

Hollybrook

ESTATE



LOUGH ARROW | COUNTY SLIGO | IRELAND



SOLE AGENTS



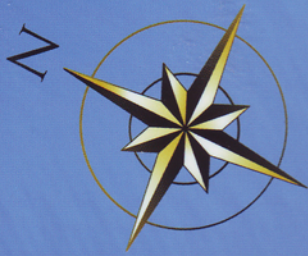
SCHILLER & SCHILLER

Hollybrook

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275 acres (111.29 ha)

Lough Arr



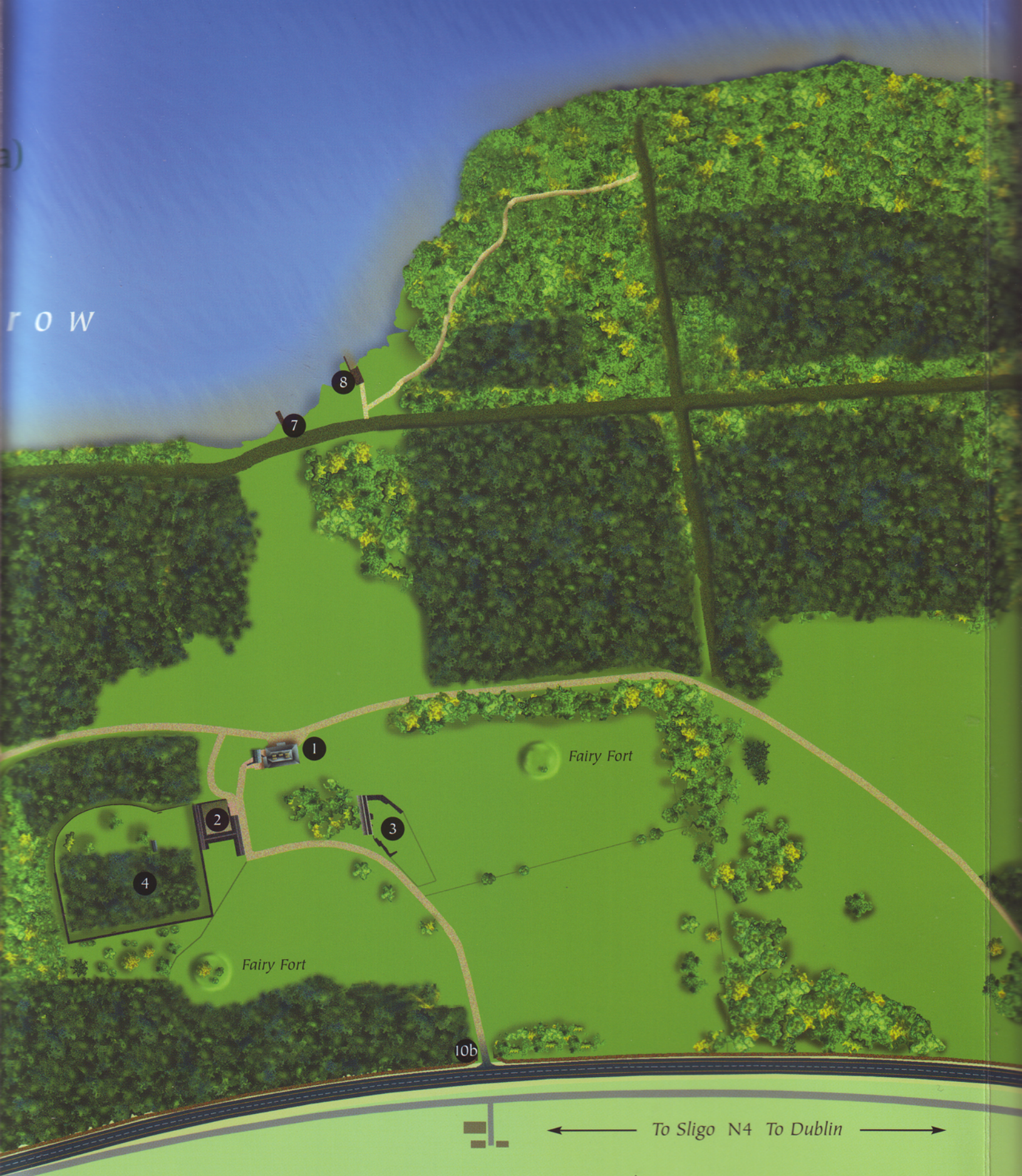
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Lough
Annaminvrack

Fairy Fort

10a

Note: The particulars contained within this brochure do not form part of any offer or contract. Prospective buyers should satisfy himself/herself by inspection or otherwise as to the particulars regarding the property being purchased. In the event of any between these particulars and the contract of sale, the latter will prevail.
O.S.I.L. No. AU0024902



The Estate

275 acres (111.29 ha.) with important Georgian house and all original stone out-buildings etc. Rich in history, with large developmental potential, it occupies a commanding and exceptionally beautiful position on Lough Arrow, and has more than 2 miles of the lake shore.

The property includes main house, gate lodge, horse/coach yard with stables, coach houses etc. and manager's house, farm and stock yards with stone long-building and enclosing walls, large walled garden and private natural lake. The lands comprise approx. 100 acres (40.469ha.) good grass with the remainder mainly commercial forestry with extensive woodlands.

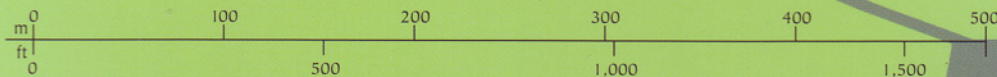


Map Legend

- 1 Hollybrook House
- 2 Coach/Stable Yard
- 3 Farm/Stock Yards
- 4 Walled Garden
- 5 Gate Lodge
- 6 Bathing House
- 7 Boat Quay
- 8 Former Boathouse
- 9 Private Lake
- 10 (a-c) Entrance Gates

- Main Route N4
- Principle Driveways
- Bridle Path
- Lakeshore/Woodland Path
- Stone Wall
- Native Woodland
- Commercial Forestry

Scale 1: 2600



Hollybrook House

A Classical Georgian 3 storey-over-basement 5 bay house. It is, considering that it has not been lived-in since 1960 in remarkably good order. It was maintained throughout and the roof was entirely re-slatted 20 years ago. As a result all the original ceilings have survived in good condition with original mouldings and cornices. All internal doors and windows (with shutters) are original and of the high quality typical for a fine residence of the period. Heavy timber flooring and cut-stone floors feature throughout.

Ground Floor:

Features include original ceiling and centre light, timber flooring, and typical large Georgian windows with existing timber shutters. High ceilings with 14.5ft or 4.41m

A total of 7 rooms with two main reception rooms, main staircase area with large romanesque georgian window, original covings and light centre piece, servants staircase and hallways.

Ground Floor Total 3.188.15 ft² 296.19 m²

1st Floor:

Features include original covings, solid timber flooring, original fireplaces, and lakeviews, 7 large rooms averaging around 300 square ft. each, No. 2 bathrooms, toilet with original sanitary fittings, servants staircase and hallway. Most rooms have wash hand basins.

Floor area: Main stair not included.

1st Floor area total 2525.45 ft² 234.62 m²



2nd Floor:

Former servants quarter, timber flooring throughout, serviced by servants staircase only. A total of 10 rooms at an average size of 200 square ft each, and 2 bathrooms. Most rooms have wash hand basins.

2nd Floor area total 2596.15 ft² 241.19 m²

Basement:

Barrel-vaulted cellars with natural sandstone floors, 2 external doors, one leading to garden, the second to backyard, probably former servants quarters which is now derelict.

The basement is serviced by a natural stone staircase and was used by the servants to service the nine good-sized rooms.

Total basement area 2598.84 ft² 241.44 m²

Overall Floor Area 10908.59 ft² 1013.44 m²

Gate Lodge

Small 18th century or older stone gate-lodge beside original main entrance, at the southern boundary of property, 1.5 miles from main residence. It has 3 rooms, one with open fireplace, and is structurally in fair condition.



Land/Gardens

The grounds were laid-out in the 18th century with 1.74 miles (2.8 Km) of principal driveways, and over 2.5 Miles (4 Km) of lakes-shore, woodland drives and bridle paths. The large walled garden is an exceptional feature. The grassland area is largely best-quality pasture and good hay-meadow. The commercial forestry is sitka with larch, douglas and ash. Planting commenced in 1959. 24.71 acres (10 ha) was reafforested in 2002.

Farm Buildings, Stables etc.

The outhouses generally are in serviceable condition with very good original stone walls throughout and natural slated roofs. They comprise the following:

Horse yard 88'6" x 68'9" (27m x 21m) surrounded by coach houses with 5 stone-arched entrances to take coaches, former manager's house (roof gone, walls good) and horse stables.

Farm and stockyards paved with original stone cobbles and with two-storey stone building 98'4" x 36'3" (30m x 8m) comprising of 2 horse stables and 2 large stables with Romanesque arched ceilings, hayloft on second floor.

History

The original estate (including another 3444 acres, 1393.75 ha of which only the sporting rights remain in the title deeds) was granted to the Folliot family in 1659.

They demolished the old castle and built the house in the mid-18th century.

The tenanted farms having been acquired by the tenants, the present property was sold in 1945 to a Major Sheriff who ran it as a sporting hotel until 1960 when he sold it to the current owners.



Features

Substantial Quay for several boats on Lough Arrow.

The Bathing house: A small octagonal tower with fireplace on the water's edge (well secluded to ensure that ladies when bathing are attended by maidservants only).

Walled garden, area 2.74 acres (1.109 ha.), enclosed by impressive stone wall.

Private natural lake, Lough Annaminvrack, area 3.343 acres (1.353ha.) with pike, perch and trout.

Limestone spring water from original source in front of house.

Truly ancient features include 4 ring-forts, one with cave or souterrain, and an actual crannóg in the lake.

Boundaries

The estate's secure boundaries are exceptional: To the North, an impressive old stone wall; to the West, beside the N4 road, 1749.77 yards (1600 metres) of splendid stone-faced wall new-built in 1995; to the East, Lough Arrow.



Bathing House



Aerial view of the Estate

Hollybrook Estate

Ein imposantes georgianisches Herrenhaus in einer bezauberten privaten Alleinlage mit ca. 111,2 ha Grund und direktem Seeanstoß an einem der bekanntesten Forellen Loughs Irlands. Das Areal liegt an der N4 im Nordwesten Irlands zwischen Boyle und Sligo in der gleichnamigen Grafschaft. Das großzügige Herrenhaus im klassischen georgianischen Stil mit über 1.000 qm Wohnfläche mit majestätischem Charakter und originalen Stuckarbeiten ist sowohl als Familiensitz als auch kommerzielle Immobilie sehr geeignet.

Es verfügt über mehrere wunderschöne, geräumige Empfangsräume für gesellschaftliche Anlässe. Separat auf dem 111 Hektar großen Areal befinden sich ein Pförtnerhaus, ehemaliger Pferde & Kutscherhof mit verfallenem zweistöckigem Managerhaus, Stallungen sowie einem achteckigem Badehaus.

Sämtliche Gebäude sind aus Naturstein und gut erhalten.

Das Dach am Haupthaus wurde vor ca. 20 Jahren neu gedeckt.

Die ca. 111 ha große Fläche ist wie folgt unterteilt:

Ca. 80 ha sind bewachsen, teils mit altem Baumbestand und teils vor ca. 30 Jahren aufgeforstet. Die restliche Fläche ist Weideland. Es befindet sich noch ein ca. 13.530 qm großer Privatsee am Grundstück.

Die ehemaligen Gärten waren im großem Stil angelegt mit noch erhaltenen riesigen Rhododendron Bäumen. Der private Seeuferanstoß von mehreren Kilometern

sowie die große gesamte Fläche von ca. 111 Hektar geben dem Anwesen einen besonderen Reiz.

Geschichte

Erstmals verbrieft ist der Herrnsitz in 1659 als er der Familie ffolliotts übergeben wurde. Zusätzlich zu den 111 ha. gehörten seinerzeit weitere 1393.75 ha die nur noch als Jagd und Sportrechte im jetzigen Grundbuch vermerkt sind. Mitte des 18. Jahrhunderts erbt Mary ffolliotts das Anwesen. Ihr Mann, John Harloe erbaute das Herrenhaus nach Abbruch des ehemaligen Castles in jetziger Lage.

1775 wurde William Phibbs nach Erbfolge der Grundbesitzer auf Hollybrook. Nach seinem Ableben kauften Nachfahren der ffolliotts Familie Hollybrook zurück.

Ca. 1945 wurde Major D.R. Sheriff Eigentümer und eröffnete eine Hotel.

1960 wurde das Gut an die jetzigen Eigentümer veräußert und wurde seither nicht bewohnt. Das Herrenhaus ist trotz der langen unbewohnten Zeit in gutem Zustand und erscheint wie in einem Dornröschenschlaf

Die Jagdrechte am Grundstück sind ebenfalls beinhaltet. Preisvorstellung: €3,75Mill
Exklusiv Vertretung: Schiller & Schiller, Staatlich Lizenzierte Makler, Ardtarmon Castle, Sligo, Rep. Ireland



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Price Guide: €3,75Mill