

The
FORTWILLIAM
ESTATE



COUNTY WATERFORD | IRELAND





The FORTWILLIAM ESTATE

GLENCAIRN | LISMORE | COUNTY WATERFORD | IRELAND

*Lismore 3 km | Dungarvan 27 km | Cork 55 km | M8 Motorway 25 minutes | Cork Airport 50 minutes | Shannon Airport 110 minutes | Dublin Airport 160 minutes
(All distances and times approximate)*

'A magnificent agricultural and sporting estate with the impressive Fortwilliam House dated 1836 commanding a spectacular position overlooking the River Blackwater.'

Fortwilliam House with Grand Staircase Hall | Drawing Room | Dining Room | Library | Morning Room | Kitchen | Breakfast Room | Utility Room
Gallery Landing | Six Bedrooms | Six Bathrooms

Lower Ground Floor with Estate Office | Billiard Room | Wine Cellar | Rod Room

Adjoining Four Bed Fisherman's Cottage | House Yard

Wonderful Landscaped Grounds with Walled Garden | Sunken Garden | Tennis Court

Coach House Cottage | Steward's Cottage | Stable Cottage

Gardener's Cottage (in need of refurbishment)

Stable Yard with 8 Boxes | Tack Room | Fishing Office

Farm Yard with Traditional Stone Outbuildings | Extensive Modern Farm Buildings

Mature Parkland and Woods | Agricultural Land in First Class Pasture

Circa 5.30 km (3.30 miles) of Double Bank Salmon and Sea Trout Fishing

For sale freehold by private treaty as a whole or in lots as described

Lot 1: Fortwilliam House with 117.00 Hectares (289.12 Acres) | **Lot 2:** Agricultural Lands comprising 41.01 Hectares (101.33 Acres)

The Entire: 158.01 Hectares (390.45 Acres)



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

THE FORTWILLIAM ESTATE

The Fortwilliam Estate is rightly considered one of the jewels of the Blackwater valley. Discreetly situated on rising ground above the sparkling river, running through lush inch fields, it commands a spectacular position overlooking the valley with panoramic far-reaching views to the Knockmealdown mountains on the Tipperary borders. Set in landscaped grounds, the house is approached via a mile-long tree lined drive which opens out into ancient parkland with many majestic trees before sweeping along the dramatic valley edge to reach the house.

Fortwilliam House is a wonderfully unique property built in the Tudor Revival style in local high quality veined sandstone with sash windows, striking gables, pinnacles and chimney stacks. Surrounded by almost 400 acres of rolling pasture and woodland, the impressive house enjoys the utmost privacy and tranquillity with much atmosphere and a colourful history going back several centuries.

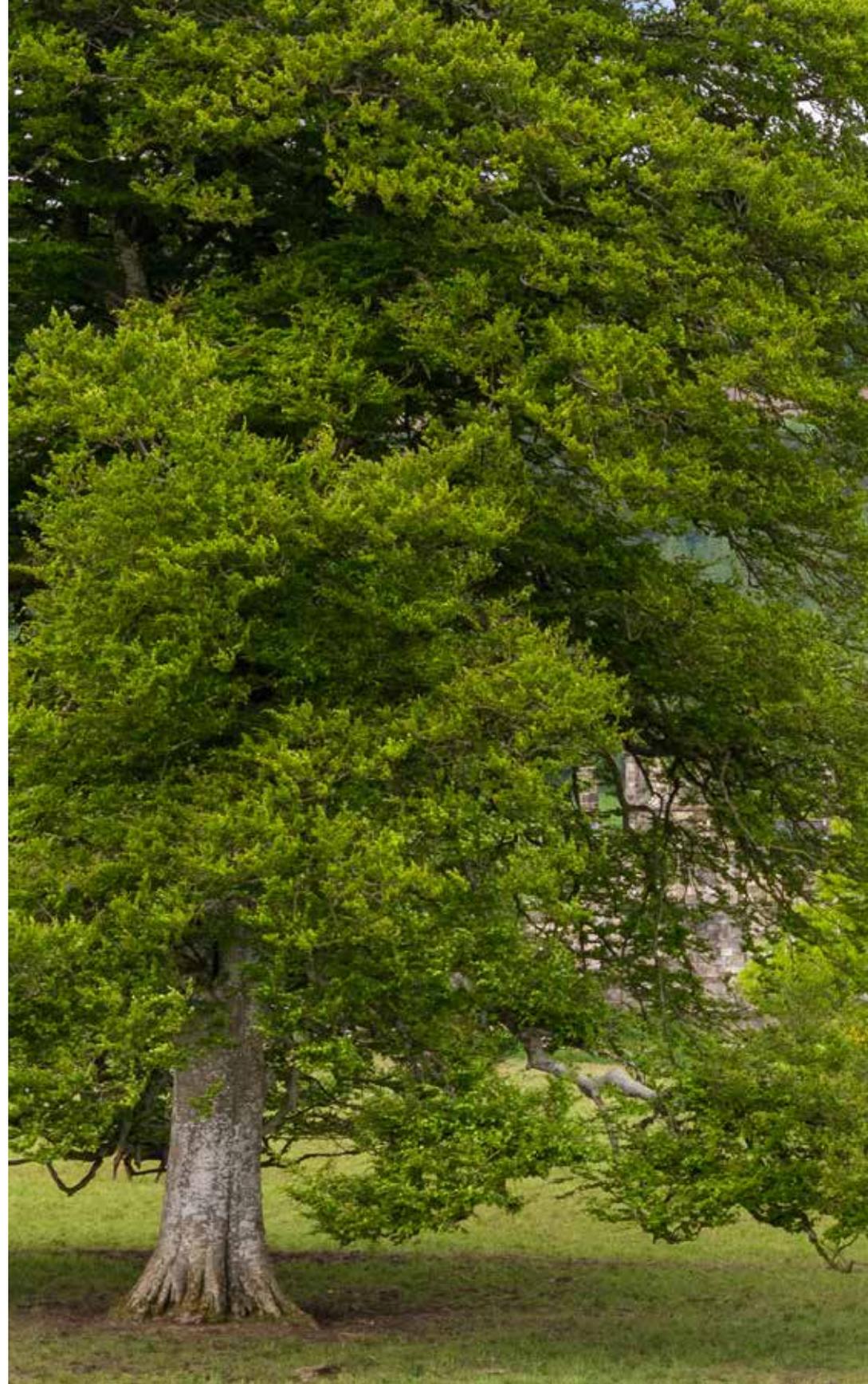
The Gumbleton family first acquired these lands in the early 18th Century and Richard Gumbleton sited the first house to the west, on the site of an old castle, naming it Castlerichard after himself (now Glencairn Abbey). After a further three generations, in the 19th Century William Gumbleton built a further house on the lands and named it Fortwilliam, once again after himself. A nephew, John Gumbleton on inheriting demolished and rebuilt the house in 1836 to the design of the renowned Pain brothers of Cork, also responsible for Adare Manor, Dromoland Castle and Strancally Castle.

Fortwilliam passed from the Gumbleton family around 1932 but was repurchased by them in around 1944, selling again in 1946 to Hugh Grosvenor, second Duke of Westminster for a

reputed £10,000 to include the pedigree Hereford herd. At the time one of world's richest men, the duke added various features including the panelling to the dining room which is said to have come from his yacht and the gilded Louis XV-style boiseries in the drawing room. In later years the estate was owned by Henry Drummond Wolfe (MP) and American socialite Mrs Murray Mitchell who ran a donkey sanctuary here in the 1990s. The house was leased in the years between 1887–1925 when Adele Astaire, the sister of Fred, lived here. She married Lord Charles Cavendish, son of the ninth Duke of Devonshire owners of neighbouring Lismore Castle Estate.

Fortwilliam House is a wonderful family home full of light and life laid out on two floors over a basement and extending to some 10,215 sq ft. of floor area. Replete with most of its original features and fabric, an extensive and sympathetic programme of renovation and refurbishment has taken place over the last 25 years. The generous, well-proportioned accommodation includes four exceptional reception rooms, a spectacular double-height grand staircase hall with six bedrooms and four bathrooms to the first floor. The lower ground floor includes estate office, billiard room, rod room and wine cellar. The Fisherman's Cottage, situated in the west wing, offers four further bedrooms and three bathrooms and may be incorporated into the house if required.

The charming period stable yard off the main drive includes two cottages whilst the coaching yard includes the recently converted coach house cottage, overlooking the walled garden and valley beyond. The prime lands are currently in grassland with a small area of mature woods along the gradients between the upper and lower fields.



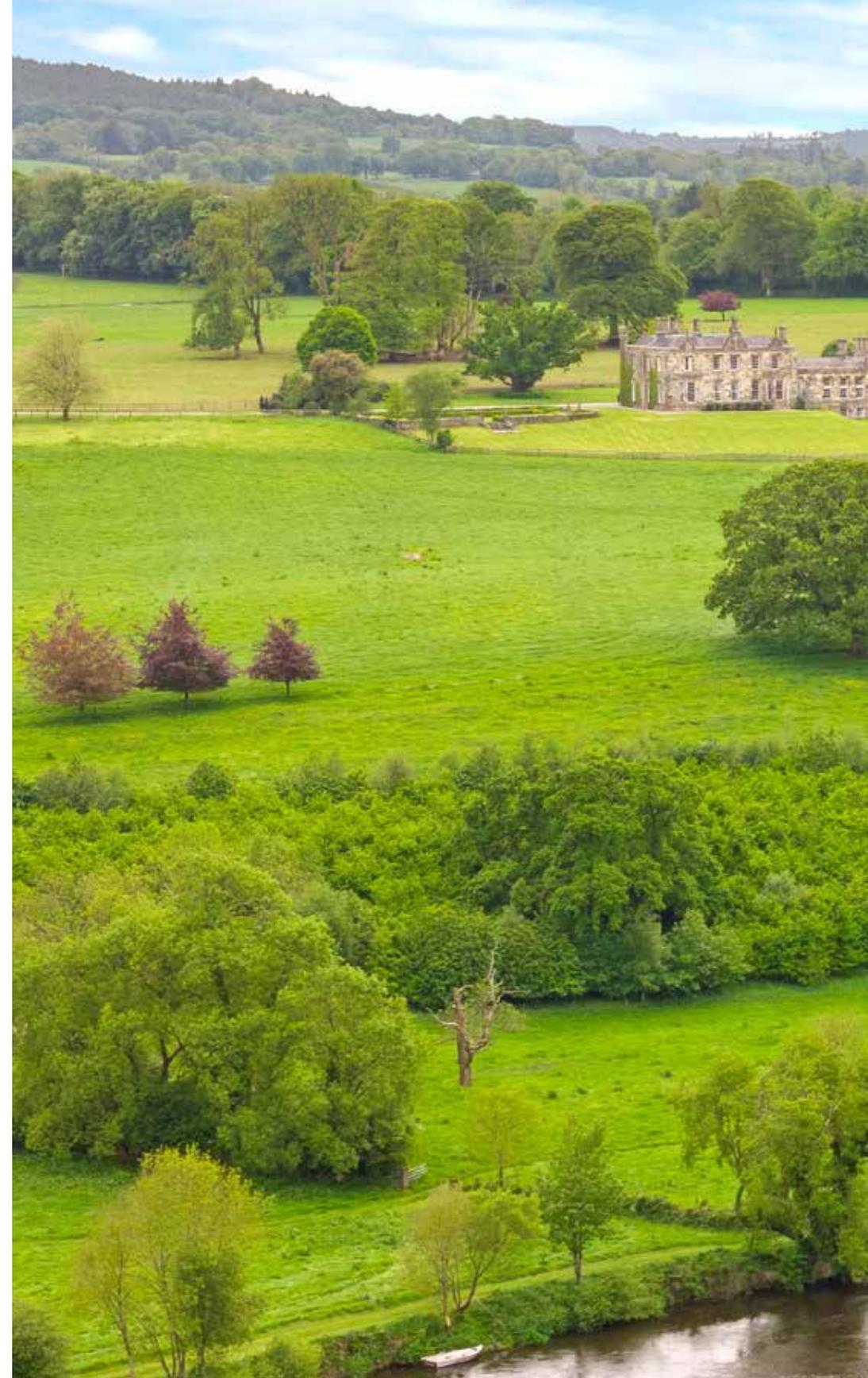


COUNTY WATERFORD

Fortwilliam is situated close to Lismore, one of Ireland's most beautiful heritage towns, scenically located on the river Blackwater and at the foot of the Knockmealdown mountains. The property is well placed for access to Cork with its International Airport together with Dungarvan and Waterford. Waterford Airport is currently being upgraded and will resume commercial flights on completion of these works.

The spectacular Lismore Castle, dramatically set on a cliff overhanging the river, is the Irish seat of the Duke of Devonshire whilst the town is home to St Carthage's Cathedral and a history going back to the 7th century. Its architecture and heritage has been inspired by numerous luminaires that resided here. The town has a

cathedral and church, two primary schools and a post primary community school. It has a range of shops, pubs, cafés and restaurants and lies within easy reach of Cork city and International Airport. The town hosts arts and cultural events throughout the year including the annual Lismore Opera Festival centred around Lismore Castle. Leisure and sporting facilities abound, to include superb fishing to the Blackwater and its tributaries, cricket and golf clubs in the town and a further three golf courses located at Dungarvan. The scenic neighbouring hills and mountains provide for wonderful walking whilst the sandy beaches of west Waterford are within 30 minute's drive.





FORTWILLIAM HOUSE ACCOMMODATION

GROUND FLOOR

The house is approached via a gravel forecourt and central open internal porch with flagged threshold. The exceptional reception rooms provide generous and well proportioned accommodation lit by large sash windows and bays with dentilated cornices and marble fireplaces. They are centred around the stunning double-height staircase hall with its sweeping cantilevered staircase and gallery landing over. The principle rooms enjoy wonderful views over the landscaped grounds and the scenic valley setting. The impressive drawing room is double aspect with bay window and has outstanding ornate gilded panelling whilst the dining room has oak panelling and centre bay. The morning room is double aspect, overlooking the sunken garden to the east and over the ha-ha to the parkland to the south. The library overlooks the lawns. The kitchen/breakfast room has a range of fitted units and appliances, an island with double sinks, together with an oil-fired Aga. Adjacent to the kitchen are the domestic offices, pantry, WC, and rear hall with door to outside and stairs to the lower ground floor. There is one bedroom with en suite bathroom located between the kitchen and Fisherman's Cottage.



LOWER GROUND FLOOR

The stone flagged basement runs beneath most of the house and comprises of estate office, billiard room, rod room, wine cellar (12 bins) and strong room with further storage and utility rooms. There is access to the house yard.

'The exceptional reception rooms provide generous and well proportioned accommodation lit by large sash windows and bays with dentilated cornices and marble fireplaces.'









FIRST FLOOR

The first floor, served by two staircases, has a delightful gallery landing with four main bedrooms and four bathrooms, all with lovely views over the grounds and valley. There is a further bedroom, bathroom and store room on the mezzanine level.

FISHERMAN'S COTTAGE

Incorporated at the western side of the house is The Fisherman's Cottage with hall, open-plan kitchen/dining/ sitting room, bedroom and bathroom with a further three bedrooms and two bathrooms to the first floor.



FLOOR PLANS

Approximate Gross Internal Floor Area:

Fortwilliam House - 949 sq m (10,215 sq ft)

Fisherman's Cottage - 160 sq m (1,725 sq ft)

For identification only, not to scale.



Fortwilliam House
First Floor



Fisherman's Cottage
First Floor

Fortwilliam House
Ground Floor



Fisherman's Cottage
Ground Floor

Fortwilliam House
Lower Ground Floor

OUTBUILDINGS, GARDENS & GROUNDS

To the western end of the house is the gated house yard with the boiler house water storage tank and new Firebird boiler. Adjacent there are workshop, storage, WC, back up generator and fuel stores.

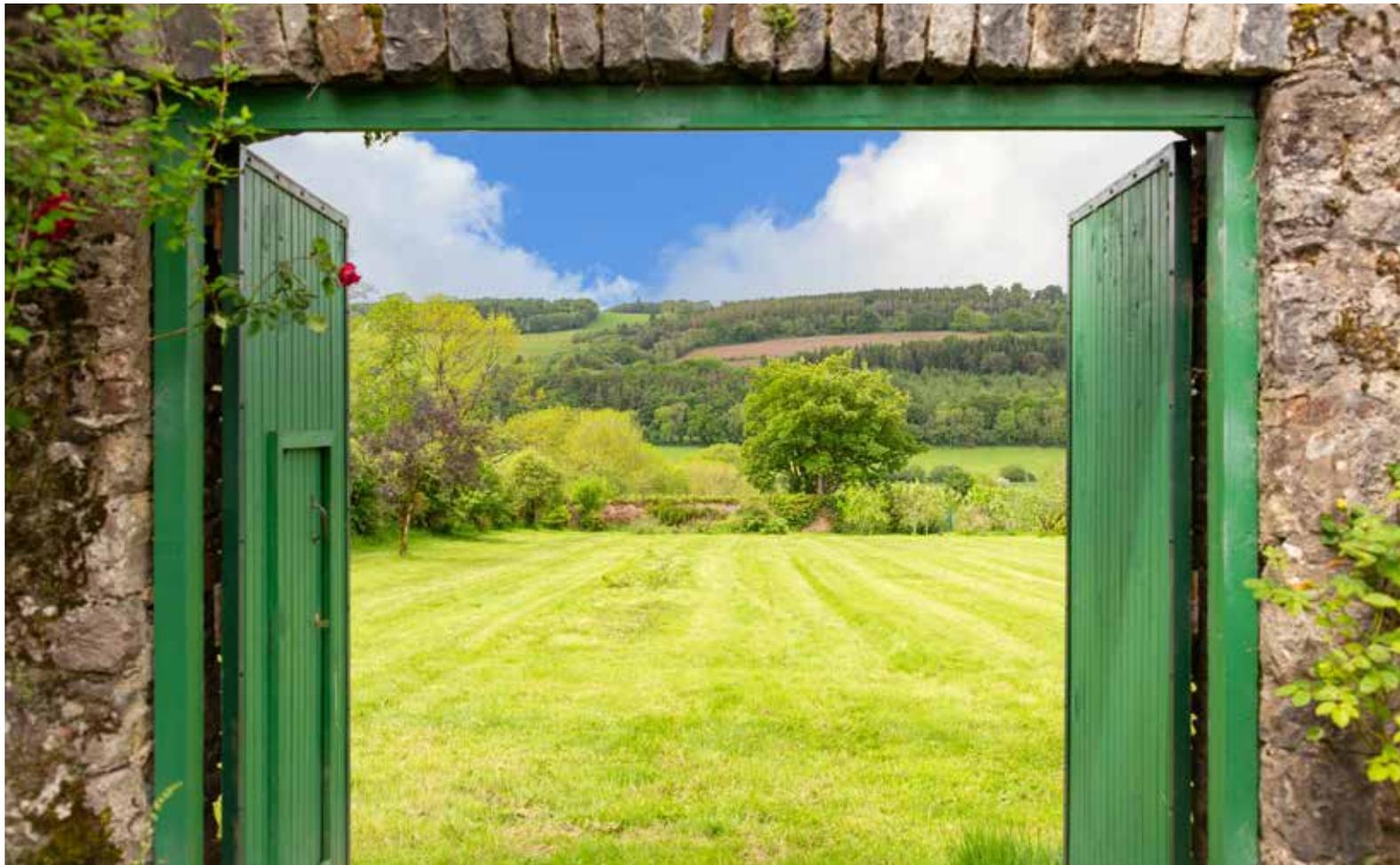
The landscaped grounds surround the house with sunken garden and terrace to the east, ha-ha to the south and a wonderful sweep of lawns to the front of the house. To the west are mature stands of beech, lime, bamboo and lawn with hard tennis court beside the drive as it continues to the coaching yard and walled garden.

The walled garden, built around 1840, is a delightful feature of the property, extending to circa 0.90ha (2.25 acres) and enclosed by wonderful high stone walls, lined to the interior with a brick skin to retain the sun's warmth. The garden is currently partly fenced with two paddocks, edged with beech hedging, whilst the remainder is in lawns with fruit trees.

The charming former Gardener's Cottage, adjacent to the entrance, is ideal for renovation.

There is a good-size glasshouse (25 m x 5 m) with vine, kiwi, peach and almond. Three traditional sheds provide workshop, stores and potting shed together with three kennels. There are open cloches with old roses, saved from around the property whilst the upper cloches, close to the Coach House, are planted as a lavender walk.

There is an abundance of wildlife across the estate with many resident and transient birds including curlew, snipe, duck and Whooper swan.



The Coach House and Walled Garden





Outbuildings



Garden Cottage



COACH HOUSE COTTAGE

The Coach House Cottage is a wonderfully bright and spacious cottage/apartment located at first floor level of the original coach house. Directly overlooking the walled garden and river beyond, this recent conversion has been done in a most tasteful fashion and to the highest specification. The accommodation comprises of some 3,228 sq ft and includes a full-width double living room and dining room with kitchen/breakfast room and three en suite bedrooms.

The ground floor of the coach house is dry and spacious with a concrete floor. It comprises of a laundry and storage for the apartment above and has great potential for leisure activities such as a gym, studio or games room for table tennis etc. If required the space would suit further conversion to accommodation, subject to the necessary consents. Beside the coach house is a boiler house with oil fired boiler.



Coach House Cottage



Approximate Gross Internal Floor Area:

Coach House Cottage - 299.9 sq m (3,228 sq ft)

For identification only, not to scale.



Ground Floor



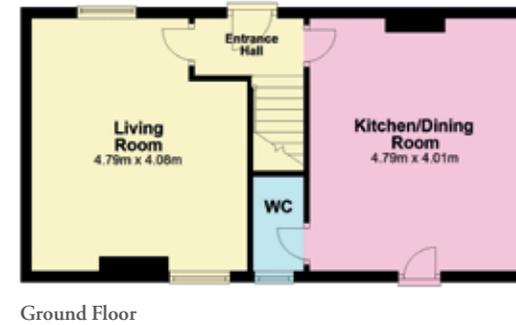
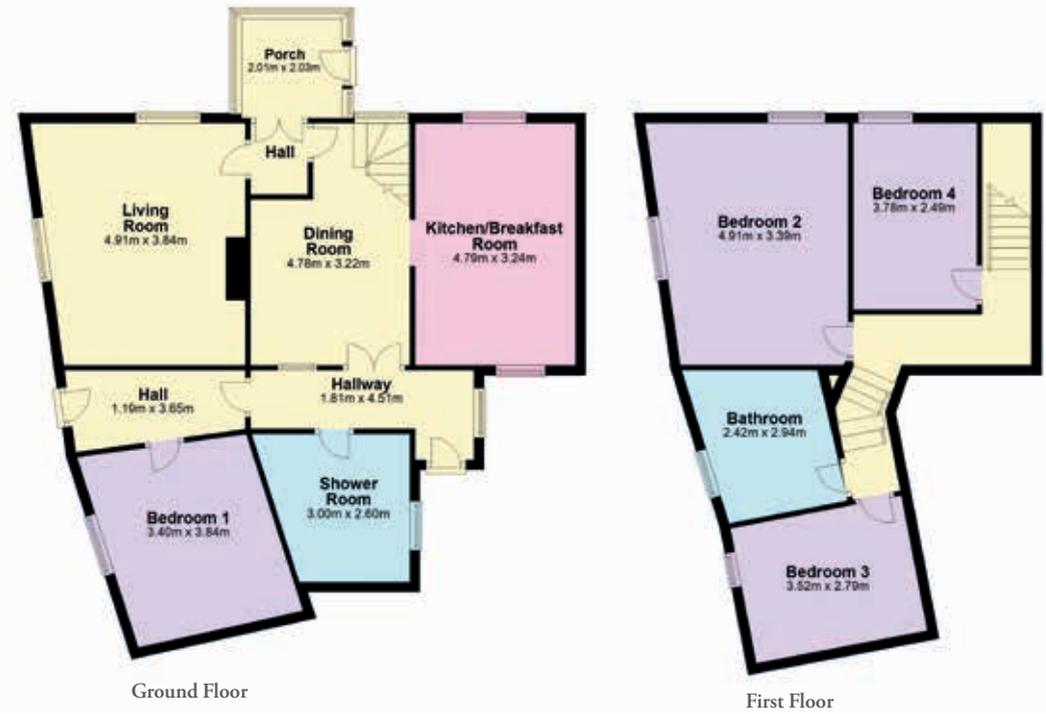
First Floor

STEWARD'S COTTAGE

Located in the stable yard this is a two storey cottage comprising of sitting room, kitchen, four bedrooms and two bathrooms with oil-fired heating.

STABLE COTTAGE

Attached to The Steward's Cottage, this cottage has also been recently renovated to provide sitting room, kitchen, three bedrooms and bathroom with oil-fired heating.



Approximate Gross Internal Floor Area:
 Steward's Cottage - 149 sq m (1,603 sq ft)
 Stable Cottage - 105.4 sq m (1,134.5 sq ft)
 For identification only, not to scale.



STABLE YARD

The stable yard, located just off the main drive, is sheltered behind a high stone wall with eight generous loose boxes, tack room, fishing office and laundry. The Stable and Steward's Cottages back onto the yard which is gated, has a cobbled concrete surface and a raised water trough/goldfish pond in the centre. Above the stables there is a wide loft, with planning permission (now lapsed) to convert into accommodation for fishing guests.



FORTWILLIAM FARM

The farmyard is located adjacent behind the stable yard but accessed separately from the main drive. The yard comprises of a fine traditional lofted stone range, used for storage and ideally suited for a new use, subject to the necessary consents. There

is also a range of extensive modern steel portal framed buildings for livestock, machinery and fodder storage.

The farmlands are currently all in grass with electric fencing and private water supply laid on

to all fields. Much of the farm is also suitable for tillage. There is excellent access to the lands provided by internal farm tracks and an alternative drive. The upper and lower fields are separated by old broadleaf woods, set on the gradients

and which have been supplemented by further planting in recent years. There are entitlement grants with the property.







LOT 2

Lot 2 comprises a block of prime agricultural land extending to circa 41 Hectares (101 acres) with minimal wastage, situated on the eastern boundary of Fortwilliam and with its own access off the public road. Currently in grass, the lands are equally suitable for tillage.

SPORTING

FORTWILLIAM FISHERY

The Munster Blackwater flows mainly from west to east for over 100 miles across the province and is considered to be one of the finest salmon rivers in the country. The renowned Fortwilliam Fishery enjoys the private and tranquil surroundings of the estate and provides a beautiful environment for the enjoyment of those wishing to fish. It has been well maintained over the years and offers some 5.30 km (3.30 miles) of double bank salmon, sea trout and brown trout fishing comprising the Ellis, Glenmore and Bishops Beats. The Ellis beat is the home beat with fast flowing water, a comfortable hut, boat and easy access from the house. The Bishops beat offers a great variety of fishing spots from both banks, new hut and lunch spot. The Glenmore is a north bank beat with excellent pools and hut and includes the Monastery stream. There are 2 boats with the fishery and a track runs down from the house and along the length of the home beat to the fishing hut. The 10 year average catch is circa 200 salmon with fly fishing and "catch and release encouraged". There is also a separate trout casting pond.

FORTWILLIAM SHOOT

For many years a shoot took place at Fortwilliam. There are ideal grounds here for a driven shoot from the upper fields, over the woods, to guns located on the riverside fields below. There is a release pen located in the woods.







GENERAL REMARKS AND STIPULATIONS

TENURE AND POSSESSION

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

LOTTING

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 may be required, depending on the date of completion.

SERVICES

Mains electricity. Private water to all properties and farm. (Mains water available for connection if required). Private drainage to septic tanks. Oil-fired central heating to all properties. Charging point for electric vehicles.

FIXTURES AND FITTINGS

Only those mentioned in these particulars are included in the sale. All other items including those items known as tenant's fittings together with 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.

BER CERTIFICATION RATING

The property is listed as a Protected Structure and as such, under the terms of the Energy Performance of Buildings Regulations 2006, Statutory Instrument SI 666 of 2006, it is exempted from the requirement to have a BER Certificate.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey of Ireland and are for reference only. All measurements are approximate only. Room measurements are maximum dimensions. 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.

SOLICITORS HAVING CARRIAGE OF SALE

Mr Niall King - JF Williams & Co
Main Street, Dungarvan, Co Waterford

VIEWING

Strictly by prior appointment with the joint sole agents.

LOCAL AUTHORITY

Waterford County Council, Davitt's Quay,
Dungarvan, Co Waterford

DIRECTIONS

From Lismore, head west on the N72, turning right after 750 metres, signposted Glencairn. Proceed for approx. 2.25 km where the entrance piers to Fortwilliam will be seen to the right. Please note that no signboards are erected at the property.



Viewing strictly by appointment only. Please contact:

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