



Lot 1

Lot 2

Lot 3

Gamekeeper's Cottage & Land at Lisnavagh

Rathvilly, Co. Carlow



Gamekeeper's Cottage & Land at Lisnavagh

Rathvilly, Co. Carlow, R93 K162

Rathvilly 5.7 km, Tullow 9 km, Baltinglass 12 km, Carlow 19 km, M9 22 km, Dublin City 70 km, Dublin Airport 106 km
(all distances approximate)

Charming cottage and productive land with amenity

Traditional cottage (2 bedrooms) in an attractive, private rural setting

Mature garden grounds

Ring-fenced farmland partially enclosed by an estate wall

51 acres tillage, 29 acres pasture, 12 acres woods

Extensive road frontage

About 94.30 acres / 38.15 hectares in total

For Sale by Private Treaty as a Whole or in up to 3 Lots

SITUATION

Gamekeeper's Cottage and Land at Lisnavagh occupies a tranquil and rural setting in the heart of County Carlow, conveniently located between the large neighbouring towns of Tullow and Baltinglass. The area is characterised by its rolling hills and productive farmland.

Tullow, meaning ‘The Hill’ is a charming example of a traditional Irish town positioned on the River Slaney, providing a range of local amenities including a number of cafes, restaurants and pubs. The cottage is situated near the Wicklow and Carlow county border. County Wicklow is known as the Garden of Ireland and offers unspoilt countryside with mountains, upland lakes, steep sided glacial valleys, forests and farmland, together with a wonderful coastline and sandy beaches.

Rathvilly (5 km) is an attractive village which provides facilities such as a supermarket, pub, pharmacy and café. Mount Wolseley, just 10 kilometres south of the property, is a magnificent hotel and golf resort set in the rolling countryside of Tullow. Complete with an award-winning Spa, Mount Wolseley offers extensive dining and leisure facilities.

The property is very well situated for quality sporting and recreational activities including rugby, GAA, soccer, swimming and tennis to name a few. For racing enthusiasts, The Curragh, Punchestown and Naas Racecourses are all within driving distance. The River Slaney is regarded as one of the country's finest coarse angling river fisheries with a mixed stock fishery.

Golfing enthusiasts are well catered for with the championship course at Rathsallagh Golf Club (26 km), as well as Mount Wolseley Golf Resort (10 km) and Baltinglass Golf Club (14 km).

Gamekeeper's Cottage is surrounded by an excellent transportation system with bus and rail services available in Carlow (19 km). The M9 (connecting Dublin to Waterford) is just 22 kilometres distant and easily accessible. Dublin Airport is 106 kilometres to the north of the property.

The land is situated in a region renowned for its fertile farmland and high-quality, free-draining soils, ideal for both livestock and tillage. The area benefits from a strong agricultural tradition and is well supported by a range of local services, including agricultural merchants, machinery suppliers, milk processors and livestock marts, including the nearby Tullow Mart.

DESCRIPTION

Gamekeeper's Cottage and Land at Lisnavagh form a highly attractive and well-balanced rural holding, combining quality, well-managed farmland with a charming period residence in a private setting. Framed by mature hedgerows, estate walls and woodland, the lands offer both productivity and natural appeal, supported by a private water supply, with water troughs installed across the majority of the fields. The Gamekeeper's Cottage enjoys a peaceful position with bright accommodation overlooking the surrounding countryside.

Altogether, this is a rare opportunity to acquire a compact and productive holding forming part of the historic Lisnavagh Estate.

The property is being offered for sale as a whole or in up to 3 lots as follows:

Lot	Property	Acreage
1	South Land at Lisnavagh	65.59
2	North Land at Lisnavagh	26.63
3	Gamekeeper's Cottage	2.08
Whole		94.30

LOT 1 – SOUTH LAND AT LISNAVAGH (ABOUT 65.6 ACRES)

The productive farmland at Lot 1 comprises a single block and is in excellent heart. The land is arranged in large, level fields, ideally suited to efficient working with modern machinery.

The Land at Lisnavagh is enclosed by a mature hedgerow and stone estate wall, the farmland is free draining and benefits from about 1 kilometre of road frontage. Access to the land is facilitated by two entry points off the public road both suitable for accommodating large machinery.

Much of the topography is level with a high point of 120 metres / 393 feet above sea level on the northern boundary and a low point of 104 metres / 341 feet above sea level on the southern boundary.

The majority of land in Lot 1 comprises first-class, fertile and highly versatile tillage ground, with a strong working depth capable of supporting a wide range of cropping and grassland systems. Crops including oats, wheat, beans and potatoes have all been grown successfully. One field of permanent pasture suitable for silage and extending to about 8 acres is situated on the northwestern boundary and is fenced for cattle.

The mature woodland areas frame the boundaries of Lot 1, offering excellent shelter and enhancing privacy and amenity throughout the holding.

The land can be summarised as follows:

Land Type	Acres
Arable	51.07
Pasture	8.23
Woodland	6.29
Total	65.59



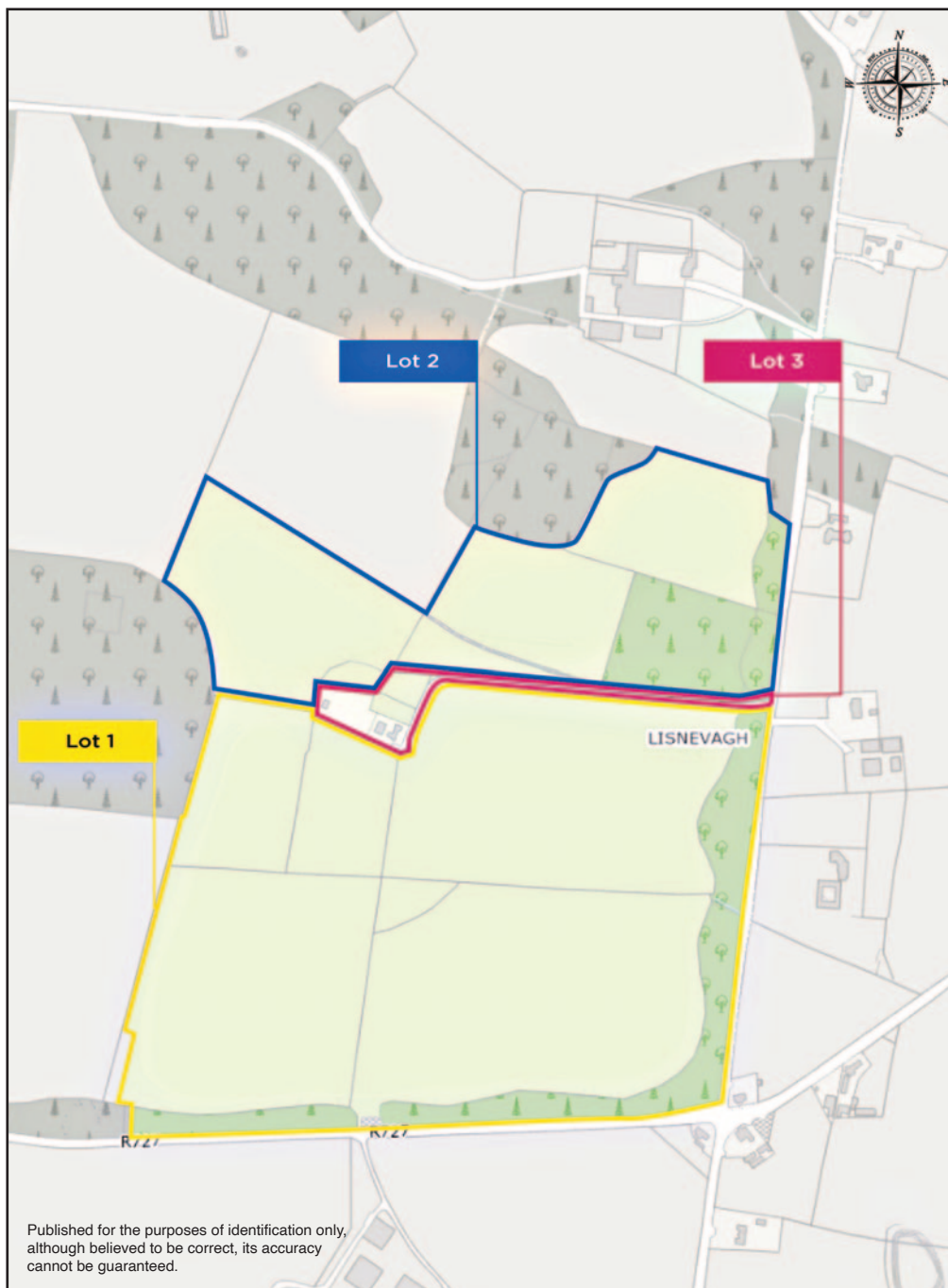
LOT 1





LOTS 2 & 3





LOT 2 – NORTH LAND AT LISNAVAGH (ABOUT 26.6 ACRES)

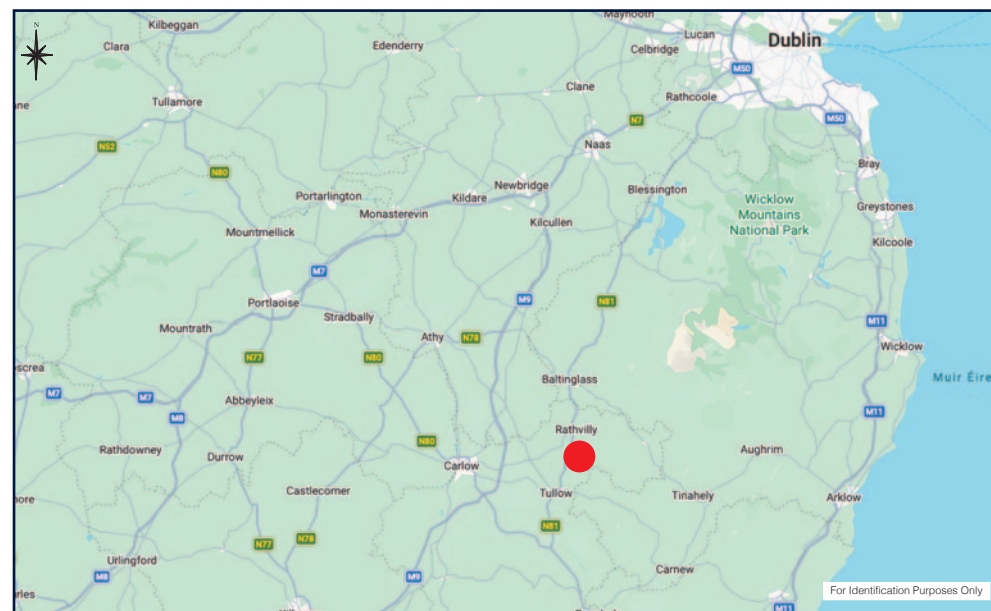
The northern block is divided into four fields of pasture which are capable of producing strong grass swards and suitable for silage. Enclosed by mature hedgerows, with fencing for cattle and benefiting from natural woodland boundaries, the single block of gently undulating land enjoys good shelter, creating a favourable environment for livestock and enhancing its overall farming appeal. The eastern boundary is formed by an estate wall.

The lands are generally level in nature, gently rising from approximately 101 metres / 331 feet above sea level at the southern boundary to 118 metres / 387 feet at the northern boundary, and benefit from convenient access via the main avenue.

Lot 2 comprises about 3.8 acres of woodland, which has recently been felled as part of a government-approved forestry scheme. The purchaser will be required to comply with the associated replanting obligations. Please contact the selling agents for further information.

The land can be summarised as follows:

Land Type	Acres
Pasture	20.97
Woodland	5.66
Total	26.63



LOT 3 – GAMEKEEPER'S COTTAGE (ABOUT 2.08 ACRES)

Gamekeeper's Cottage is a charming period cottage of traditional stone and slate construction set within a private position off a peaceful country road and surrounded by mature trees and rolling farmland. Entered through two stone pillars, the cottage is approached via a driveway flanked by trees and farmland.

The bright and well-proportioned accommodation is predominantly laid out over a single storey, with a distinctive one-and-a-half storey return, extending to approximately 1,124 sq ft. The south-easterly orientation is a notable feature, drawing natural light throughout the day and perfectly showcasing the surrounding countryside and lands. Lattice windows are a notable feature.

Internally, the cottage opens into a welcoming entrance hall, leading to a characterful kitchen complete with a Stanley cooker, alongside a cosy sitting room. The accommodation includes a ground-floor bedroom, with a further bedroom at first-floor level. To the rear, a utility room and bathroom are conveniently positioned beside the rear entrance.

The cottage is serviced by private water supply and oil-fired central heating via the Stanley cooker. 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.

OUTBUILDINGS

To the rear of the house lies an attractive range of traditional outbuildings, presently utilised for storage and including former kennels.

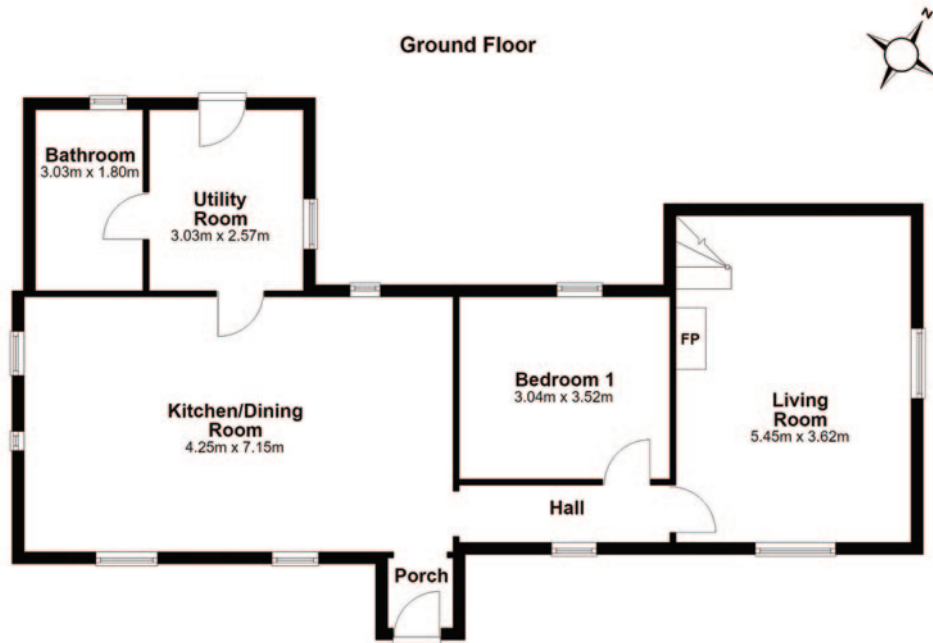


GAMEKEEPER'S COTTAGE & OUTBUILDINGS

GAMEKEEPER'S COTTAGE

Total - 104.4 sq m

Ground Floor



First Floor



OUTBUILDINGS

Total - 111.1 sq m



GENERAL REMARKS & STIPULATIONS

Viewing

Strictly by appointment with Savills & REA Dawson. 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.

Eircode

R93 K162

Fixtures & Fittings

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

Entry & Possession

Entry is by agreement with vacant possession, subject to the seasonal grazing and cottage rental agreements.

Basic Income Support for Sustainability (BISS) Scheme

The Entitlements to the Basic Income Support for Sustainability (BISS) Scheme are owned and included in the sale for a proportion of Lot 1 only.

Solicitors

O'Connor McCormack Solicitors (contact: Aoife Smithwick)

16 S Main St, Naas West

Naas, Co. Kildare

Tel: +353 (0) 45 875 333

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Offers

Offers may be submitted to the joint selling agents:

Savills, 33 Molesworth Street, Dublin 2.

Email address: country@savills.ie

REA Dawson, Tullow, Co. Carlow.

Email address: info@readawson.ie

Closing Date

A closing 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.

Wayleaves and Rights of Access

The farm 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.

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 purchaser shall be deemed to have satisfied themselves 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.

In the event that the property is sold in lots, title conditions may be created for access and service media, and any new boundary fences required as a result of a lotted sale will need to be erected at the mutual cost of the relevant purchasers.

Generally

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

Important Notice: Savills, REA Dawson and their clients 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 or REA Dawson have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure prepared and photographs taken July 2026.

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