

RATHCLINE

LANESBOROUGH, CO. LONGFORD



RESIDENTIAL AND AGRICULTURAL ESTATE WITH AMENITY AND FRONTAGE ON TO LOUGH REE

RATHCLINE

LANESBOROUGH, CO. LONGFORD, N39 P089

Lanesborough 4 km, Longford 19 km, Athlone 41 km, Galway City 124 km, Dublin City 132 km, Dublin Airport 137 km
(all distances approximate)

Lot 1: Rathcline House & Farm - About 114 acres
Period house (4 reception rooms, 8 bedrooms)
Garden

Traditional outbuildings, equestrian facilities and farm buildings
Rathcline Castle ruins
46 acres pasture, 28 acres summer grazing, 36 acres woods

Lot 2: Bungalow - About 1 acre
Bungalow (3 reception rooms, 5 bedrooms)
Garage
Garden

Lot 3: Farm at Rathcline - About 53 acres
Derelict cottage
Farm buildings
50 acres silage ground

About 168 acres / 68 hectares in total

For sale as a whole or in up to 3 lots by Private Treaty

Savills Ireland
33 Molesworth Street
Dublin 2 D02 CP04
+353 (0) 1 618 1300
Email: country@savills.ie
PSRA Licence 002223





Description

Rathcline is situated in the picturesque county of Longford, occupying an accessible location on the boundary between Longford and Roscommon. This excellent agricultural and residential estate extends to about 168 acres in total and is arranged in two principal blocks. It enjoys a superb waterfront setting on the shores of Lough Ree.

At the heart of the estate lies a charming country house, prominently positioned on an elevated site with spectacular views over the surrounding countryside. The house is set within attractive gardens and is framed by mature trees and rolling parkland.

The estate benefits from a varied selection of outbuildings, including a traditional courtyard offering extensive storage and stables. Additional accommodation is provided by a five-bedroom bungalow located at the northern end of the estate. A separate parcel of land to the east of the main house includes a well-equipped farmyard comprising slatted sheds, traditional stores, and generous hardstanding areas.

The gently undulating land comprises a mix of excellent pasture, summer grazing, and mature woodland. The farmland is divided into two blocks. The main block, extending to about 114 acres, includes stud-railed paddocks surrounding the house, along with excellent silage ground and permanent pasture. The second block, extending to about 53 acres and offers a standalone farming enterprise with excellent grassland.

Mature woodland is a notable feature throughout the estate, enhancing both privacy and amenity while supporting a diverse natural habitat. The estate infrastructure has been maintained to a high standard, and the land has been well managed under the stewardship of the current owners.

Rathcline represents a rare opportunity to acquire a well-balanced and beautifully situated estate with diverse income-generating potential. It offers excellent scope for sporting and recreational pursuits, supported by rich flora and fauna, while its frontage onto Lough Ree further enhances its appeal for boating and other water-based activities.



History

Situated just south of Lanesborough, the striking ruins of Rathcline Castle stand as a dramatic feature in the rural landscape. Though on private land and not open to the public, the castle remains offer a rich visual and historical backdrop.

Dating from the medieval period through the 17th century, the site includes remnants of a tower house, fortified manor, and an enclosed bawn. Once home to the O'Quinn and later the O'Farrell families, the castle was significantly remodelled in the 1600s by Sir George Lane, transforming it into a grand H-shaped residence.

Though now a ruin, largely due to Cromwellian and later Jacobite conflicts, Rathcline Castle retains echoes of its former grandeur, including decorative stonework and the remains of formal gardens, orchards, and a fishpond.

Situation

Set amid the tranquil countryside of West Longford, Rathcline enjoys a superb location on the shores of Lough Ree, just 4 kilometres from the vibrant riverside town of Lanesborough.

Lough Ree, meaning "King's Lake" in Irish, is the second largest of the three major lakes along the River Shannon. Renowned for its natural beauty, it is a haven for water sports enthusiasts and anglers alike.

The lake's shoreline is dotted with walking trails, while the surrounding area is steeped in history and folklore.

Lanesborough, where the River Shannon meets Lough Ree, lies at the junction of Counties Longford and Roscommon, and is a lively hub for boating, angling, kayaking, and lakeside walks. Local highlights such as the Commons North Woodland Walk, marina, and riverfront parklands enhance its outdoor appeal, while the town offers a full range of amenities, including shops, cafés, pubs, and a health centre. The award-winning Lough Ree Distillery adds further charm and supports the area's growing reputation as a visitor destination.

The county town of Longford lies just 14 km from Rathcline, with Athlone 41 km to the south, both offering an extended range of shops, services, and amenities.

The estate benefits from excellent transportation links, including easy access to the N63 connecting Longford and Roscommon. Regular bus and rail services run from both towns, providing convenient access to Galway and Dublin City, while Dublin Airport is approximately 137 kilometres distant.

The area surrounding Rathcline is renowned for its dairy, arable, and stock-rearing farms and, as such, has a well-developed agricultural infrastructure including a good selection of merchants, milk processors, livestock markets, and abattoirs.





Rathcline House & Farm

Lot 1 – About 114 acres

Rathcline House is a distinguished period residence occupying a commanding, elevated position at the heart of the estate, offering sweeping views across the surrounding countryside.

Approached via an impressive stone-pillared entrance with cast-iron gates, the driveway winds through mature parkland, gradually ascending towards the house and culminating at the front entrance, where there is ample space for parking.

This elegant four-bay, 19th-century residence sits beneath a hipped slate roof and is arranged over two storeys above a basement. The accommodation is of generous proportions, with beautifully preserved period features throughout, including ornate ceiling roses, decorative cornicing, original sash windows, detailed architraves, and striking marble fireplaces. Extending to approximately 5,194 sq ft, the house comprises four reception rooms and eight bedrooms.

The light-filled entrance hall, accessed via limestone steps, features polished wooden flooring and leads directly to the principal reception rooms. The drawing room, located to the front of the house, enjoys panoramic views through a graceful bay window and flows seamlessly into both the dining room and sitting room, creating a superb space for both family living and entertaining. Also on the ground floor are a study and an additional bedroom.

On the garden level, the kitchen features an extensive range of bespoke floor and wall-mounted units. Adjacent is a cosy sitting room with an open fireplace, along with a further bedroom, making this level ideal for guests or staff accommodation.

The main bedroom accommodation is located on the first floor and includes a spacious master suite, along with five additional bedrooms, a family bathroom, and a separate shower room.

Gardens and Grounds

Rathcline House is set within wonderful mature gardens and grounds, with the surrounding countryside providing an incredible backdrop. To the front of the house are sloping lawns with a diverse assortment of flora and outstanding specimen trees, providing colour, shelter, and privacy.

The estate enjoys approximately 500 metres of private frontage along Lough Ree, enhancing its natural beauty and recreational appeal.





RATHCLINE HOUSE FLOORPLANS



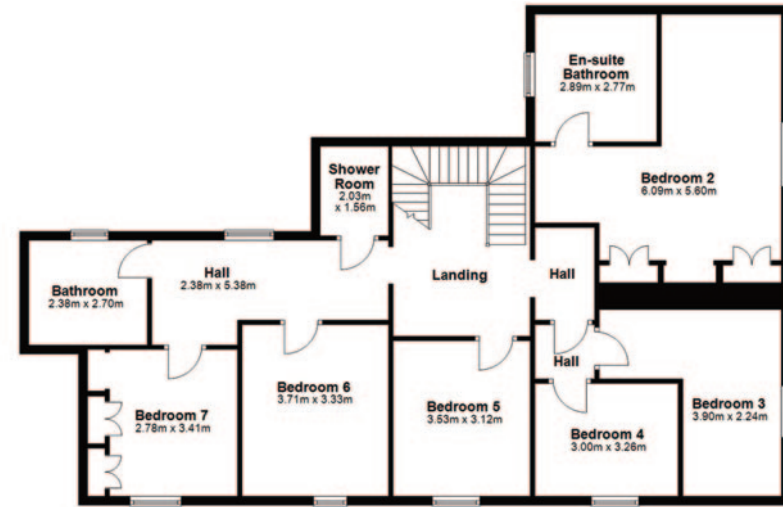
HALL FLOOR

Approx. 199.9 sq.m.



GARDEN FLOOR

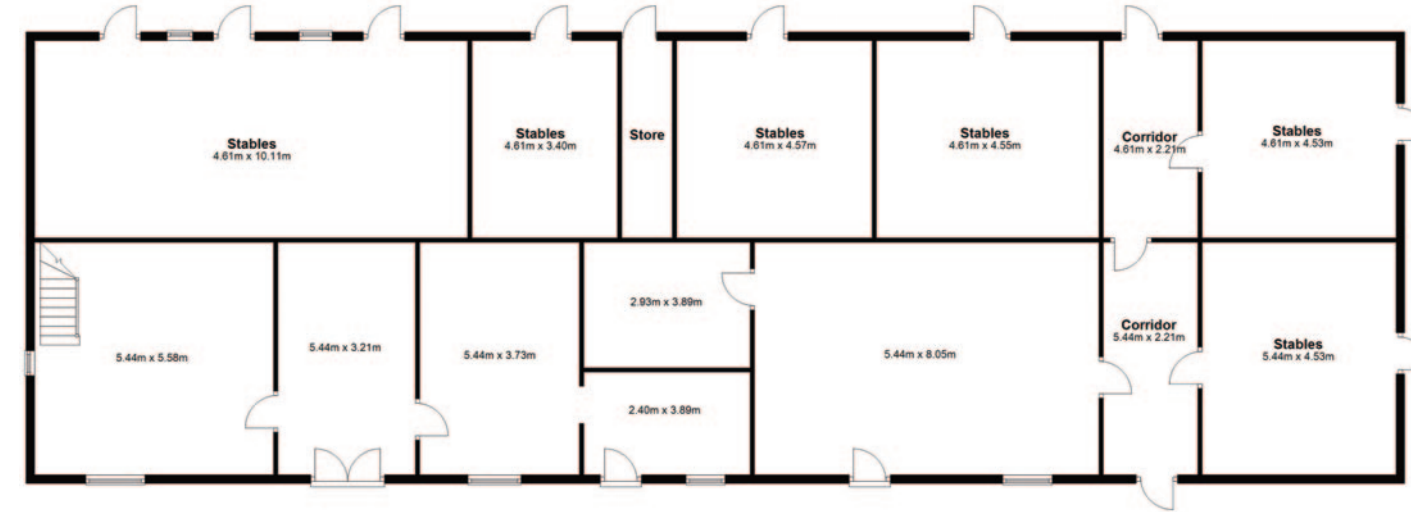
Approx. 153.6 sq.m.



FIRST FLOOR

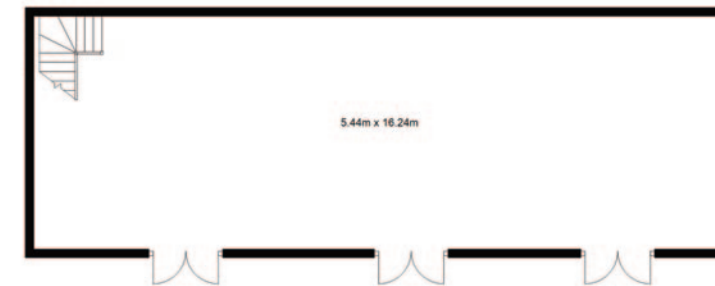
Approx. 129.1 sq.m.

OUTBUILDINGS FLOORPLANS



GROUND FLOOR

Approx. 322.7 sq.m.



FIRST FLOOR

Approx. 88.3 sq.m.



Outbuildings

To the rear of the property is a traditional courtyard framed by a series of stores and six stables. The scale and arrangement of these buildings offer excellent potential for alternative uses, subject to the necessary planning permissions.

Beyond the courtyard lies an additional range of farm buildings and a walled garden, currently used as a turnout paddock and a sand arena. The outbuildings can be accessed via a separate farm entrance.



Farmland

The farmland at Rathcline is enclosed by a combination of stud railing, mature hedging, and stone walls, and comprises gently undulating grassland and mature woodland. The northern end of the estate is about 43.2 metres (141.8 feet) above sea level, while the southern boundary is about 34.1 metres (112.0 feet) above sea level. The field divisions are of a good, workable size and layout for contemporary farming. Each field is equipped with drinking troughs connected to the mains water supply.

The land can be classified as follows:

| Land Use | Acreage |
|-------------------------------|------------------|
| Pasture | 46 Acres |
| Summer grazing | 28 Acres |
| Woods | 36 Acres |
| Roads, yards, buildings, etc. | 4 Acres |
| Total | 114 Acres |



Bungalow

Lot 2 – About 1 acre

Positioned at the northern end of the estate, with its own private access, the bungalow is a charming residence offering excellent secondary accommodation. It includes three generous reception rooms, five spacious bedrooms, two bathrooms, and a utility room. The bungalow sits on about 1 acre of predominantly lawned grounds, and also benefits from a sizeable garage.



LOT 3 FLOORPLANS



SHED 1

Approx. 105.4 sq.m.



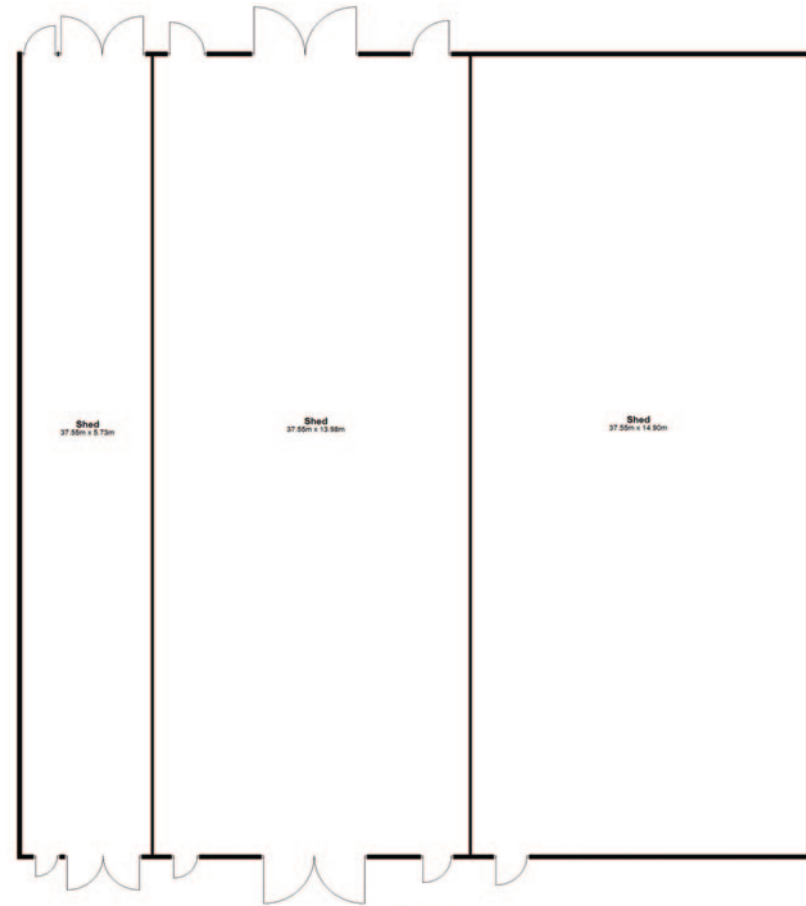
SHED 2

Approx. 114.1 sq.m.



COTTAGE

Approx. 81.1 sq.m.



SHEDS 4, 5 & 6

Approx. 1,307.2 sq.m.

Farm at Rathcline

Lot 3 – About 53 acres

Derelict Cottage

A derelict cottage located north of the farmyard offers an excellent opportunity for redevelopment, subject to the necessary planning permissions.

Farm Buildings

The farm buildings at Rathcline offer extensive accommodation for livestock, as well as ample storage for winter fodder and machinery. Located approximately 1 kilometre east of the main house, with access off the Rathcline road, the buildings are laid out on the accompanying plans and comprise the following:

- **Shed 1** – Dutch barn of 5 bays, corrugated cladding and roof, and a hardcore flooring.
- **Shed 2** – Dutch barn of 3 bays, corrugated roof, cladding, concrete walls and concrete flooring.
- **Shed 3** – Dutch barn of 4 bays, corrugated cladding, concrete walls, concrete flooring and sliding doors (not shown on plans).
- **Shed 4, 5 & 6** – Three connecting 8 bay sheds, all of steel portal frame construction with corrugated roofs, slatted floors with concrete feed passages.
- **Silage clamps** – Three silage clamps with concrete walls and concrete flooring.

A notable feature of the farmyard are the extensive concrete aprons and ample areas of hardstanding for machinery storage.

Farmland

The productive farmland lies within a single ring-fenced block and is in excellent condition, currently yielding strong grass swards. Extending to about 53 acres, the land is arranged in two large fields, ideal for modern farming practices and the use of large machinery. It benefits from easy access off the main road and via an internal track.



General Remarks

Method of Sale

The property is for sale by private treaty as a whole or in up to three lots. It should be noted that a sale of lots 2 and 3 will not take place in advance of a sale of lot 1.

Viewing

Strictly by appointment with Savills Residential & Country Agency.

Health and Safety

Given the hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, for your own personal safety, particularly around the farm buildings and water.

Fixtures & Fittings

All fixtures and fittings are excluded from the sale including garden statuary, light fittings and other removable fittings, although the majority of items could be available by separate negotiation.

Basic Income Support for Sustainability (BISS) Scheme

The Entitlements to the Basic Income Support for Sustainability (BISS) Scheme are owned and are included in the sale. Entitlements will be transferred to the purchaser on completion of the sale. For the avoidance of doubt, the current owner will receive and retain the payment for the current year in full.

If the property is sold in Lots, the Entitlements to the BISS Scheme will be apportioned on a pro rata basis. Further information is available from the selling agents.

Local Authority

Longford County Council
Áras An Chontae, Great Water Street, Longford, Co. Longford, N39 NH56
Tel: +353 (043) 334 33 00
Email: customerservices@longfordcoco.ie

Residential Schedule

| Property | Water | Drainage | Heating | Broadband | BER | Eircode |
|-----------------|-------|----------|---------|-----------|--------|----------|
| Rathcline House | Mains | Private | OFCH | Fibre | Exempt | N39 P089 |
| Bungalow | Mains | Private | OFCH | Fibre | E1 | N39 CW65 |

OFCH: Oil-fired central heating

Please note that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

Minerals, Sporting and Timber Rights

The minerals, sporting and timber rights, so far as they are owned are included in the sale.

Entry & Possession

Entry is by agreement with vacant possession.

Historic Listing

Rathcline House, outbuildings and entrance gate is recorded on the National Inventory of Architectural Heritage (Reg No: 13401704) and Rathcline Castle is listed as Protected Structure (Reg No: LF017-009003).

Environmental Designations

Part of the land falls within the Lough Ree Special Protection Area (SPA) and the Lough Ree Special Area of Conservation (SAC).

VAT

Should any sale or any other part of the farm or any right attached to it become a chargeable supply for the purposes of VAT, such tax will be payable by the purchaser(s) in addition to the contract price.

Offers

Offers are to be submitted to the selling agents:
Savills, 33 Molesworth Street, Dublin 2 Email address: country@savills.ie

Best Offers Date

A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

Solicitors

Connellan & Noone Solicitors LLP (contact: Mark Connellan)
3 Church Street
Longford
Co. Longford
Tel: +353 (043) 334 6440
Email: info@connellannoonesolicitors.ie

Stipulations

Wayleaves and Rights of Access

The estate will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied himself as to the nature of all such rights and others.

In the event of a sale in Lots, it may be necessary for cross rights and easements to be made and/or reserved to provide services, access and maintenance to properties being sold over parts of the Estate.

The access to the Farm at Rathcline is shared with a third party.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

Important Notice

Savills, their clients and any joint agents give notice that:

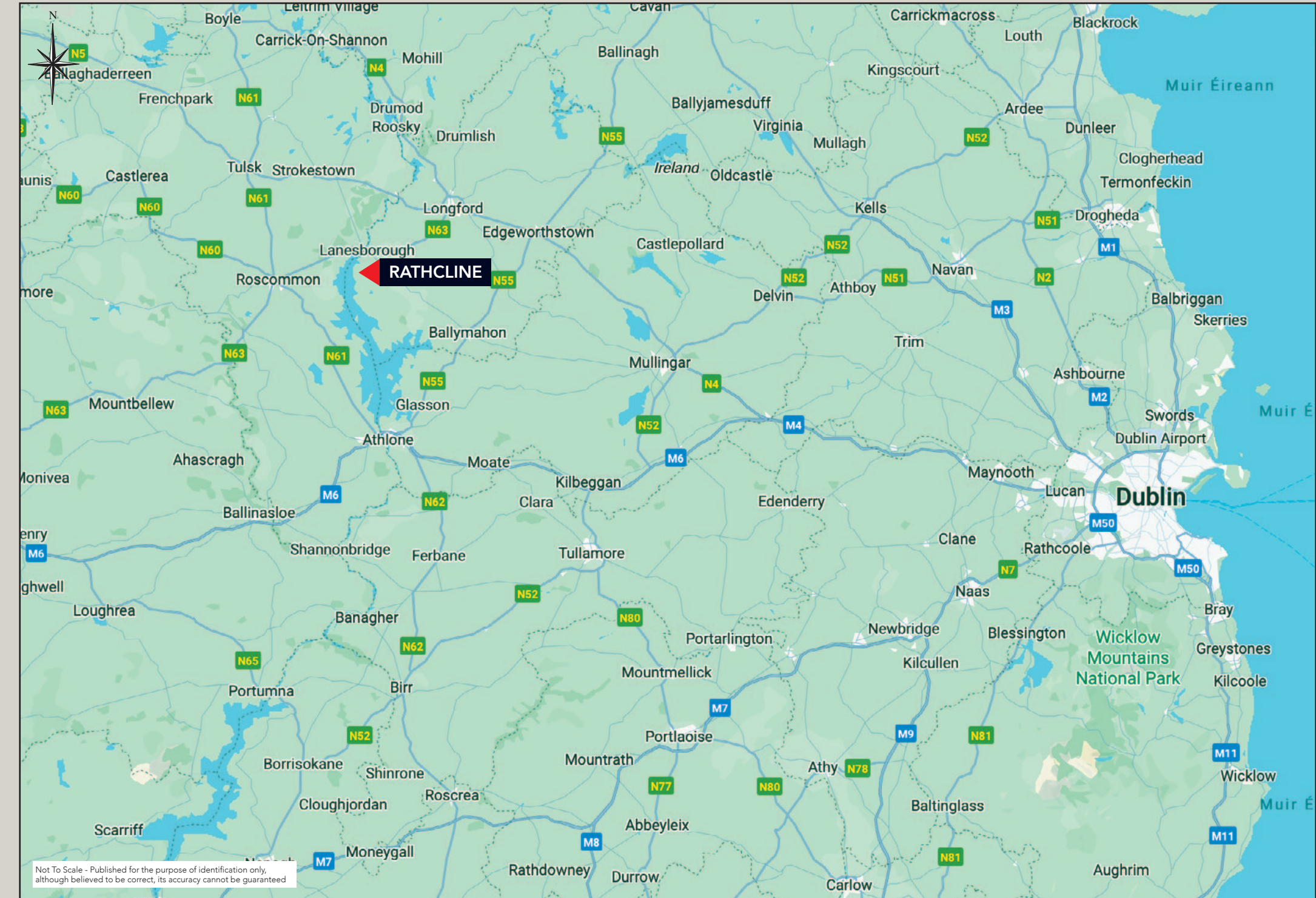
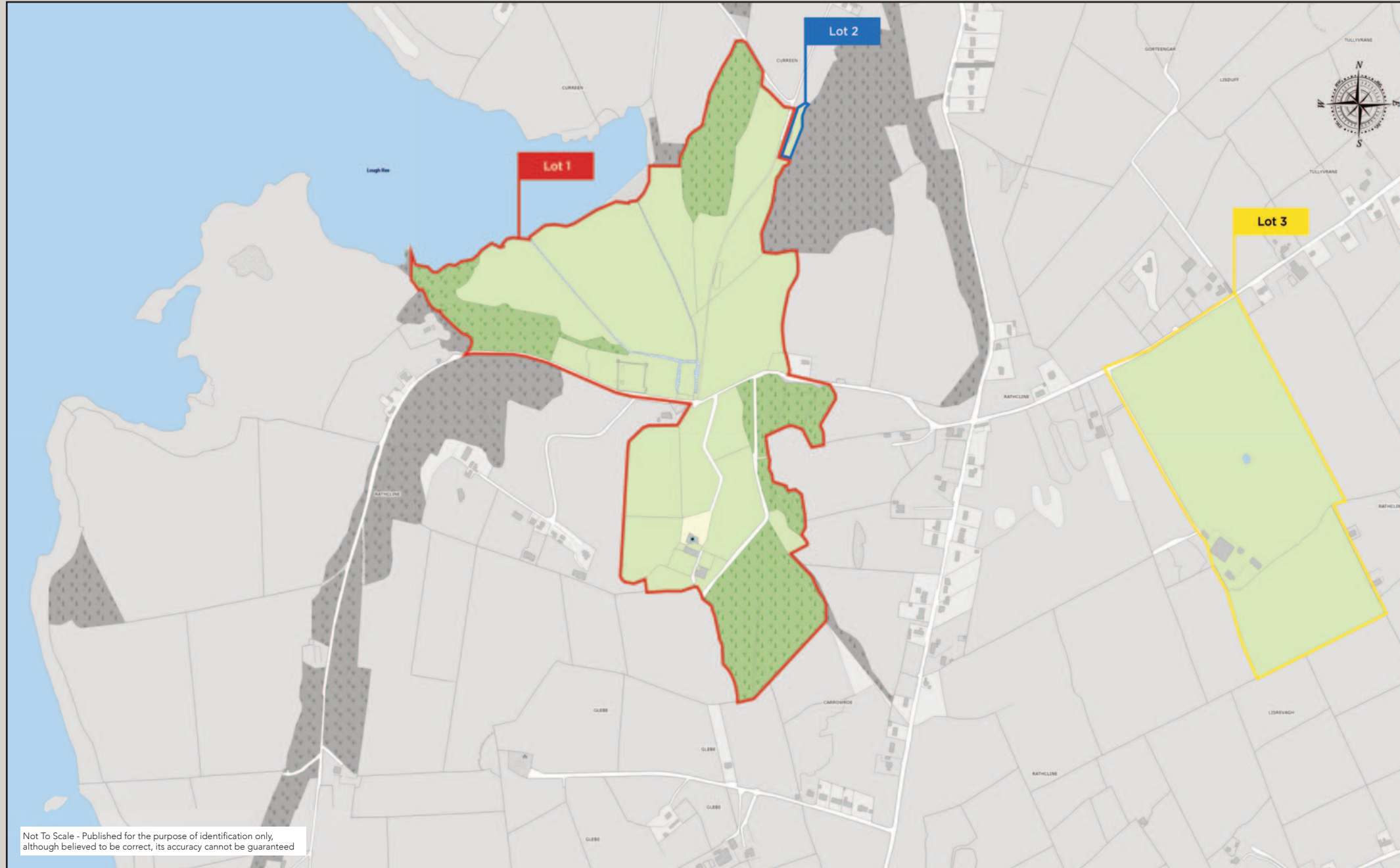
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3. Brochure prepared August 2025.



Maps



RATHCLINE

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