

THE
RAHINSTOWN
ESTATE

A CLASSIC IRISH COUNTRY ESTATE

THE RAHINSTOWN ESTATE

SUMMERHILL • CO. MEATH • A83 Y267

Summerhill 4 km, Kilcock 13 km, Trim 13 km, Dublin City Centre 41 km, Dublin Airport 46 km
(All distances are approximate)

RAHINSTOWN HOUSE

Imposing 18 Century house with extensive accommodation over 3 storeys, plus basement
Impressive avenue
Landscaped garden grounds, including walled garden and parkland

ADDITIONAL RESIDENTIAL ACCOMMODATION

Rahinstown Cottage (1 reception rooms, 3 bedrooms)
Clegarrow (2 reception rooms, 5 bedrooms)

OUTBUILDINGS

Range of traditional outbuildings and farm buildings
Equestrian facilities

LAND

480 acres arable/pasture
181 acres woodland
30 acres reclaimed pasture and habitat
29 acres miscellaneous

ABOUT 720 ACRES / 291 HECTARES IN TOTAL

FOR SALE BY PRIVATE TREATY



Savills Dublin
33 Molesworth Street
Dublin, D02 CP04
Tel: +353 (0) 1 618 1300
PSRA No. 002223

*Viewing by appointment only
These particulars are intended only as a guide and must not be relied upon as statements of fact.*



SUMMARY

Rahinstown Estate is an exceptional Irish country estate, ideally situated in the heart of County Meath, one of Ireland's most renowned sporting and agricultural regions. Combining historic grandeur with significant agricultural and amenity appeal, the estate extends to about 720 acres within a highly attractive ring-fenced holding.

At the centre of the estate stands an impressive mansion house, the origins of which date back to the early eighteenth century. Surrounded by mature parkland, specimen trees, formal gardens and pleasure grounds, the house occupies a commanding position within the estate and enjoys a tranquil and private setting.

Complementing the principal residence is an extensive range of estate buildings, including an attractive traditional stable courtyard, substantial equestrian facilities and a traditional stone farmyard. The residential accommodation is further enhanced by a charming two-bedroom courtyard cottage and a separate three-bedroom bungalow situated towards the western boundary of the estate. Together, these assets provide flexibility for staff, guests or alternative income- producing uses.

A defining feature of Rahinstown Estate is the scale and quality of its landholding. Extending to about 720 acres in a single block surrounding the mansion house, the estate comprises productive free- draining pasture, mature woodland and commercial forestry. Extensive road frontage, together with a well-developed network of internal estate roads, ensures excellent accessibility and operational efficiency throughout the holding. Rarely does an estate of such scale, quality and heritage come to the market. Rahinstown offers a unique combination of historic significance, residential prestige, equestrian excellence and agricultural productivity, presenting a remarkable opportunity to acquire one of Ireland's finest country estates.



AT THE CENTRE OF THE ESTATE STANDS AN IMPRESSIVE MANSION HOUSE,
SURROUNDED BY MATURE PARKLAND, FORMAL GROUNDS AND PLEASURE
GROUND, OFFERING A COMMANDING POSITION WITHIN THE ESTATE



HISTORY

Rahinstown Estate is one of County Meath's most significant historic country estates, with origins dating back to the 18th Century. The estate was originally developed by the Bomford family, who established themselves at Rahinstown in the early 1700's and built the original Georgian house. The Bomfords remained in occupation for over a century, expanding the estate to more than 2,300 acres before the property was sold following the death of Robert George Bomford in the mid-nineteenth century.

The estate was subsequently acquired by the Fowler family, one of the principal landed families in County Meath. Around 1871, the original house, which had been destroyed by fire, was replaced with the present Italianate mansion designed by architect Sandham Symes for Robert Fowler.

Extensive farm buildings and estate improvements were also undertaken during this period, creating the impressive estate seen today.

Rahinstown became renowned as both a sporting and social centre of Meath society. Captain Robert Fowler, Master of the Meath Hunt, entertained many distinguished guests at the estate, including Empress Elisabeth of Austria who visited Rahinstown during her famous hunting trips to Ireland in the late nineteenth century.

Today, Rahinstown stands as an exceptional example of an Irish historic estate, combining significant architectural heritage, extensive parkland and productive agricultural lands. Complementing the estate is a unique and historic equine establishment, which has been producing high-quality racehorses for over 50 years on some of the finest and most fertile limestone land in Ireland, further enhancing Rahinstown's reputation as a distinguished country estate of both agricultural and sporting significance.



SITUATION

Rahinstown Estate occupies a highly attractive, prime and convenient position in County Meath, set amidst gently rolling countryside close to the village of Summerhill and within comfortable reach of Dublin City.

County Meath, widely known as the “Royal County,” is steeped in history as the ancient seat of the High Kings of Ireland and today remains one of the country’s most desirable residential and agricultural locations. It is home to renowned attractions such as the Hill of Tara, the famous megalithic burial tombs of Newgrange (Brú na Bóinne World Heritage Site) and the Battle of the Boyne Site.

The estate is located approximately 4 kilometres from the heritage village of Summerhill, which provides a range of local amenities, including shops, pubs and restaurants. The towns of Trim and Kilcock are equidistant from the estate and offer a more extensive selection of retail, educational and recreational facilities.

Dublin city centre is about 41 kilometres to the east of the estate and offers the full range of amenities, services and culture expected of a capital city.

The area is synonymous with equestrian excellence, being home to many of Ireland’s and the world’s leading stud farms, bloodstock operations and thoroughbred training establishments. Rahinstown Estate is ideally positioned within one of the country’s most renowned bloodstock regions, with several of Ireland’s premier racecourses located within easy reach, including Fairyhouse Racecourse (29 km), Punchestown Racecourse (40 km), The Curragh Racecourse (45 km) and Leopardstown Racecourse (52 km).

There is an excellent selection of golf courses in the area, including Kilcock Golf Club and Rathcore Golf Course. Other notable venues nearby include the renowned Carton House Golf Resort (10 km), host of multiple Irish Opens, and The K Club (24 km), one of Ireland’s most celebrated championship courses and the host venue of the 2006 Ryder Cup.

The estate benefits from excellent transportation links, including the M4 (9 km) connecting Galway to Dublin City. Dublin’s International Airport is 46 kilometres distant, while Dublin Port is 47 kilometres from the estate with regular sailings to the UK and Europe.

The area surrounding Rahinstown Estate is renowned for its productive tillage, dairy 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.



RAHINSTOWN HOUSE

Rahinstown House is approached via an impressive tree-lined entrance, marked by substantial stone piers, electric wrought-iron gates and a charming former gate lodge. The impressive avenue, flanked by mature parkland and stud-railed paddocks, leads directly to the house, culminating in a generous gravel forecourt with ample parking.

The house is a three-storey over basement residence set beneath a hipped slate roof. The elegant three-bay façade is finished in Roman cement with sandstone dressings and classical pedimented window surrounds, reflecting the property's architectural heritage and period character. The principal entrance is centred on a columned portico with carved stone detailing and a balustraded terrace above.

Throughout the house, a wealth of original period features have been retained, including sash windows with shutters, decorative architraves, picture rails, ceiling roses, ornate cornicing, marble fireplaces and hardwood flooring.

An entrance hall provides access to the principal reception rooms. The formal dining room is a well-proportioned space featuring decorative plasterwork, a marble fireplace with overmantel mirror, and full-height sash windows. The dining room connects to the adjoining drawing room through a classical architraved opening incorporating fluted pilasters and decorative detailing. The drawing room enjoys a bow-ended bay with large sash windows overlooking the surrounding grounds, while decorative plasterwork and a curved ceiling add to the room's character.



RAHINSTOWN ESTATE



PRINCIPAL RECEPTION ROOMS OFFER WELL-PROPORTIONED SPACES — A FINE CANTILEVERED STAIRCASE CREATES AN ELEGANT FOCAL POINT WITHIN THE HOUSE AND REFLECTS THE PROPERTY'S PERIOD CHARACTER

A fine cantilevered staircase rises from the inner hall, creating an elegant focal point within the house and reflecting the property's period character. The staircase leads to the first floor, where the principal bedroom accommodation is located. A central corridor extends the length of the house, providing access to eight well-proportioned bedrooms and three bathrooms.



Also located on the ground floor is the original library, now used as a snooker room. This room is distinguished by a trio of full-height sash windows with arched fanlights and decorative plaster surrounds, allowing for excellent natural light.

The kitchen has been modernised in recent years while retaining original features such as decorative corning. It is fitted with a range of floor and wall-mounted units, a central island and an Aga.

Further ground floor accommodation includes a home office together with access to the rear courtyard.



ORIGINAL PERIOD FEATURES HAVE BEEN RETAINED, INCLUDING SASH WINDOWS, DECORATIVE ARCHITRAVES, PICTURE RAILS, CEILING ROSES, ORNATE CORNICING, MARBLE FIREPLACES AND HARDWOOD FLOORING

A secondary staircase rises to the second floor, which mirrors the scale of the first floor and offers a substantial number of additional rooms with good ceiling heights. While originally used for accommodating staff this floor requires renovation works to bring it back to its former glory.

The extensive basement is currently utilised primarily for storage and incorporates the original kitchen, wine cellar, boiler room and a number of ancillary rooms.



The layout of the existing accommodation is as shown on the accompanying floor plans overleaf.



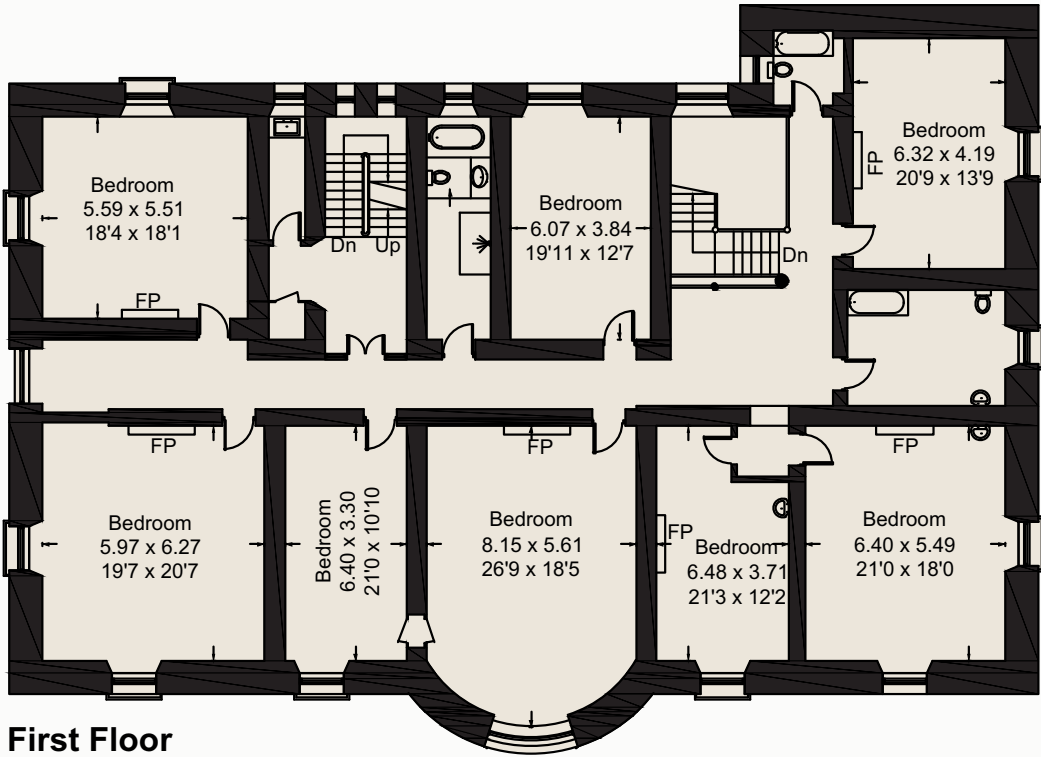
RAHINSTOWN ESTATE

Approximate Gross Internal Area

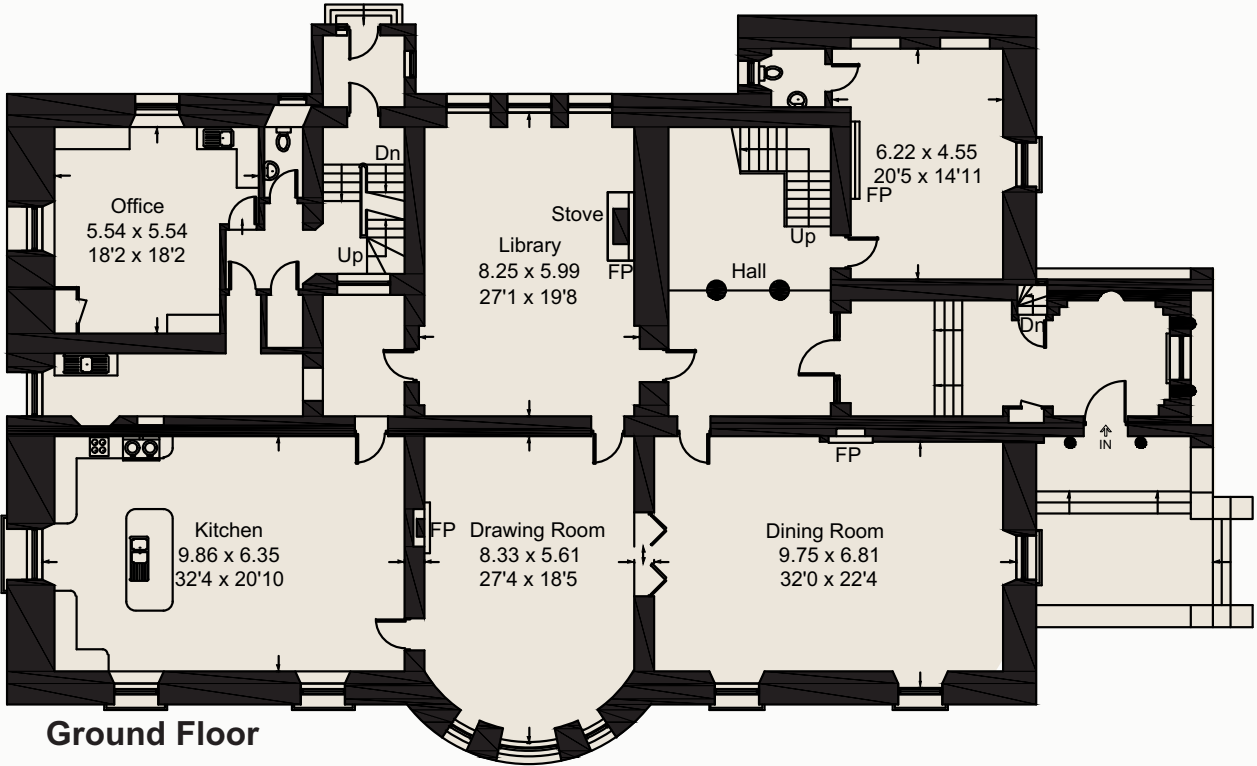
Main House = 1,256.9 sq m / 13,5299 sq ft
Basement = 518.2 sq m / 5,578 sq ft
1,775.1 sq m / 19,107 sq ft



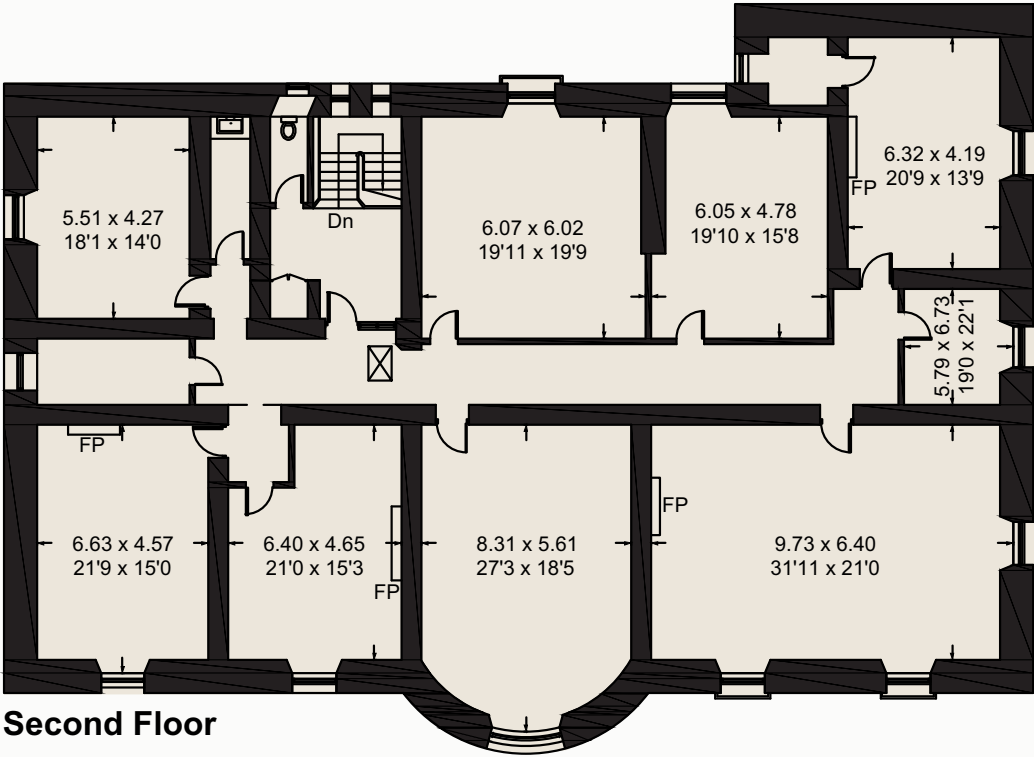
Basement



First Floor



Ground Floor



Second Floor



GARDENS & GROUNDS

A key feature of the estate is the spectacular landscaped garden grounds which surround the house. Encompassed within the well-established estate parkland, the immediate gardens and grounds encircling the house are well maintained and form an impressive setting. The diverse assortment of flora, fauna and outstanding specimen trees provide colour, shelter and privacy.

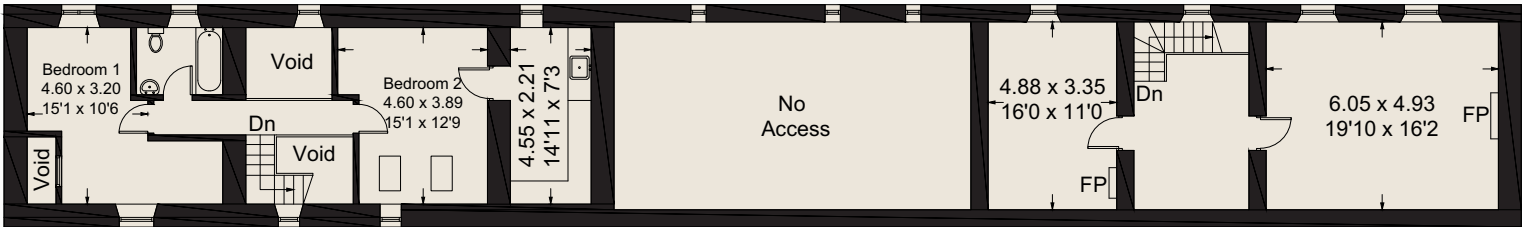
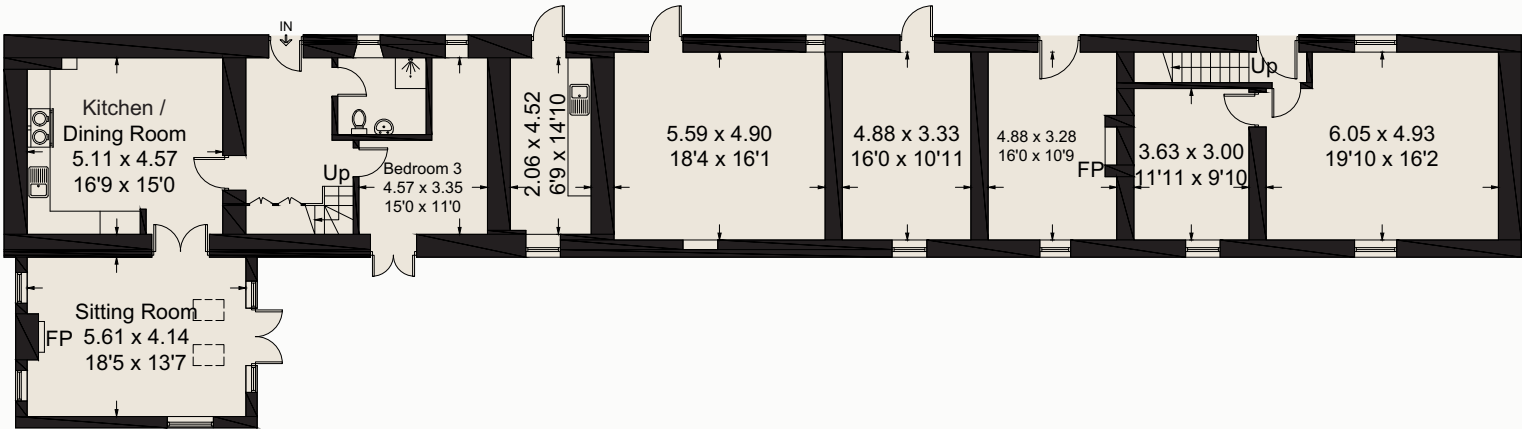




THE COTTAGE

Approximate Gross Internal Area

Cottage = 335.2 sq m / 3,608 sq ft
(Excluding void/no access area)



ADDITIONAL ACCOMMODATION

COURTYARD COTTAGE

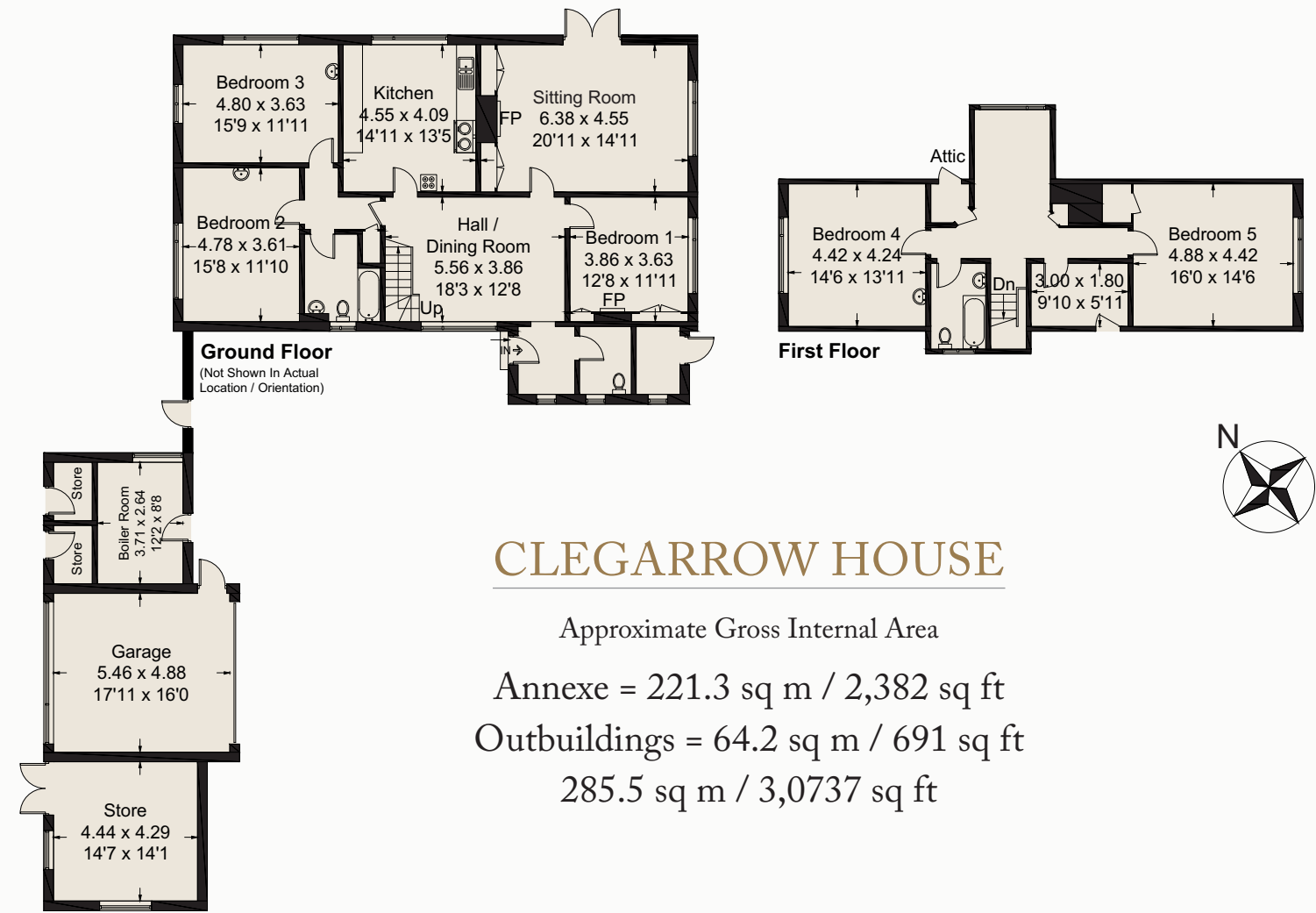
Within the courtyard is a charming three-bedroom cottage, providing comfortable and well- appointed ancillary accommodation. The cottage comprises a fully fitted kitchen with Aga, a spacious living room with French doors opening onto a private patio area to the rear, and a ground-floor bedroom. On the first floor are two generous ensuite bedrooms, making the property ideal for guests, extended family accommodation or staff quarters.





CLEGARROW HOUSE

Positioned on the eastern boundary of the estate, the dormer bungalow is accessed directly from the R159 via a private avenue bordered by mature trees and adjoining farmland. The accommodation, while requiring refurbishment, extends to two reception rooms, a kitchen and three bedrooms at ground-floor level, together with two further bedrooms on the first floor. Outside, the property is complemented by a garage and store. Enjoying an attractive rural setting, the property benefits from pleasant views across the surrounding countryside.



OUTBUILDINGS

STABLE COURTYARD

Positioned adjacent to the main courtyard is a traditional stable yard arranged around an open courtyard with a combination of concrete and original stone cobbled surfaces. The yard comprises 24 loose boxes together with a wash bay, feed room and tack room, providing a well-established equestrian facility.

To the rear of the stable yard lies the former walled garden, which retains its original glasshouse. In recent years, the garden has been adapted to provide a number of turnout paddocks. Also located within this area are a sand-surfaced lunge ring and a separate schooling arena, offering excellent facilities for exercising and training horses.

TRADITIONAL FARMYARD

To the north of the main residence is the original farmyard, a charming and characterful courtyard complex comprising an extensive range of traditional stone buildings alongside more modern agricultural facilities. Centred around a former farmhouse, the courtyard exudes a strong sense of history and authenticity, reflecting the property's rich agricultural heritage. Offering both practical functionality and considerable appeal, the farmyard presents excellent potential for farming, equestrian, amenity, lifestyle or estate-related uses, subject to the requisite consents.





WOODS

The woodlands at Rahinstown Estate comprise a mixture of commercial and amenity woodland and are a particularly attractive feature of the property, adding both character and diversity to the landscape. Comprising a variety of mature species, the woodlands are primarily arranged as shelter belts and small copses throughout the estate, providing valuable shelter for livestock and bloodstock, while also enhancing privacy, biodiversity and recreational amenity. These established woodlands contribute significantly to the estate's overall appeal, creating a picturesque and well- balanced rural environment.

FARMLAND

The land at Rahinstown Estate lies within a ring-fenced block and comprises rolling grassland, mature woods and excellent quality tillage ground.

The northern end of the estate is about 73 metres/242 feet above sea-level while the southern boundary is about 94 metres/308 feet above sea level.

A feature of the land is the excellent access throughout the estate, including extensive frontage onto the public road and a super network of internal roads.

The estate comprises about 480 acres of productive arable land and pasture, laid out in well-sized, contiguous fields that are well suited to modern farming practices and machinery. The majority of the land is securely fenced for both bloodstock and livestock, with most fields benefiting from drinking troughs supplied by a private water network. The land has been well managed and offers excellent agricultural functionality, providing flexibility for a range of farming operations.

The land can be classified as follows:

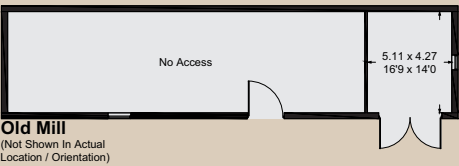
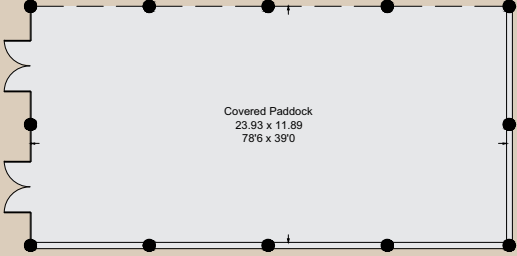
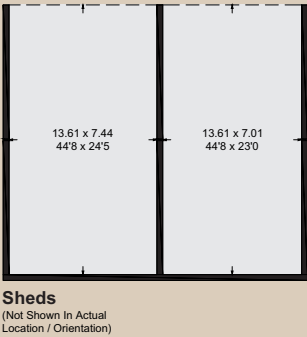
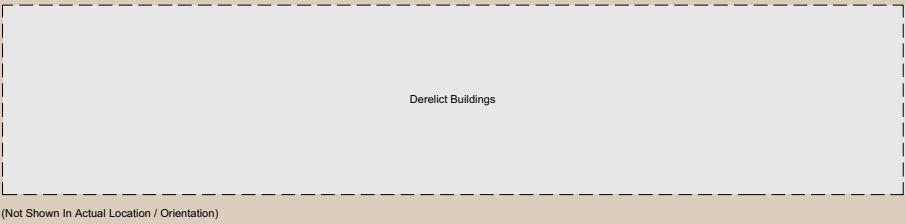
LAND TYPE	ACREAGE	HECTARES
ARABLE/PLOUGHABLE PASTURE	480	195
WOODLAND	181	73
MISCELLANEOUS	29	11
RECLAIMED PASTURE AND HABITAT	30	12
WHOLE	720	291



ENVIRONMENTAL AND AMENITY

Rahinstown offers excellent amenity and environmental value, with a diverse mix of mature woodland, grassland, hedgerows and water features providing an attractive habitat for a wide range of flora and fauna. A particular feature of the estate is the former quarry, which has been successfully reinstated and now incorporates two lakes and areas of natural habitat, enhancing both the biodiversity and scenic appeal of the property. The estate presents an opportunity for the next owner to further enhance its environmental credentials through ongoing habitat management, woodland stewardship and biodiversity initiatives, while enjoying the benefits of a well-balanced and attractive rural holding.

TRADITIONAL FARM BUILDINGS



OLD STABLE YARD



TRADITIONAL FARMBUILDINGS

Approximate Gross Internal Area
1,024.7 sq m / 11,030 sq ft
(Excluding No Access Areas & Open Spaces)

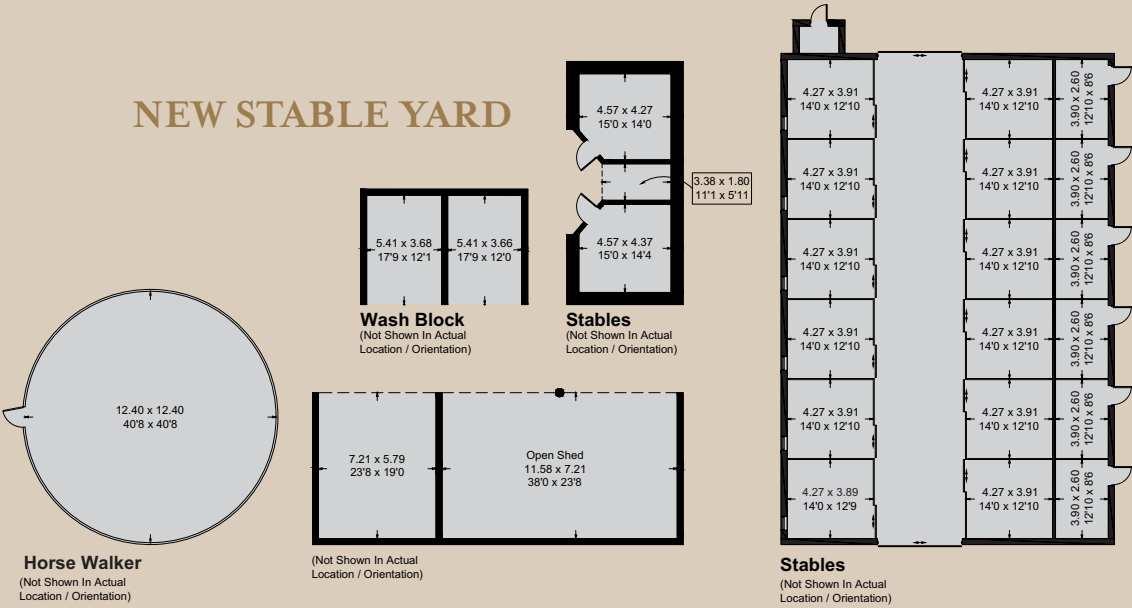
OLD STABLE YARD

Approximate Gross Internal Area
5,74.1 sq m / 6,179 sq ft
(Excluding Open Spaces)

NEW STABLE YARD

Approximate Gross Internal Area
424.4 sq m / 4,568 sq ft
(Excluding Open Spaces)

NEW STABLE YARD



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 personal safety, especially around the farmyards and lakes.

Directions

The Eircode for the estate is A83 Y267.

Fixtures & Fittings

All fixtures and fittings are excluded from the sale including garden statuary, light fittings and other removable fittings. The horse-walker and portable stables within the barn are specifically excluded from the sale.

Local Authority

Meath County Council Buvinda House
Dublin Road Navan, County Meath, C15 Y291
Tel: 046-9097000 Fax: 046-9097001
Email: customerservice@meathcoco.ie

Residential Schedule

PROPERTY	WATER	DRAINAGE	HEATING	BER
RAHINSTOWN HOUSE	PRIVATE	PRIVATE	OFCH	EXEMPT
COURTYARD COTTAGE	PRIVATE	PRIVATE	OFCH	EXEMPT
CLEGARROW BUNGALOW	PRIVATE	PRIVATE	OFCH	C3

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. OFCH – Oil-Fired Central Heating

Minerals, Sporting and Timber Rights

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

Basic Income Support for Sustainability (BISS) Scheme

For avoidance of doubt, there are no Entitlements to the Basic Income Support for Sustainability (BISS) Scheme included in the sale.

Entry & Possession

Entry is by agreement with vacant possession, subject to the existing grazing agreements and the lease affecting the house and yard.

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.

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, photographs 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. Brochure prepared in 2026 and photographs taken in 2026.

Solicitors

Arthur Cox (contact: Ann Coyle) Ten Earlsfort Terrace, Dublin 2 D02 T380
E: ann.coyle@arthurcox.com

Offers

Offers may be submitted to the selling agents, Savills.

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 estate will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private (save that one such right of way is currently the subject of an application for registration). The purchaser shall be deemed to have satisfied themselves as to the nature and extent of all such rights and any other rights affecting the property.

Lotting

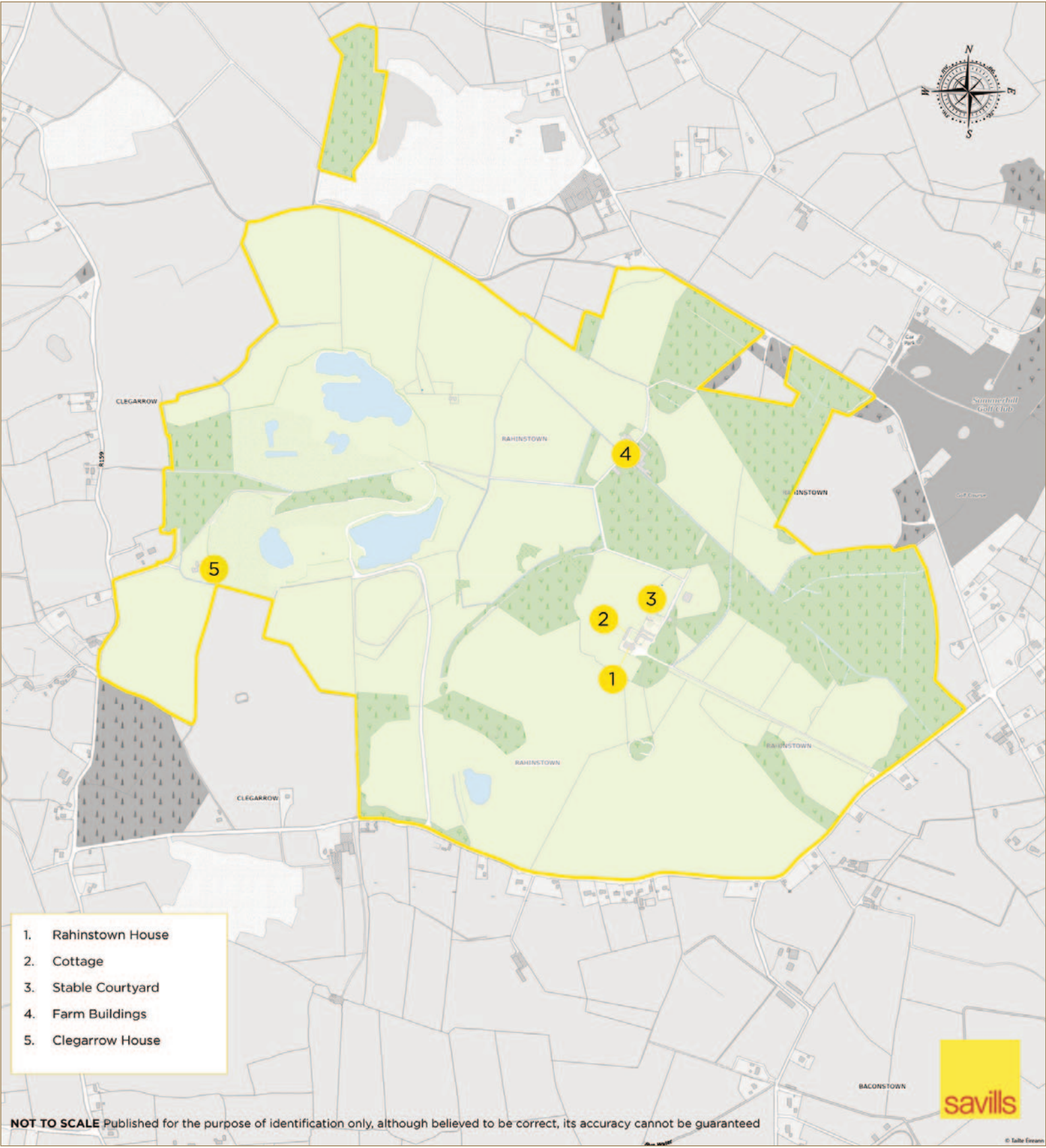
It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars. If the farm is sold in lots, appropriate rights of access, services, burdens and wayleaves will be granted and reserved as appropriate.

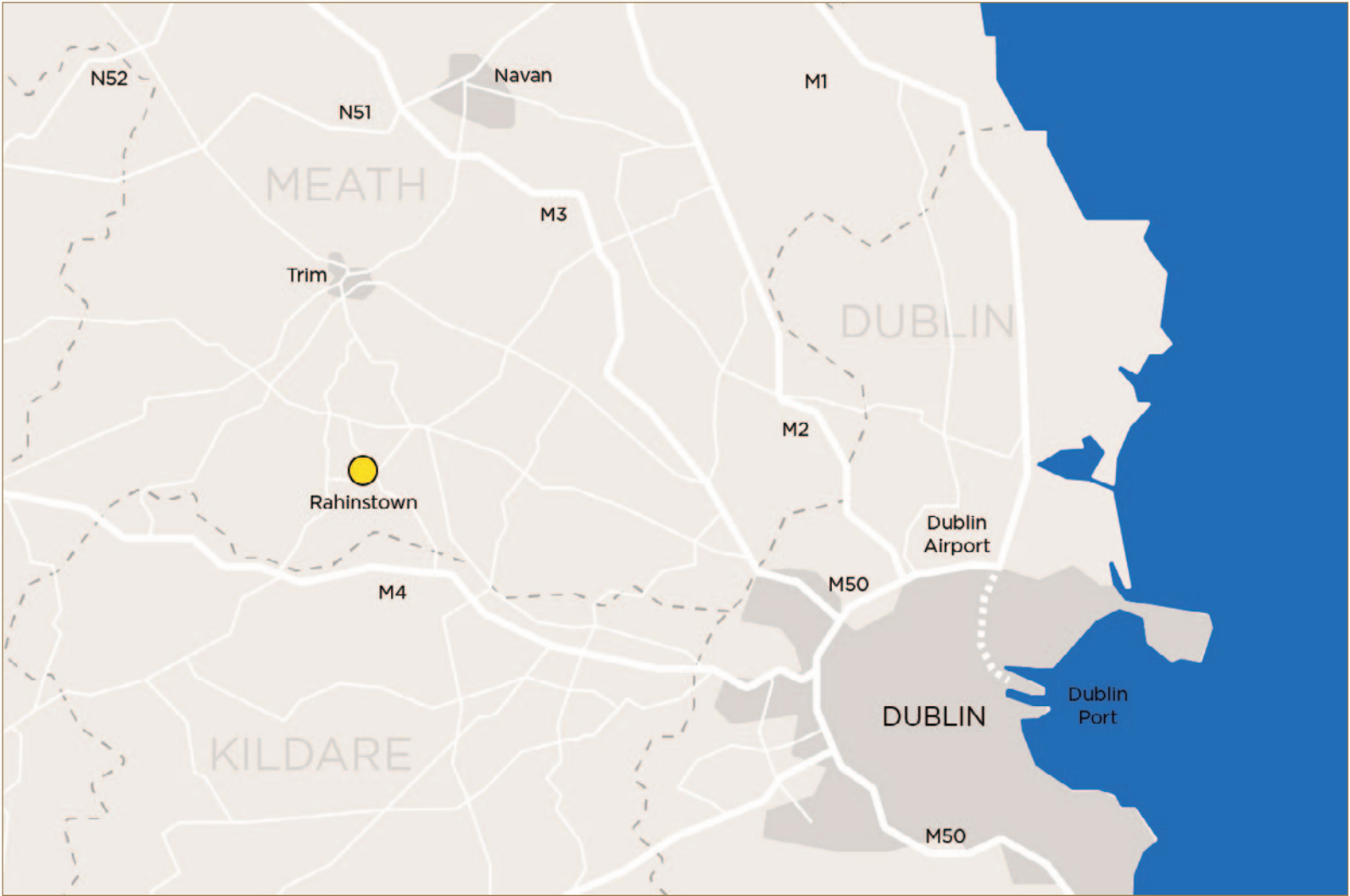
Plans, Areas and Schedules

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 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.

Generally

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





CONTACT

Viewing strictly by appointment with Savills. 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, especially around the farmyard.

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PSRA Licence 002223



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