



MILLTOWN







# MILLTOWN PARK

MILLTOWN, CO. OFFALY

Dublin International airport 85 miles / 140 km

Shannon International airport 55 miles / 55 km

AN HISTORIC EARLY GEORGIAN MANSION IN  
A WALLED DEMESNE OF ABOUT 285 ACRES

A delightful Georgian House in the middle of its own walled demesne

- hall • 4 reception rooms • 8 bedrooms • 2 bathrooms
- extensive basement with kitchens and staff quarters.
- walled kitchen gardens with former cottage and greenhouses.

---

Impressive quadrangle of traditional model farm buildings  
285 acres, including 100 acres of prime tillage, 95 acres of pasture  
and 70 acres of well managed woodland.

JOINT AGENTS:



EXCLUSIVE AFFILIATE OF  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



**WILLIAM MONTGOMERY**  
Property and Fine Art Consultant

T: +44 (0)28 4278 8666  
E: [office@william-montgomery.com](mailto:office@william-montgomery.com)  
[www.william-montgomery.com](http://www.william-montgomery.com)

T: +353 (0) 1 237 6300  
E: [david.ashmore@sheryfitz.ie](mailto:david.ashmore@sheryfitz.ie)  
[www.sheryfitz.ie](http://www.sheryfitz.ie)

T: +44 (0) 1672 521155  
E: [info@windsorclive.co.uk](mailto:info@windsorclive.co.uk)  
[www.windsorclive.co.uk](http://www.windsorclive.co.uk)

SOLICITORS: P P RYAN & CO , THE SQUARE, RATHDOWNEY, CO. LAOIS, TEL: +353 (0)505 46145. E: [MICHAEL@PPRYAN.IE](mailto:MICHAEL@PPRYAN.IE)



## HISTORY

Milltown was originally acquired by the Spinner family in the 1500s, and they have lived there ever since. The ruins of the original house are still to be seen down by the river, as is the magnificent avenue of ancient lime trees. Originally on the old Dublin-Limerick road, Milltown has two differing versions of an incident in the Williamite Wars of 1690s, depending on which ballad is believed. After blowing up King William's siege train during the siege of Limerick the rapparee Galloping Hogan was nearly caught at Milltown. Having hidden in a tree, he managed to escape and ended serving as a soldier in the French and Portuguese armies. The other version is that he was actually caught there and hanged in Birr.







MILLTOWN PARK WAS BUILT BY THE SPUNNER FAMILY IN ABOUT 1720, NEAR THE SITE OF AN EARLIER HOUSE BUILT IN THE 1500S, AND REMAINS IN THEIR POSSESSION TO THIS DAY. THE HOUSE IS ONE OF THE FIRST SMALL IRISH PALLADIAN HOUSES BUILT ON 4 FLOORS WITH WELL-PROPORTIONED ROOMS AND FINE INTERIOR PLASTERWORK THOUGHT TO BE BY THE SWISS STUCCADORES, PAUL AND PHILIP FRANCCINI.

The current owner has spent considerable sums in the past five years, particularly on the basic fabric of the house, replacing the roof, the chimneys, the wiring and water supply, but a purchaser is very likely to want to replace the kitchen and bathrooms and modernise the interiors. This is a rare chance to update a house that has been remarkably unchanged over the centuries. Milltown Park features on the front cover of 'The Irish Country House' by Peter Somerville-Large.

The farmyard was built as a model farm in about 1840 with coach houses, stables, cart sheds, stores and a cottage (needing refurbishment) all as a unit.

Approached by a woodland walk area the two acres of kitchen gardens are wonderfully sheltered by high walls. Within the gardens are a now derelict cottage and substantial greenhouses. This is the perfect sheltered place to keep young stock.

The land is known for its quality, with 100 acres currently in tillage, and a beef herd is run on the pasture. 48 acres were the old deer park, separated

from the gardens by a ha-ha. In previous generations some really good bloodstock has been raised close by, including Brown Jack, the out and out stayer in the 1930s, who won the Champion Hurdle at Cheltenham, and went on to win the Queen Alexandra Stakes at Ascot 6 times in a row.

The 70 acres of forestry and woodland has been well managed and is suited to an enjoyable family shoot and the Little Brosna River which flows through the demesne has a few wild trout.

Approached from the Roscrea/Shinrone Road through an understated gateway, the front avenue leads through fine pastures, approaches Milltown from the side and continues on to the back avenue. Unseen from the road, and in the middle of its own land, the house is on four storeys including an extensive basement.

With excellent proportions the house can be brought up to date in the knowledge that structural works have been undertaken and the new owner can thus concentrate on decoration and modernisation.







Steps lead up to the raised ground floor with a fan lighted main door to a central reception hall which has fine plasterwork ceiling and stone and Kilkenny marble flagged floors. On the right is the drawing room, with fine cornicing and marble chimney piece with a fine grate and on the left is the sitting room with iron fireplace and original William Morris wallpaper. Straight ahead through a double arch are the dining room with small kitchen and smoking room.

These rooms could be kitchen area or returned to their original use.

To the left of the reception hall is the staircase hall with the staircase to upper floors and stairs down to the basement:

The staircase leads past a bathroom at the half landing to the first floor, with a wide central landing with venetian windows and 4 bedrooms. On the second floor are 4 further bedrooms. The current owner has plans to create 6 bedrooms and 4 bathrooms on these upper floors.

The basement has a separate entrance from the side of the house with its own driveway to the main avenue. With fine vaulted ceilings, and original stone flagged floors, this currently has a 'country house' kitchen, utility room, larder, cellar and 3 staff rooms.

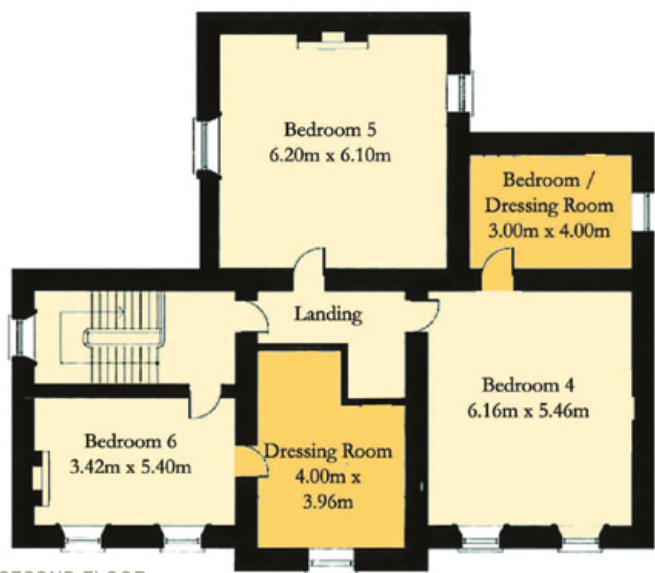
The basement door opens onto a small walled garden with an attractive 3 roomed dovecot and a turf house. This connects to the farm and stable buildings via a long walled alley.

The gardens are lawns to the front of the house with specimen trees, topiary and an ice house. A woodland walk leads to the former kitchen gardens. A ha-ha divides the garden from the walled former deer park.



# MILLTOWN, CO. OFFALY

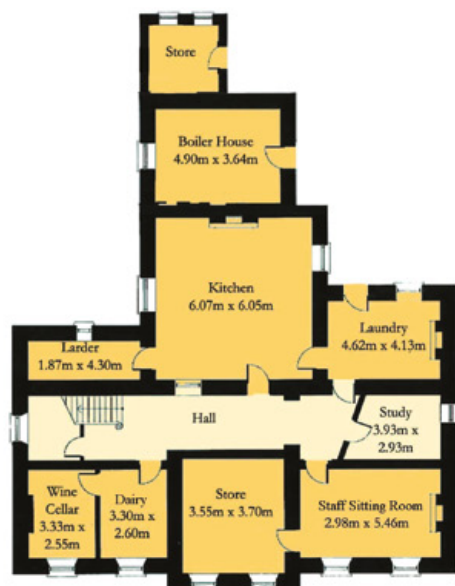
In all approximately 666 sq m/7,183 sq ft



SECOND FLOOR



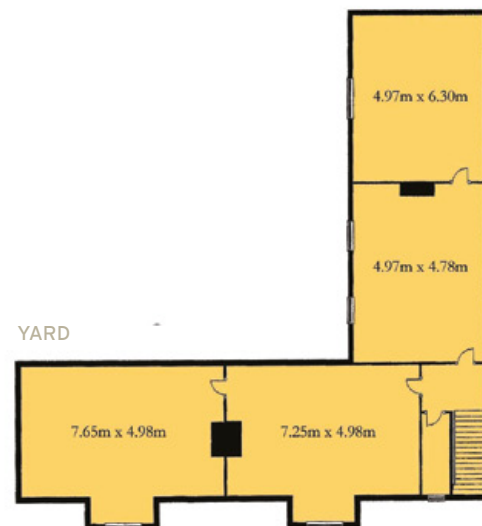
FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



YARD





## THE MODEL FARM BUILDINGS

Built in 1840 as a model farm this is an impressive quadrangle of stone under a slate roof with cottage (in need of complete repair) with 3 rooms over a vaulted ceilinged ground floor; tack room, carriage house; cart sheds; stables, hay, fodder and grain stores.

Behind the traditional yard is a 6 bay Dutch barn and lean-to with a haggard (with a former cock-pit), for cattle housing and yarding.

## THE KITCHEN GARDENS

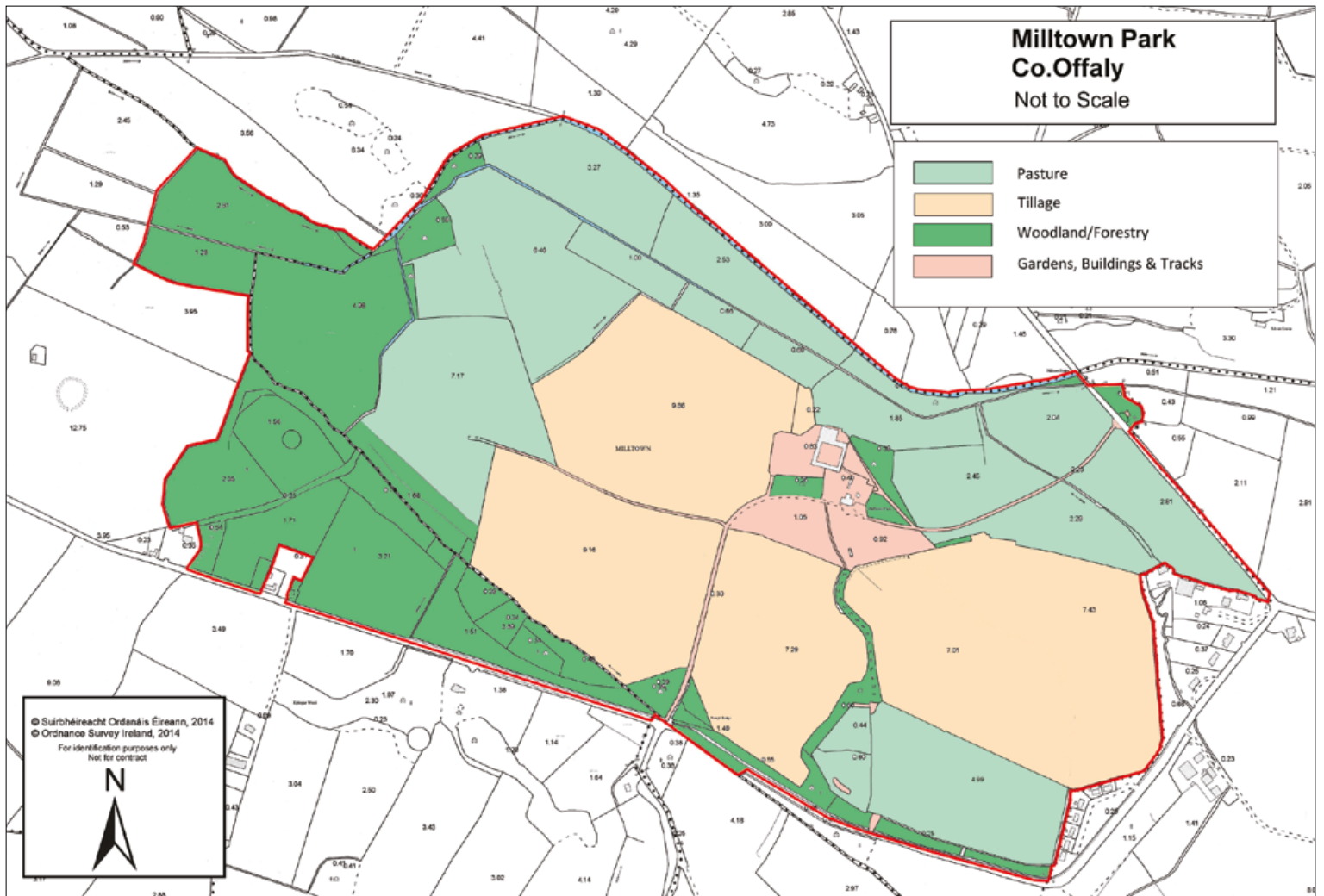
Two hundred yards from the house by a woodland walk are the former kitchen gardens with the remains of a cottage ("Tom Power's Cottage" named after a former gardener) and greenhouses all in need of complete renovation. This could be an ideal place for a modern stable yard if not needed for gardens, particularly as there is a nearby gateway onto the road.

## FORMER LODGE.

Across the Roscrea-Shinrone road is a former Lodge opposite the main gate to the avenue. This is dilapidated.







## THE LANDS

The farm is both tillage and pasture. Both the tillage and the pasture are farmed in hand, the latter with a herd of store cattle. The soil types are mostly of the Patrickswell series - calcareous drift and the lower pasture land is Finney River alluvium. The land is registered for Agricultural Entitlements.

The forestry is mostly a mixture of various hardwoods of varying ages. The recent planting qualifies for forestry maintenance grants from Coillte. First thinning will commence shortly and provide an attractive source of income. Some of the ash has been planted with the aim of producing hurley sticks.

## GENERAL REMARKS

### METHOD OF SALE

Milltown Park is for sale freehold, as a whole by private treaty.

### VACANT POSSESSION

Vacant possession will be given on the closing of the sale.

### TITLE FOLIO NUMBER

OY 5672F	1.46 ha
OY 9426-26	64.93 ha
OY 9571	30.79 ha
OY 9426	14.25 ha
Unregistered	4.52 ha approx.
Total hectares	115.95 ha approx.
Total acres	286.51 acres approx.

A SCHEDULE OF AREAS is available from the agents on request

### MAPPING AND RIGHTS OF WAY

The property is offered for sale subject to and with the benefit of all matters contained in or referred to in the Deeds. The boundaries marked on site plan with these particulars have been copied from the Deeds mentioned above.

### FIXTURES AND FITTINGS

A list of fixtures and fittings to be included in the sale and to be available in addition to the purchase price will be drawn up prior to conclusion of negotiations.

### BER RATING

Milltown Park is exempt as it is a Protected Structure.

### HERITAGE STATUS

Some of the recent work at Milltown Park, both in the house and in the farm yard, has qualified for grants under the Heritage Grant Scheme and under the Offaly County Development Plan: NIAH References, 14942007 and 14942033 on the Record of Protected Structures. The current owner is continuing grant aided renovations.

### LOCAL AUTHORITY

Offaly County Council, Aras an Chontae, Charleville Road, Tullamore, Co. Offaly

### AGRICULTURAL AND FORESTRY PAYMENTS

Milltown should receive over €35,000 a year in annual payments in respect of the entitlements and the forestry maintenance payments. Single Farm Payment Entitlements are available for sale at valuation in addition to the purchase price. The land has been farmed in hand during the reference period so will qualify for full Pillar 1 entitlements and for Pillar 2 payments when they replace REPS 4.

### FORESTRY

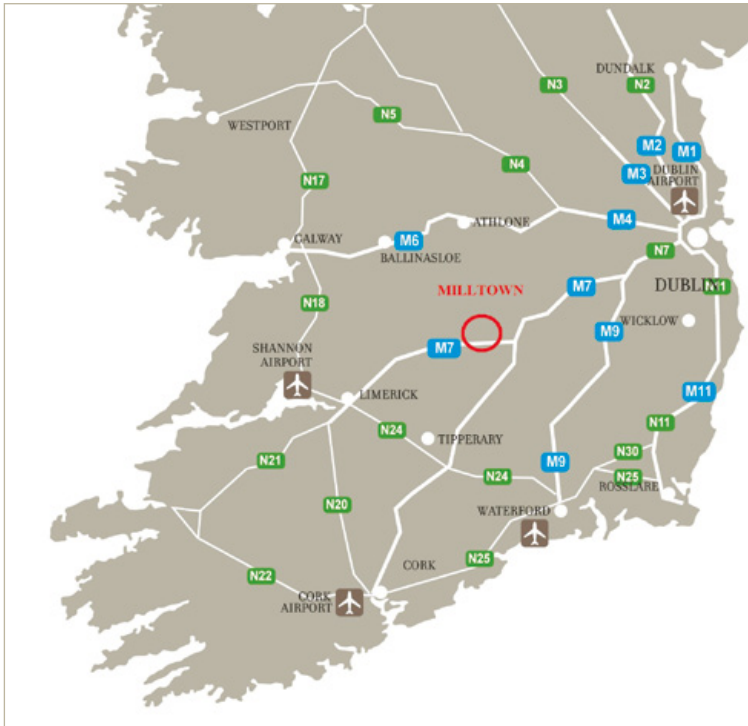
Annual maintenance grants are received in respect of the recent woodland planting. For further information contact the agents.

### SPORTING AND FISHING RIGHTS

The sporting and fishing rights are in hand. There is the opportunity to run a small shoot on the property.







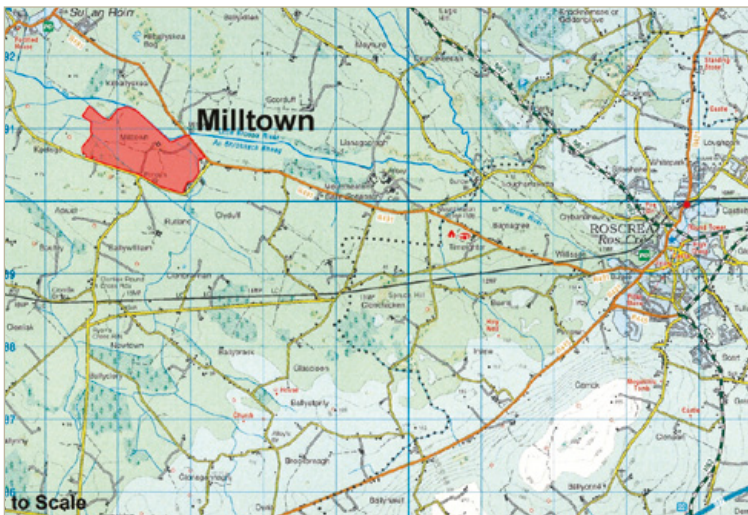
## LOCATION

Milltown is in a really peaceful location at the heart of Ireland between Dublin and Limerick close to Roscrea, Co. Tipperary. The historic town of Birr is 16km away. It is a short drive to the M7 at both Roscrea (11km) and Moneygall (10km) giving easy access to Dublin and Shannon international airports.

The Curragh is less than an hour's drive and some of the famous areas of Ireland are nearby - particularly Lough Derg with its sailing and fishing, and the Slieve Bloom mountains.

For the country sportsman, Milltown is in the Ormond Hunt country, and is in easy reach of the Limerick, The Scarteen (Black and Tans), the Laois, the North Tipperary and the Golden Vale hunts. There are golf courses at Nenagh, Roscrea, Birr and Templemore; and there are a number of good shoots nearby.

Trains run from Roscrea to Dublin (about 1hr 30m). There is an airstrip at Birr for light aircraft.



## DIRECTIONS

From Dublin, take the N7/M7 past Naas and Portlaoise towards Limerick to Junction 22, signed Roscrea. Take the N62 to the Roscrea ring road roundabout, and turn left signed Moneygall and Nenagh. At the next roundabout turn right towards Town Centre and Shinrone. After about 800m turn left on the R491 signed to Shinrone. Pass Mount Heaton on your right and continue to Milltown Garden Centre, keeping right towards Shinrone. The entrance to Milltown is 400m on the left. Go up the avenue to the house.

From Limerick and Shannon Airport, take the M7 towards Dublin to exit 23 for Moneygall. Turn left onto the R445 to Dunkerrin. Turn left into Dunkerrin, leave the village and fork right towards Shinrone. Continue for 6km to the T junction (signed left to Shinrone). The back entrance to Milltown is straight ahead over a small stone bridge. Continue to the front of the house.

### DISCLAIMER

Windsor Clive International Ltd, Sherry FitzGerald, and William Montgomery give notice to anyone who may read these Particulars as follows:

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract.
2. Any description or information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Neither William Montgomery, Sherry FitzGerald nor Windsor Clive International Ltd nor any of their employees have any authority to make or give any representation or warranty in relation to the property.
3. Any reference to alteration to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.
4. The plan included with these particulars is for identification purposes only and is based on the Ordnance Survey of Ireland. Where revisions have been made by the Agents a full land survey has not been carried out, consequently where enclosures have been divided or altered, the position of the new boundaries together with the plotting of any new or altered building and any other information, whilst believed to be basically correct, are indicative only.
5. The areas quoted are taken from the Irish Land Registry and the OSI plans.

Sherry FitzGerald PSRA Registration No: 001628

JOINT AGENTS:



EXCLUSIVE AFFILIATE OF  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

**WILLIAM MONTGOMERY**  
Property and Fine Art Consultant

T: +44 (0) 28 4278 8666  
E: [office@william-montgomery.com](mailto:office@william-montgomery.com)  
[www.william-montgomery.com](http://www.william-montgomery.com)

164 Shelbourne Road, Ballsbridge, Dublin 4  
T: +353 (0) 1 237 6300  
E: [david.ashmore@sheryfitz.ie](mailto:david.ashmore@sheryfitz.ie)  
[www.sherryfitz.ie](http://www.sherryfitz.ie)



T: +44 (0) 1672 521155  
E: [info@windsorclive.co.uk](mailto:info@windsorclive.co.uk)  
[www.windsorclive.co.uk](http://www.windsorclive.co.uk)