



WILSONS
AUCTIONS

Loughananna House

Kilbehenny, Mitchelstown, Co Cork



Loughananna House
Kilbehenny, Mitchelstown, Co Cork
On c.6.76 ha – c.16.55 acres

For Sale by Private Treaty

Nestled at the foot of the Galtee Mountains in a truly majestic setting with breath-taking views of the countryside and Knockmealdown Mountains.

M8 4km, Mitchelstown 8km, Fermoy 22km, Cashel 34km, Clonmel 40km, Cork 50km, Cork Airport 61km, Shannon Airport 85km

Main House

- Entrance Hall • Drawing Room • Library • Snooker Room • Rear Hall • Study • Dining Room • WC and Cloakroom
- Kitchen • Utility/Boot Room • Seven/Eight Bedrooms • Three Bathrooms • WC •

Gate Lodge

- Bedroom • Sitting room • Kitchen • Bathroom •

Coach House

- Indoor Heated Swimming Pool • Bathroom and WC • Large Games Room •

Grounds & Outbuildings

- Cut Stone Courtyard • Terraces • Upper Yard • Five Span Barn • Kennels/Chicken Run • Hard Surface Tennis Court
- Three stables • Potting Shed • Mature Planting • Specimen Trees • Sweeping Lawns • Grass Paddocks
- Two Road Entrances • Entire Boundary Fenced •



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Historical Note

Galtee Castle, that was formed from Galtee Lodge, was built on the lower slopes of the Galtee Mountains as a hunting lodge for Robert 2nd Earl of Kingston in the late 18th century.

George the 3rd Earl, later remodelled the lodge and its grounds adding an octagonal tower in the process, this was most likely during his building spree of the 1820s. During this time around 1860, it is believed the Loughananna House was significantly upgraded and the Victorian addition added. The Kingstons would have used this lodge for entertaining hunting parties and later also as a base for escorting privileged guests to the nearby Mitchelstown Caves, discovered in 1833. At this time, the castle enjoyed grounds of 20,000 acres within which stood Loughananna House. Later, much of the lands were sold to tenant farmers and the estate contained 2000 acres within the demesne.

After the death of Nathaniel Buckley, the estate passed to an Abel Buckley, a Lancashire-based wealthy cotton mills owner. Galtee Lodge had been upgraded and extended to become a castle by this time. This was to be the golden age of Galtee Castle. Abel Buckley was extremely wealthy and during his tenure no expense was spared. They were amongst the first in the county to own a motor car, a hydroelectric system was installed to harness power, he was also a keen horse breeder and had his own personal race track on site. A lavish party took place for Abel Buckley Jr's coming of age (21st Birthday) in 1897. Marquees were erected at Loughananna Park to cater for 1,500 people.

Loughananna House was home to Catherine Kennedy until 1999 the daughter of the renowned artist Robert Gregory who was the son of the great historical Lady Gregory. The current owners bought the property in 2000 and undertook an extensive restoration project taking great care and attention to detail to make Loughananna House into the wonderful family home it is today.

Loughananna House was also the birthplace in 1816 of John O'Mahony who went on to found the Fenian movement in the United States of America.



Loughananna House

Loughananna House is a large L plan shaped two storey, three bay period house. The original part of the house was built in 1780 and the Victorian addition was added in 1860. This impressive house retains much of its original form and materials. It's variety of single and bipartite timber sliding sash windows add to its architectural significance, as do the retention of the coach house and gate lodge, adding context to the site.

The property is entered through an impressive stone splayed entrance with electric wrought iron gates passing the pretty gate lodge, up a sweeping avenue to a large forecourt at the front of the house.

One enters the house via limestone steps into a large hall. Accessed off the hall are the well-proportioned principal reception rooms including a drawing room, library, snooker room, study and cloakroom. At the end of the hall is the breakfast room and a large magnificent country kitchen fitted with all the modern conveniences for daily life, including a walk-in cold room. Off the kitchen is an extensive utility and boot room which leads out on the courtyard.

Of particular note, the exquisite sash windows with their camber headed openings to ground floor and flanked side lights throughout the house which flood the property with light and give spectacular views of the surrounding countryside.

Upstairs accessed from the main hall or kitchen are eight good sized bedrooms complete with three bathrooms. The entire property has been lovingly restored throughout with great taste by the current owners to an exceptionally high standard taking great care and attention in keeping the essence of the original house in addition to state of the art modern facilities.

The layout at Loughananna House is wonderful for everyday family living or entertaining on a grand scale.





Ground Floor



Loughananna House
Total Approximate Area
c.636 sq.m (6,845.85 sq.ft)

First Floor



Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and is not to scale. These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to this important notice.



Courtyards, Coach House, Gate Lodge and Grounds

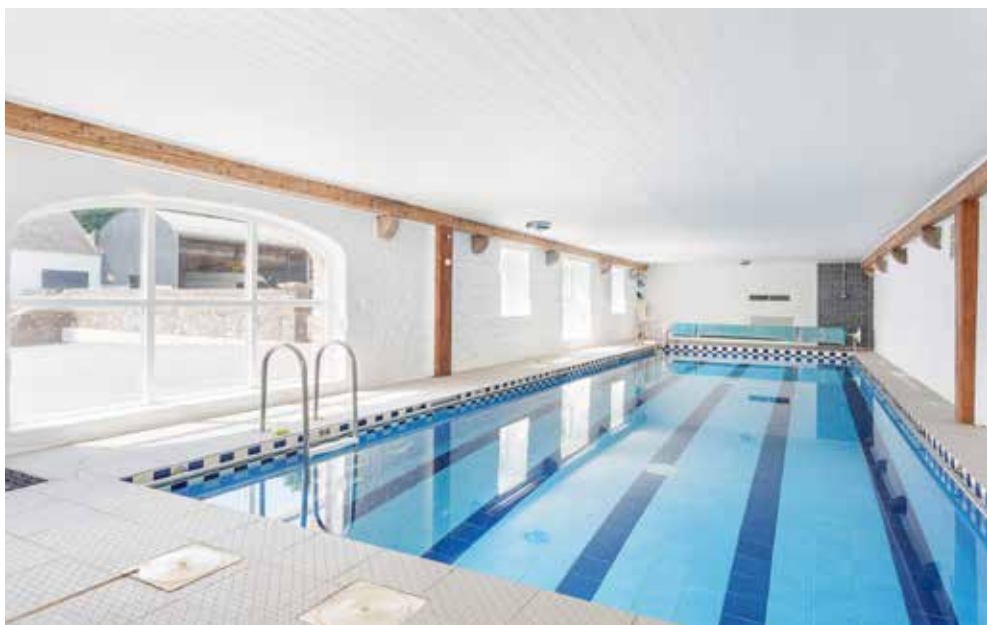
Off the house is the stunning cut sandstone courtyard and original coach house which can all be accessed via wonderful stone pillars past the front house. The restored two storey coach house now contains a fantastic heated indoor swimming pool (40ft x 12.5ft) complete with shower and WC. Upstairs is an extensive lofted games room, great fun for the children and adults alike.

Off the main courtyard is the upper farm courtyard which has separate access from the road. Contained within is a large yard with four span barn and large hen run or kennels. Three stables and grass paddocks lie off the main courtyard.

Extensive sunny terraces lead off the main house onto sweeping lawns, mature shrubs, specimen trees including a magical fairy tree and a hard surface tennis court. Amazing natural playground for children or just to sit and watch the ever changing vista or the extensive wildlife that pop into visit.

There is the added benefit of a very charming original gate lodge perfect for extra guests or staff.

The property has absolute peace and privacy and all this together with the spectacular surrounding countryside makes Loughananna House a very appealing place to live.



Forestry and Land

The lands are in one block and the entire boundary is stock proof fenced along with an array of superb specimen trees.

There is the extraordinary benefit of thirteen acres of a very valuable private forestry plantation containing 33,000 healthy Ash trees, *Fraxinus Excelsior* (European Ash). The planting was done in three batches over four years. The first batch will reach maturity in nine years. No grant aid was ever sought so the new owner will receive the entire benefit on maturity. With hurley ash, money really does grow on trees. Ash for hurley manufacture is the most valuable timber in the world.

- * 33,000 trees planted in a modern European Ash Tree Plantation *
- 3,000 planted 2007
- 10,000 planted 2008
- 20,000 planted 2011









Services

O.F.C.H, security cameras and alarms with remote access, timed outdoor lights, satellite TV, broadband, internal telephone system, mains water and pump, septic tank

BER Details

BER No: 111213815



Viewing

Strictly by appointment

Directions

From the M8 exit at junction 12; At the first roundabout take the 1st exit, at the next and at the third roundabout, take the 3rd exit onto the R639. Continue 2.7km and take a left. Continue 850m at Loughanna House is on the right with a large stone splayed entrance.



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