

ELY LODGE

LOUGH SHORE ROAD, ENNISKILLEN, CO. FERMANAGH

Historic estate in a breathtaking
loughside setting



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Enniskillen 6 miles, Derry/Londonderry 59 miles, Belfast 89 miles, Dublin 106 miles
(All distances are approximate)

Exceptional estate with outstanding loughside position

Historic residence set in a commanding position with extensive accommodation including 7 bedrooms
5 cottages including the Lodge Cottage, Bridge Cottage, Rose Cottage, Farmyard Cottage & Garden House

Outline planning permission for a dwelling and domestic garage under ref. LA10/2024/0244/0

Impressive formal gated entrance with network of internal tracks and paths throughout the estate

Traditional farmyard

2.5 acre walled garden

Arboretum, pasture & extensive woodland

About 2.7 miles of lough frontage which benefits from The Gully, jetties and boat houses

Diverse sport, including boating, shooting and fishing

Breathtaking views over Lough Erne

About 3,000 acres / 1,214 hectares of shooting rights in total

About 214.5 acres / 86.8 hectares in total

For Sale by Private Treaty



History

Ely Lodge has an extensive and fascinating history, formerly serving as the Ulster seat of the 5th Duke and Duchess of Westminster.

The Loftus family relocated to Ely Lodge from nearby Castle Hume through the marriage of the daughter of Sir Gustavus Hume, heiress to Castle Hume, to Nicholas Loftus, 1st Earl of Ely. Work began in 1813 under John Sutherland (1745–1826), a celebrated landscape gardener, in preparation for the construction of a new Georgian house designed by Dublin-based architect William Farrell.

Ely Castle was built for John, 2nd Marquess of Ely, as a replacement for the earlier 1729 mansion. The property was an elegant two-storey, five-bay stuccoed block with Tuscan pilasters and flanking single-storey bowed wings. The estate expanded into Rosnafarran and Drumcose on the west bank of Lower Lough Erne, where two porter lodges were constructed, both designed by Farrell.

One of the lodges was reportedly based on Blenheim's Eagle Lodge in Oxfordshire, while the other adopted a Tudor-Picturesque style. Farrell is also thought to have designed the Pump House, the main landing pier, the Garden House, and the walled garden.

Ely Castle was later destroyed during the 21st birthday celebrations of the 4th Marquess, who had intended to build a new home but had invested much of his wealth into his principal seat at Loftus Hall in Wexford. In the 1880s, the former stable range was converted into a residence. By this time, the Ely family spent most of their time at Loftus Hall, acting largely as absentee landlords at Ely Lodge.

During the 1940s, Ely Lodge was one of several County Fermanagh sites used by the US Navy to support the flying boat base at Killadeas, with flamethrower demonstrations taking place in October 1942.

In 1965, the property was converted into a fine residence by Lieutenant Colonel Robert Grosvenor, who purchased it from Fredrick Cathcart (the present owner's father). Robert Grosvenor became the 5th Duke of Westminster in 1967. In 1951, Ely Lodge was the birthplace of Gerald Grosvenor, the 6th Duke of Westminster.

The estate was later held by the Dowager Duchess of Westminster until her passing in 1987. It was then inherited by the former land agent Charles Plunkett, who sold it privately to the current owner. The estate has since been refurbished to its former glory.

Summary

Ely Lodge is an exceptional estate extending to about 214.5 acres (86.8 hectares), with a commanding elevated position overlooking Lough Erne.

The Estate has a fantastic sense of arrival aided by the internal tracks and paths throughout, which have been maintained to a high standard. Ely Lodge has been extensively restored by the current owner and enjoys breathtaking views across the lough.

The estate includes a number of cottages — Lodge Cottage, Bridge Cottage, Rose Cottage, Farmyard Cottage, and the Garden House — together with extensive lough frontage extending to about 2.7 miles, a private jetty, and excellent scope for water sports, boating, and fishing.

Expansive parkland, mature trees, and the Spring Garden (home to California Redwoods and other specimen species) provide a rich habitat for flora and fauna. The estate supports a wide range of wildlife, including curlew, snipe, woodcock, sparrowhawks, jays, grey herons, ducks, wood pigeon, long-eared owls, deer, otters, squirrels, and pine martens.

Shooting rights extend to 2,300 acres to the northwest of Ely Lodge and 700 acres of shooting rights on Ely Lodge Estate and adjoining land.

Recent refurbishments include:

- Ely Lodge extensively renovated (2006)
- Gate Lodge renovated (2008)
- Biomass heating system installed (2015)
- Drawing Room refurbished (2014)
- Rose Cottage renovated (2015)
- Bridge Cottage renovated (2014)
- Garden House renovated (2013)

Ely Lodge represents a rare opportunity to acquire an outstanding refurbished loughside estate with a substantial, contiguous landholding.

Location

Ely Lodge Estate occupies an impressive private peninsula on the southern shores of Lough Erne and is located about 6 miles north-west of the town of Enniskillen.

As the county town, Enniskillen is renowned for its historic significance, scenic setting, and role as a tourism hub. It offers a wide range of amenities including shopping and recreational facilities at Enneside Shopping Centre, as well as cultural, educational, and leisure opportunities. Notably, Enniskillen Royal Grammar School counts Oscar Wilde and Samuel Beckett among its distinguished alumni.

County Fermanagh, also known as the Lakelands, is the most westerly county of Northern Ireland and is renowned for its abundance of scenery, history, and culture. The county is widely considered one of the most beautiful in Northern Ireland, with breathtaking views across its two great lakes, Lower Lough Erne and Upper Lough Erne, connected at Enniskillen.

The estate occupies a convenient location with access to both Belfast International (83.5 miles) and Belfast City airport (88.2 miles). Enniskillen St. Angelo airport is about 1.0 miles distant, which allows for the flight of private aircraft.

Lough Erne is linked to the River Shannon by the Shannon-Erne Waterway, a series of canals and lakes that allow navigation from County Fermanagh to County Clare. The waterside location offers outstanding opportunities for fishing and boating, with plentiful salmon, wild brown trout, and stocked rainbow trout. For those who enjoy field sports, there are also a number of premier driven pheasant shoots and world-class snipe and woodcock shooting nearby.

Due to the unique terrain throughout the county, there are many scenic walks, including Cuilcagh Mountain, the highest summit in the county and a part of the Marble Arch Caves UNESCO Global Geopark.

Ely Lodge further benefits from being adjacent to the five-star Lough Erne Golf Resort, which famously hosted the 39th G8 Summit in 2013, attended by world leaders including British Prime Minister David Cameron, US President Barack Obama, German Chancellor Angela Merkel, and Russian President Vladimir Putin.

A memorable moment was captured when President Obama's Marine One helicopter landed in the grounds in front of Ely Lodge.





The Gully

Ely Lodge

Rose Cottage &
Courtyard

Farmyard Cottage

Garden House

Bridge Cottage

Ely Lodge

The estate is entered through a fine splayed gated entrance from Lough Shore Road, offering absolute privacy and tranquillity.

The impressive driveway winds through expansive parkland and woodland along the shores of Lough Erne and Castlehume Lough. Ely Lodge gradually comes into view as the drive sweeps around to the side of the house.

Once inside, the depth of its history is immediately apparent. The house opens with an entrance hall flanked by two reception rooms: the formal study with bay windows and a reception hall with an exquisite fireplace, both benefiting from solid oak panelling. Beyond, the principal reception rooms include a drawing room, dining room, orangery, study, kitchen/breakfast room with Aga, and sitting room with wood burner. All of the main reception rooms enjoy magnificent views over the parkland and lough.

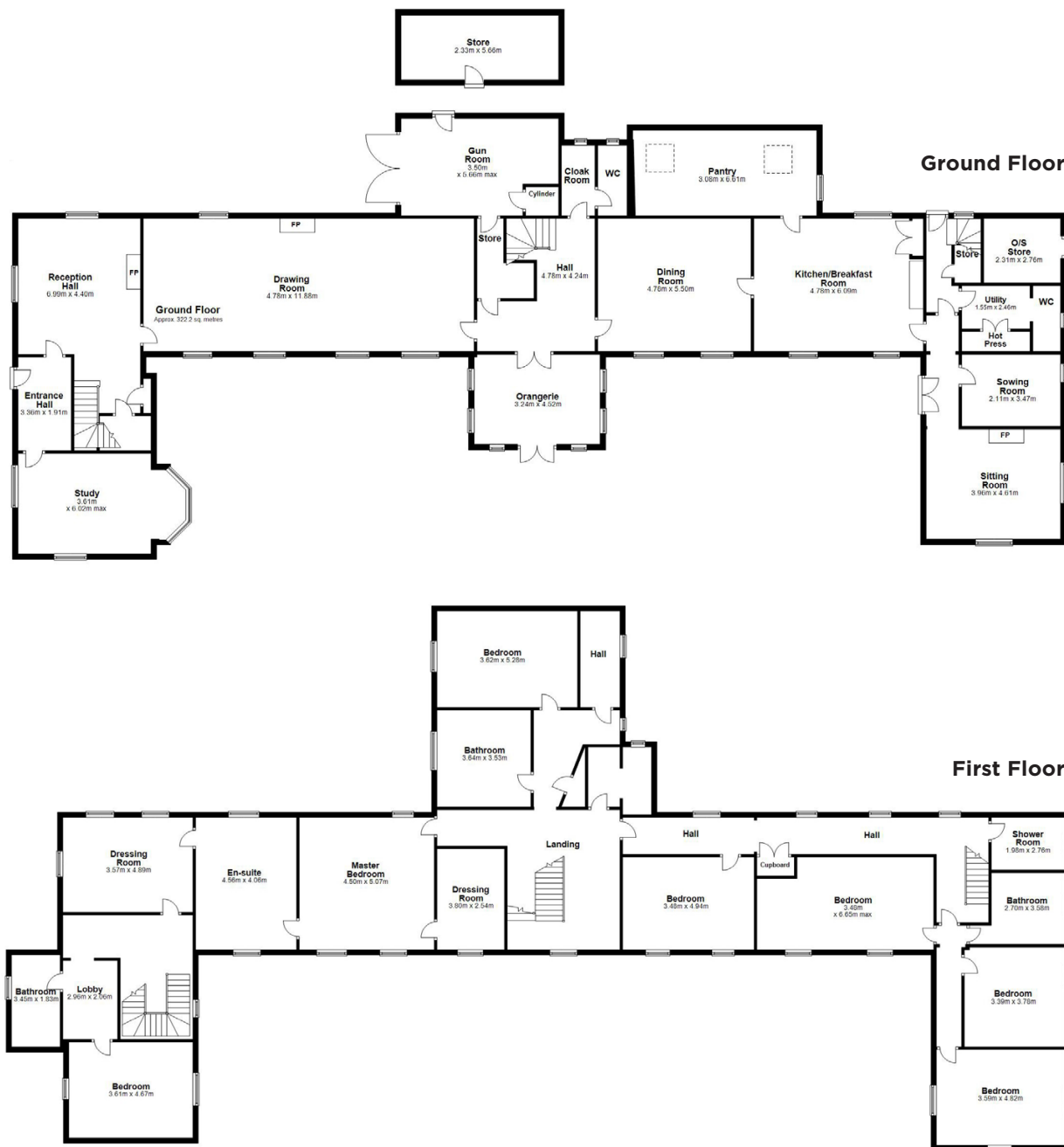
The ground floor is further complemented by a pantry, utility, sewing room, two WCs, cloakroom, and storage rooms, making the house ideally suited for both entertaining and family living.

Three staircases lead to the first floor. The principal suite, occupying the left wing, comprises an en suite bathroom and two dressing rooms, with a further guest suite also located here.

The right and rear wings contain five additional spacious bedrooms, three bathrooms, and a gym.

Gross Internal Area

Approx. 646.9 sq m









Courtyard

Close to the house is a traditional courtyard, which provides an estate office, biomass block and additional storage. There is scope for refurbishment, subject to planning consent.

Gross Internal Area
Approx. 339.4 sq m
(including Rose Cottage)



Rose Cottage

Rose Cottage has been refurbished to provide an entrance hall, two bedrooms, a kitchen, living room and a bathroom.



Gross Internal Area
Approx. 82.7 sq m



Lodge Cottage

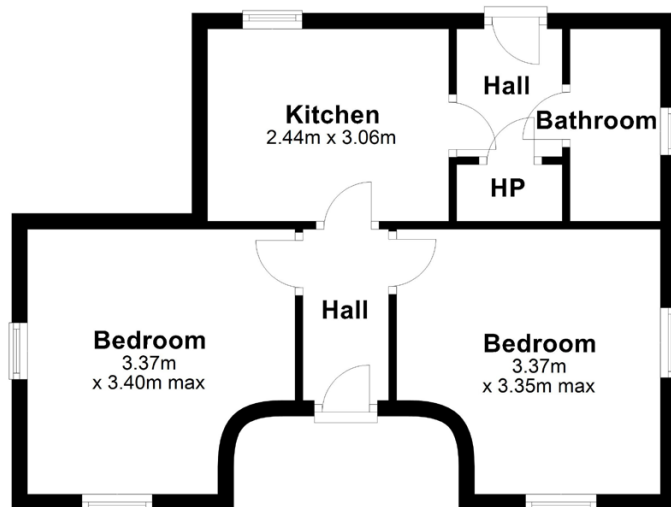
At the entrance to the estate lies Lodge Cottage, a charming single-storey house dating back to circa 1820 and built by Henry Hakewill and William Farrell. This B+ listed property is modelled on Blenheim Palace's Eagle Lodges, reflecting the connection between the Churchill and the Ely families.

The cottage previously held planning permission (ref. L/2005/1455/O) for a rear extension and is currently let.



Gross Internal Area

Approx. 38.5 sq m



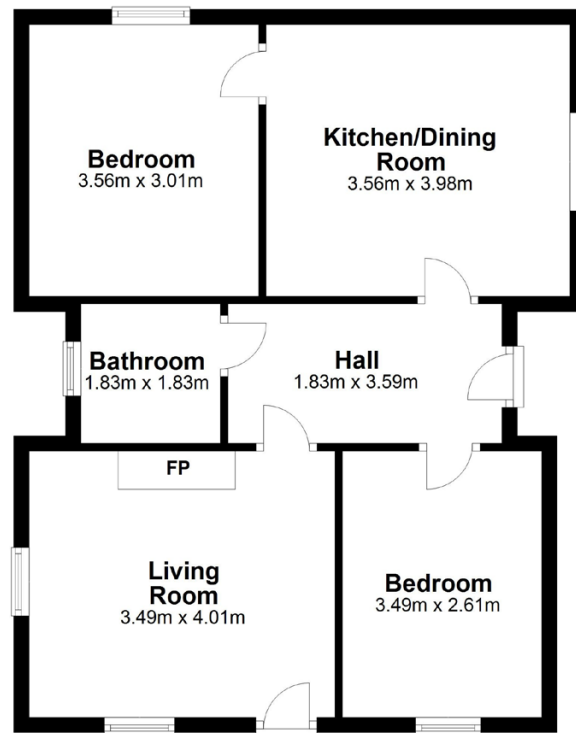
Bridge Cottage

Positioned adjacent to the stone bridge halfway through the estate, Bridge Cottage (listed under ref. HB12/11/090) has recently been refurbished to an excellent standard. Currently let, it comprises a kitchen/dining room, living room, two bedrooms, and a bathroom.



Gross Internal Area

Approx. 59.8 sq m



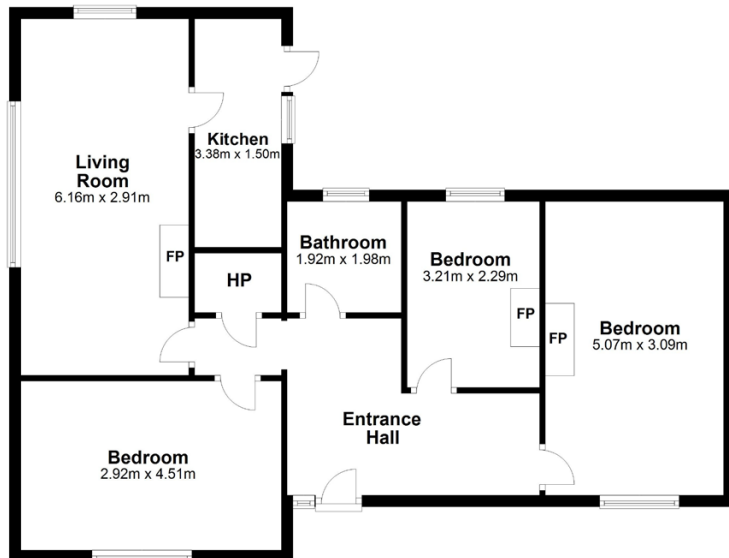
Farmyard Cottage

Set beside the traditional farm buildings, Farmyard Cottage offers a kitchen, living room, three bedrooms, and a bathroom. It is also let.



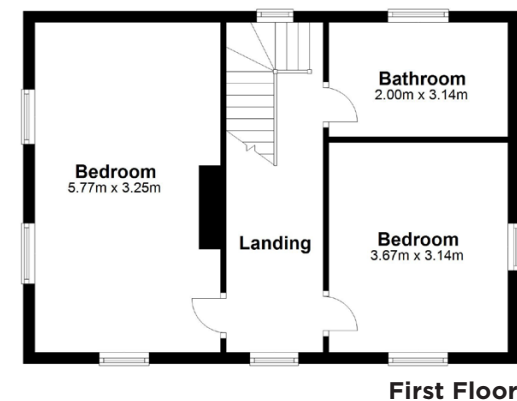
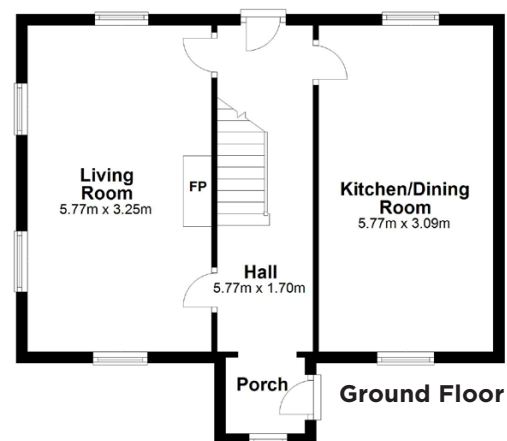
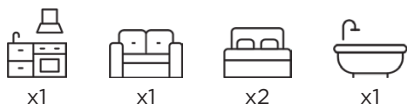
Gross Internal Area

Approx. 80.2 sq m



Garden House

This attractive listed two-storey property (ref. HB12/11/087) has been recently renovated. Accommodation includes a living room, kitchen/dining room, two bedrooms, and a bathroom. The Garden House adjoins the walled garden, which extends to about 2.5 acres and is currently laid to grass.



Gross Internal Area

Approx. 97.3 sq m



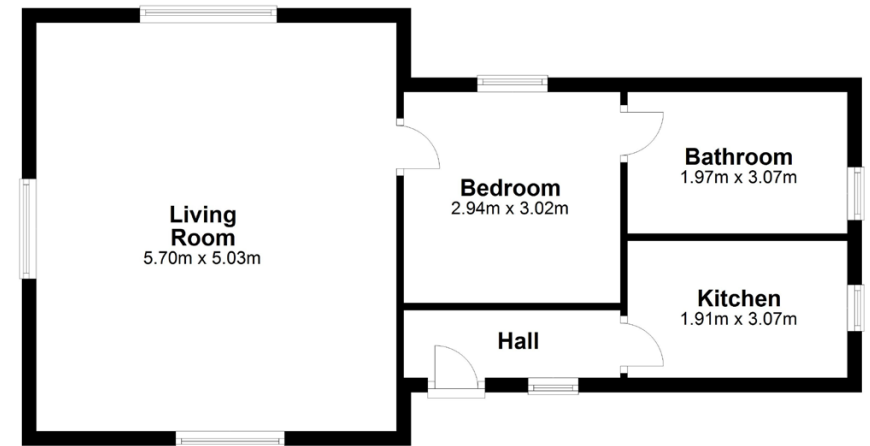
The Gully

The Gully was constructed for the 5th Duke of Westminster circa 1977. Located on the northern point of the peninsula, it enjoys a spectacular setting on the lough shore.



Gross Internal Area

Approx. 80.2 sq m



Gardens & Grounds

A key feature of the estate is the spectacular landscaped gardens and mature woodlands which surround Ely Lodge.

Within the well-established parkland, the immediate gardens and grounds encircling the house are immaculately maintained and form an impressive setting. The diverse assortment of flora, fauna, and outstanding specimen trees provide colour, shelter, and privacy.

The estate offers a tranquil and secluded setting, surrounded by nature. There are an abundance of walks including a calming trail through the arboretum to the walled garden.

These magnificent trees create enchanting and idyllic walks through the parkland, enhancing the charm and natural beauty of the estate.

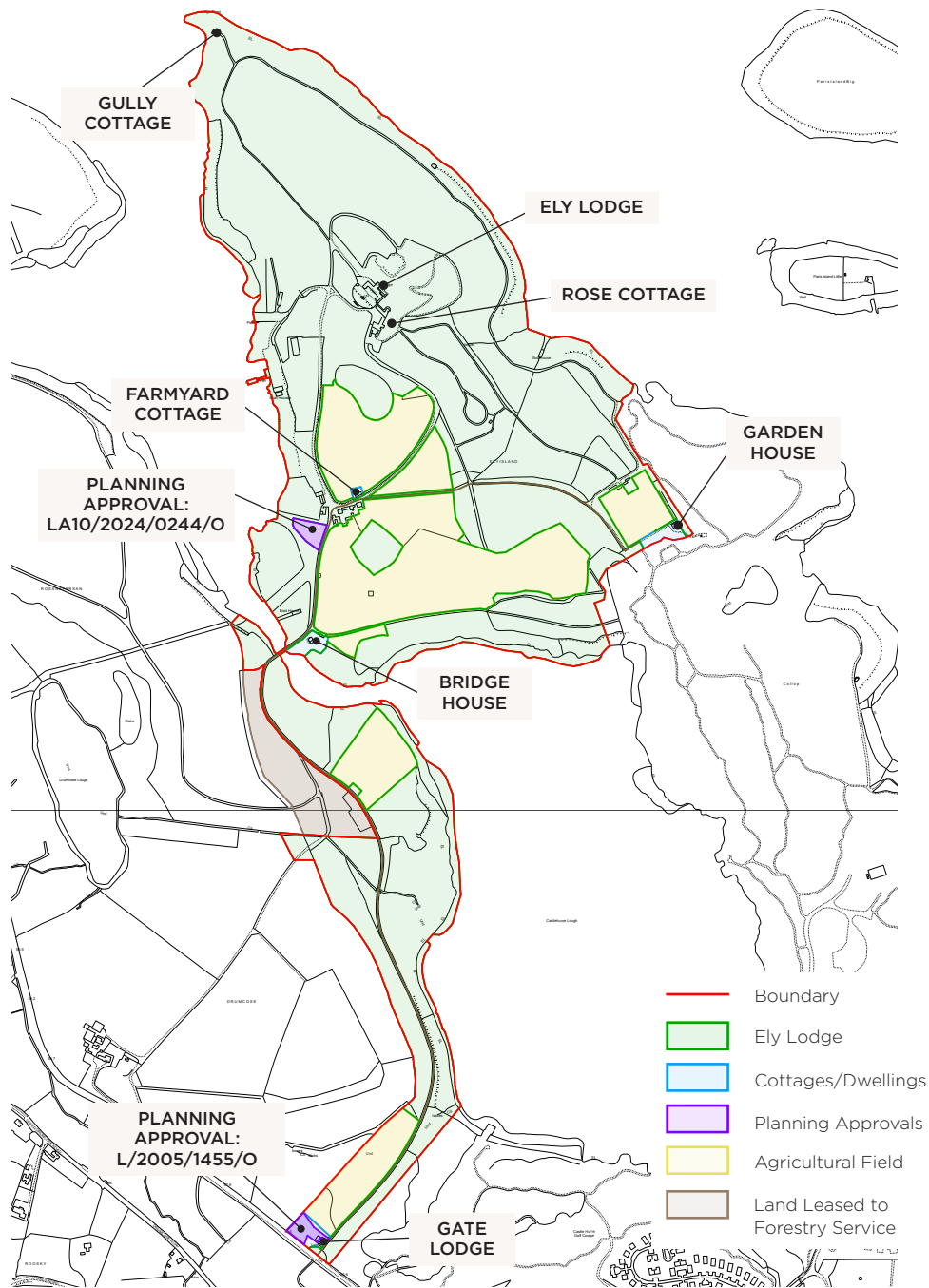
The estate boasts a total of about 45 acres of good quality land. The majority of the estate is covered by woodland with some blocks of commercial forestry running down to the lough shore.

Outline planning permission has been granted under reference LA10/2024/0244/O for a dwelling and domestic garage. Further information can be provided upon request.









All maps and boundaries are for indicative purposes only.

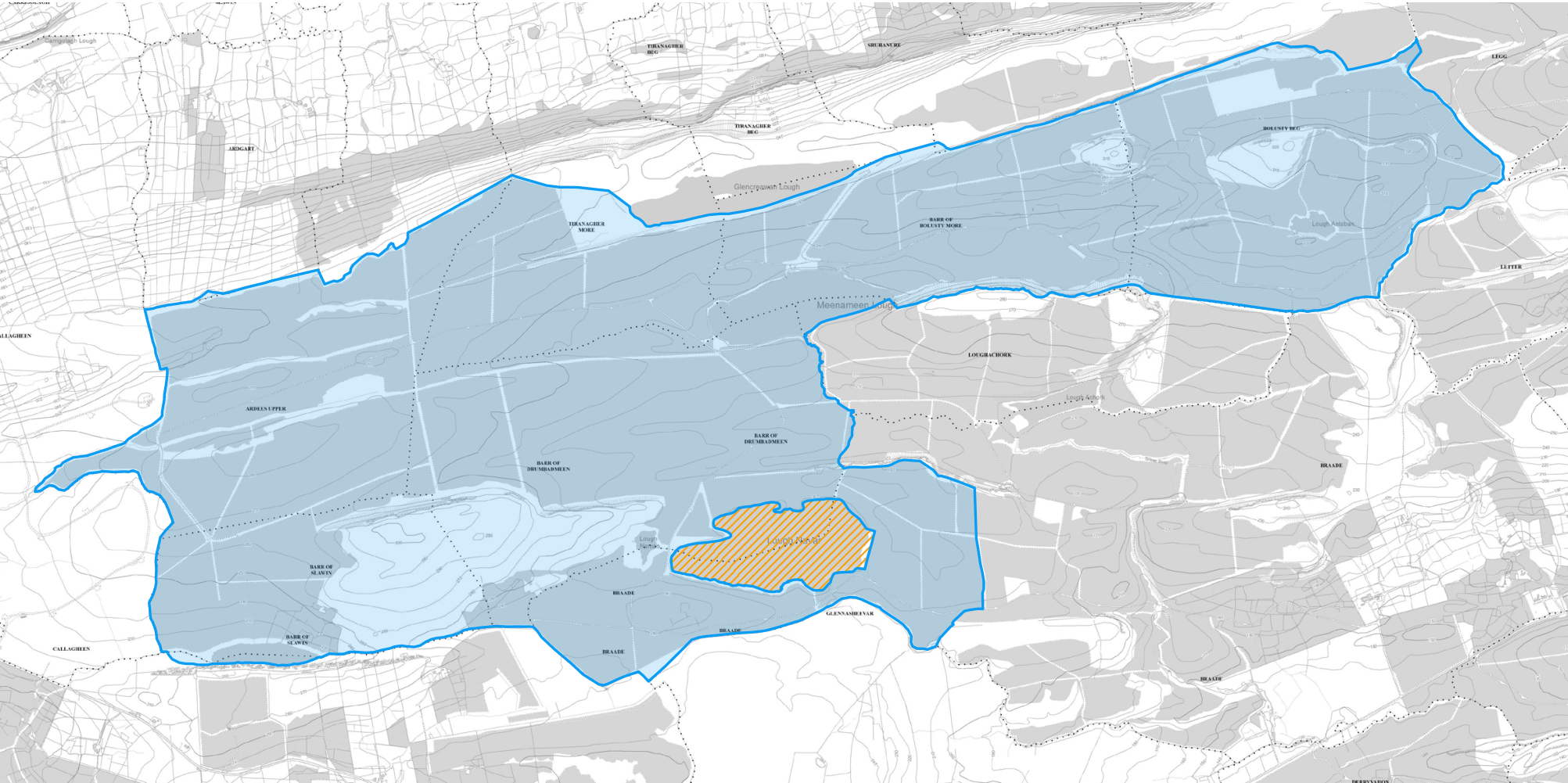
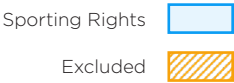


Shooting Rights

Approximately 8.5 miles to the north west of Ely Lodge are over 2,300 acres of shooting rights covering a vast area of undulating ground with mixed mature woodland, commercial forestry, a series of lakes and open ground.

The land is home to an abundance of wildlife with large numbers of deer, wildfowl and woodcock.

The land throughout has exceptional views over Lough Erne and particularly from Lough Navar Forest Viewpoint which has spectacular views over Lower Lough Erne, Donegal Bay, the Blue Stack and Sperrin Mountains.



General Remarks

DATA ROOM

Further detailed information will be available online via a protected data room to those who have viewed.

VIEWING

Strictly by appointment with Savills. Given the hazards of a working estate, we ask you to be as vigilant as possible when making your inspection, for your own safety, especially around the farmyard and lough.

DIRECTIONS

The postcode for Ely Lodge is BT93 7FE.
What3Words: ///enter.cinemas.snowballs

FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale including garden statuary, light fittings and other removable fittings. The buyer will have an option to purchase a selection of the contents of the residence, the garden machinery and equipment.

ENTRY & POSSESSION

Entry is by agreement with vacant possession, subject to the residential lets.

SOLICITOR

Allsopp Campbell Rainey Solicitors, Pearl Assurance Building, One Donegall Square East, Belfast, BT1 5HB

Contact: Neil Allsopp
T: +44 (0) 28 9099 1877
E: neil@aclaw.co.uk

RESIDENTIAL SCHEDULE & EPC

Property	Present Occupancy	Water	Drainage	Heating	EPC	Listing
Ely Lodge	Owner occupied	Mains	Septic tank	Oil	G17	-
Lodge Cottage	Let	Mains	Septic tank	Oil	E42	Listed B+ under ref. HB12/11/089
Bridge Cottage	Let	Mains	Septic tank	Oil	E42	Listed B2 under ref. HB12/11/090
Farmyard Cottage	Let	Mains	Septic tank	Oil	G17	-
Garden House	Let	Mains	Septic tank	Oil	E42	Listed B2 under ref. HB12/11/087
Rose Cottage	Let	Mains	Septic tank	Oil	F36	-
The Gully	-	-	-	-	-	-
The Icehouse	-	-	-	-	-	Listed B1 under ref. HB12/11/073
Landing Pier	-	-	-	-	-	Listed B2/1A under ref. HB12/11/079
The Pump House	-	-	-	-	-	Listed B1/1A under ref. HB12/11/081
Gates and Screen	-	-	-	-	-	Listed B+ under ref. HB12/11/088

OFFERS

Offers may be submitted to the selling agents, Savills.

CLOSING DATE

A closing date may be fixed, and prospective purchasers are asked to register their interest with the selling agents following inspection. The seller reserves 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 seller satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

SERVICES

Mains electricity supply, mains water supply, private drainage, biomass heating system, electric gates, fibre optic broadband connection.

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

LOCAL AUTHORITY

Fermanagh & Omagh District Council
<https://www.fermanaghomagh.com/>

EASEMENTS, WAYLEAVES AND RIGHTS OF WAYS

The estate is offered for sale subject to any public or private rights of way, and all easements and wayleaves whether mentioned or not. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others.

The sale will include a right of access in favour of the Forestry Commission over the initial section of the driveway leading up to the bridge.

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.

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 solicitors, and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any errors or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

GENERALLY

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

MINERALS, SPORTING AND TIMBER RIGHTS

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

VAT

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

Contact



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Important Notice

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