one stabling. Designed to the classical layout of Palladianism Marlfield House

exhibits many notable features which contribute to its architectural significance. The blind niches to the quadrants and the façades of the pavilions, with their entablatures and urns, display direct influences from Classical architecture, enlivening the appearance of the building. The grandeur of the house is further enhanced by the related outbuildings, fernery, garden entrance and tunnel, all contributing to the setting of the house.

Located just 10 minutes' drive from the bustling town of Clonmel, where good local amenities including, museums, theatres, shopping and many sports clubs are provided. Golf and equestrian enthusiasts are well catered for with the Clonmel and Cahir golf courses and three large equestrian centres within 20 minutes drive. Annual music and film festivals also contribute to Clonmel's bustling atmosphere. The town is also known internationally for being the home of the award winning Bulmers/Magners Cider.

There is mains electricity connected to the property. There is a telephone line and broadband is available. Foul drainage is treated in a private system. Oil fired central heating.

The fitted carpets are included in the sale. All furniture and light fittings and any garden statues together with the chattels within the house are excluded from the freehold sale but may be available to a purchaser by separate negotiation.

Solicitor with sale conveyance John Joy, John M. Joy Solicitors, 38 O'Connell Street, Clonmel, County Tipperary. T: 052 6123338.

For Sale Freehold by Private Treaty

MARLFIELD HOUSE
CLONMEL
COUNTY TIPPERARY

BER Exempt {Building Energy Rating Certification}
Protected structure with South Tipperary County [Number S166]

In all approximately 31 acres / 12.5 hectares

Viewing Strictly by Appointment

The core part of the mansion comprises some 22,604 square feet (2,100 square metres) of accommodation.

A fine entrance splay, positioned in Marfield village and flanked by lodges to either side, leads through wrought iron gates onto the formal approach to Marfield House.

16 km / 10 miles from Cahir [M8 Motorway access], 55 km / 34 miles west of Waterford and 80 km / 49 miles east of Limerick. Cork city 102 km / 63 miles, Kilkenny city 60 km / 37 miles, Limerick city 80 km / 49 miles

Cork airport 55 minutes driving, Shannon airport 1 hr 30 minutes driving, Dublin airport 2 hours driving, Waterford airport 1 hours driving, Cork ferry port 1 hr 11 minutes driving, Rosslare ferry port 1 hr 50 minutes driving

Eircode E91 Y398 [Property Specific Postcode].
GPS location 52.343043,-7.759331 (52°20'35.0"N 7°45'33.6"W)

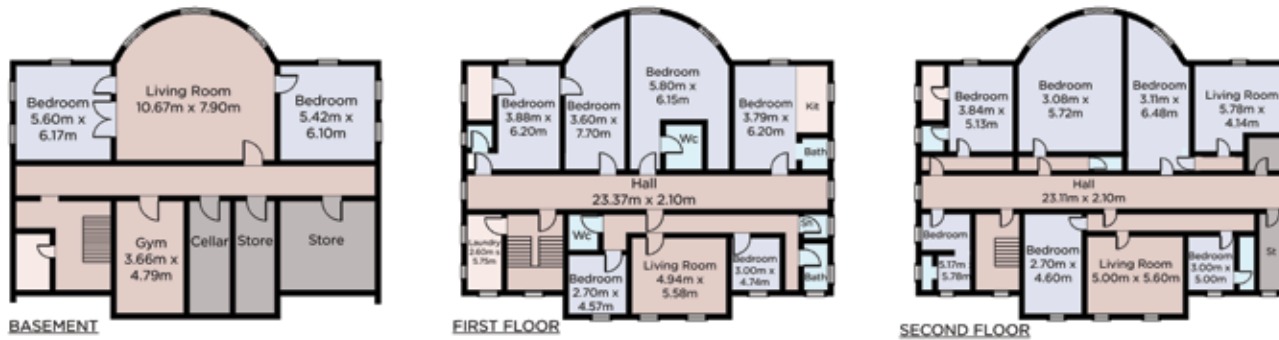
(Measurements, timings and distances approximate)

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Current layout illustrated above. Plans illustrating original arrangement of bedrooms also available.