



KNOCKABBEE CASTLE,

Ardee, Co. Louth





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Historic Castle and Gardens

Ardee 9km

Tallanstown 4km

Dublin Airport 76km

Belfast 105km

(Distances are approximate)

In all about c. 12.1 ha (c 30 acres)

- | | | | |
|-----------------------------|------------------------------|---------------------|---|
| ◆ Reception hall | ◆ Inner hall | ◆ Staircase hall | ◆ Drawing room |
| ◆ Dining room | ◆ Family room | ◆ Kitchen | ◆ Further kitchen |
| ◆ Bar | ◆ Billiard room | ◆ Library | ◆ Ladies & Gents W.C. |
| ◆ 8 Bedrooms | ◆ 8 Bathrooms | ◆ Interpretive room | ◆ Museum room |
| ◆ Courtyard with A.V. room | ◆ Tack room | ◆ Staff apartment | ◆ 2nd Courtyard with further two storey buildings |
| ◆ National showcase gardens | ◆ Victorian style greenhouse | ◆ Tea house | ◆ Stone fern house |
| ◆ Octagonal gazebo | ◆ Gate lodge with Kitchen | ◆ Living room | ◆ 2 Bedrooms |

Location

Knockabbey Castle is located in the heart of County Louth, approximately 9 km north of the town of Ardee and 4 km from the pretty village of Tallanstown (winner of its category in 2010 Tidy Town awards). The larger towns of Dundalk and Drogheda are both 20 km away. Knockabbey is only a 10 minute drive from the M1 Motorway and Dublin is within a one hour drive to the city centre.



History

Knockabbey Castle and gardens reflect the constantly changing fortunes of its owners for more than six centuries. The original dwelling which dates back to 1399 was built for the Bellew Family and then known as Thomastown Castle. It was a simple square tower house; however, reflecting their prestige and position, the Belles enlarged the Castle in 1650 with a six bay, three storey Queen Anne extension. The estate was subsequently confiscated after Roger Bellew supported the deposed Catholic King James II in the Battle of the Boyne.

The castle was then remodelled in 1754 by the new owner Thomas Tension and by the late 1700's the castle came under the ownership of the O'Rielly Family. The O'Rielly's roots trace back to the high kings of Ireland and are a direct link to Niall of the Nine Hostages, infamous for enslaving St. Patrick. Myles O'Rielly served in the Papal Brigade and at one time the family were so powerful they issued their own coinage. The same Myles renamed the castle Knockabbey and commenced an ambitious redevelopment of the house and grounds, which included the addition of a new house, which was subsequently burnt by the IRA in 1923. What survived was rebuilt in 1925. Knockabbey remained in the hands of the O'Rielly family until 1998. The present owner has invested considerable time, effort and expenditure restoring the house and gardens, consulting experts at every step and being meticulous in maintaining the integrity of the estate.

Description

As Knockabbey dates back from three distinct eras different parts of the castle have their own individual historical characteristics. The entire however is linked as one unit. The castle is entered via **The Tower House** into an **Entrance hall** with vaulted ceiling, stone flagged floor, fireplace with wood burning stove. This entrance hall also leads into the inner staircase hall, to the Queen Anne hall and also to the stone spiral tower staircase. The **Interpretive room** with its own bathroom off and the **Museum room** also with bathroom are found on the first and second floors of the tower house.

The **Gothic section** of the house is immediately behind the main hall and the impressive **Staircase hall** has quarry tiled floor, galleried staircase, and an ornate stained glass roof light. The spacious **Kitchen** is off this hall with built in kitchen units, French oak floor, Aga cooker, Belfast sink. The **Family room** has open stone fireplace, oak floor, corniced ceiling, double doors to lawn and dining room. The **Dining room** has a stone fireplace, french oak floor, corniced ceiling, door to lawn. On the first floor there are **four spacious bedrooms**, all with ensuite bathrooms. The **Master bedroom** has an ensuite with roll top bath.

The **Queen Anne** section of the house has a spacious **Staircase hall**, with a fine **Drawing room** which has walnut floor, pitch pine columns, and white marble fireplace. The original 1860's **Kitchen** is show cased and beyond there is a **Bar /studio** room. There are also **Ladies and Gents WC** on the ground floor. On the first floor there is a **Billiards room**, **Library** area with panelled walls and the **Thai bedroom**. On the second floor, there are **three further bedrooms** and a main bathroom.

The castle benefits from being set well off the country road and enjoying fine views over the stunning gardens. Although the house impresses by its grandeur it very much feels like a home. The rooms are bright, well proportioned and are a showcase of different architecture. Throughout the houses there are exquisite features, such as the ornate cornicing, vaulted ceilings, the grand chimney pieces, and original panelled doors and wide staircases. The impressive reception rooms are perfectly proportioned rooms for entertaining and family living.





Gardens

The gardens are a particular feature of the property and since 1998 have undergone a major restoration with the aid of the Great Gardens of Ireland Restoration Fund. They contain some of the most important historical water features in the country. These water gardens were originally started as early as the 11th Century by monks from the local abbey. They are surrounded by mature woodland with pathways and foot bridges. A newly constructed Victorian style glass house sits amongst the Victorian flower garden. There is an array of magnificent specimen trees and the tulip tree ranks amongst the largest and finest in Ireland. Beyond the castle terrace there is a double herbaceous border and lawns leading to the newly planted wild flower meadow. As you walk through this magical garden you will come across a stone built Victorian Tea House, a stone built Fern house and the octagonal gazebo.

Knockabbey Castle is a rare opportunity to buy a historic Irish Castle with glorious surroundings and although large, a manageable home.

Courtyards and other amenities

The house courtyard has been fully restored and now houses a Audio Visual room and an original tack room at ground level with a spacious one bedroom apartment at first floor level. There is a second courtyard to the rear with further two storey stone buildings in need of renovation. A utility yard is hidden off the main avenue with a modern 6 span barn and a new car park has also been constructed off the main avenue. It has space for 3 buses and 30 cars.

Gate Lodge

The gate lodge is located mid way up the avenue and it was newly constructed in 2002, as an exact replica of a former lodge. It has a large open plan kitchen living room with two bedrooms and a bathroom. The living room opens to a private rear garden.

Services

Well Water, 2 modern septic tanks, sophisticated pressurised OFCH with backup boilers, Phone, Alarm.

Reconstruction special features

All floors and joists replaced in French oak; all windows replaced or repaired; all plasterworks replaced; new ornamental cornices; complete electrical system, new plumbing throughout; new oil fired central heating system; all high quality sanitary ware installed; all roofs repaired or replaced.

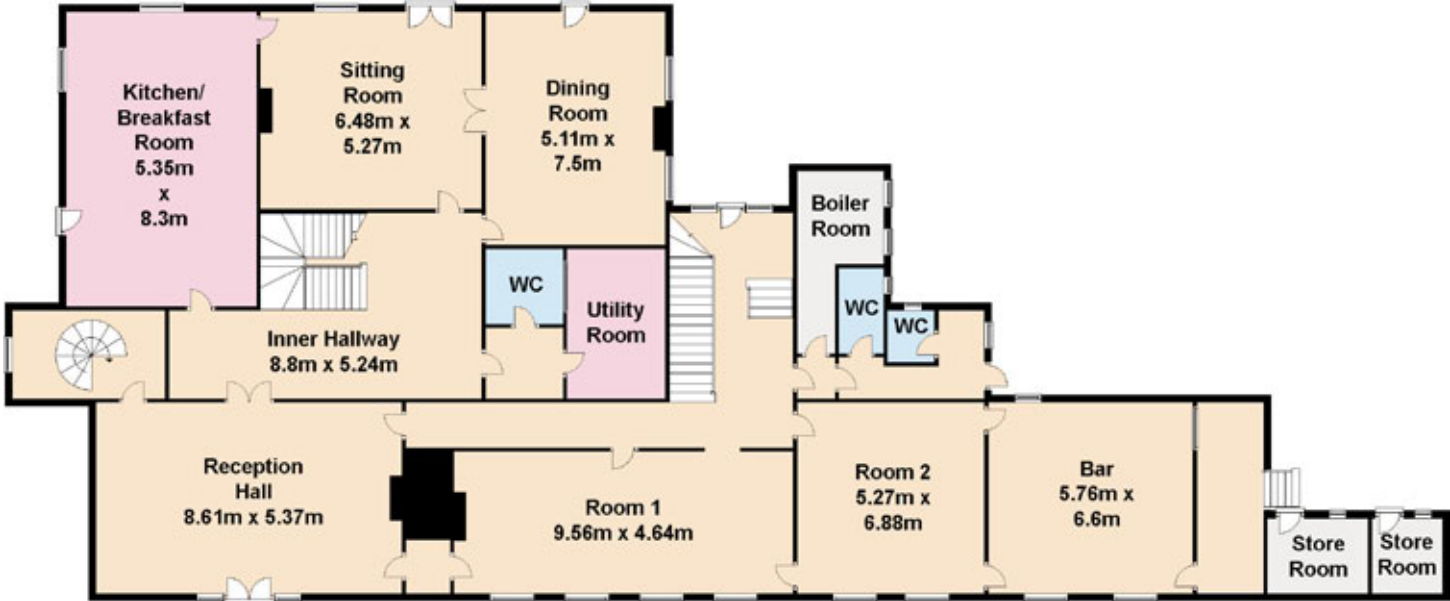
Fixtures and Fittings

With all those items known as tenants fixtures and fittings together with the fitted carpets, curtains, light fittings and garden statuary are specifically excluded from the freehold sale but can be made available by separate negotiation.

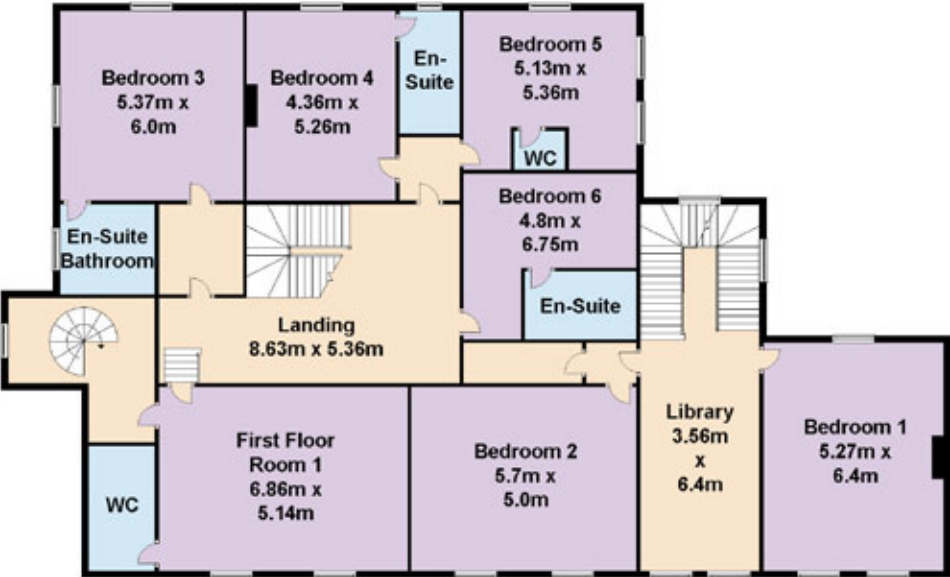




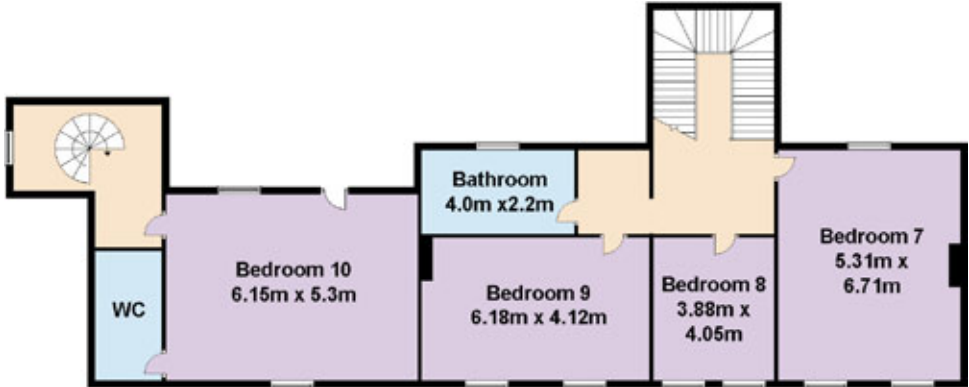
Ground Floor



First Floor



Second Floor



Not to Scale
This plan is for illustrative purposes only.

- Reception Rooms / Living and Circulation Areas
- Kitchens
- Bedrooms
- Bathrooms
- Storage



Viewings

All viewings are strictly by prior appointment with the joint agents.

Title

Freehold

Directions

Take M1, then take Ardee Exit (for N2), at Ardee to through two roundabout taking N2 Derry exits, continue out the road for c. 5 miles and at Junction N020425 take right hand turn, Knockabbey is signposted on the turn off, drive for c. 3 miles and Knockabbey is on the left hand side, with large electric gates.



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