~ABBEVILLE~

Kinsaley
County Dublin
“As you proceed onto lush parklands, with great beech and oak trees, horses grazing on green meadows trimmed with thousands of daffodils in springtime, you leave behind the city and all its clamour, and enter into a quiet sanctuary of Georgian splendour. Coming into view at last, the magnificent house of Abbeville rises out of the landscape like a stately home emerging from the past.”

Author Mary Rose Doorly, Abbeville.
ABBEVILLE
Kinsale ~ County Dublin

Magnificent Gandon Mansion in a parkland setting just 10 km from Dublin City Centre.

ENTRANCE HALL, RECEPTION HALL, DRAWING ROOM, DINING ROOM, BALLROOM, LIVING ROOM, SCHOOLROOM, IRISH PARLOUR BAR, STUDY, KITCHEN/BREAKFAST ROOM, PANTRY, WINE CELLAR, LAUNDRY, GAMES ROOM, SAUNA, CHANGING ROOMS, WORKSHOP, 14 BEDROOMS (MASTER SUITE WITH DRESSING ROOM AND EN SUITE BATHROOM).

GATE LODGE, GARDENERS COTTAGE, SECURITY LODGE
GANDON DAIRY
INDOOR EQUESTRIAN ARENA
23 STABLES, YARD AND TACK ROOM
FORMAL GARDENS WITH OUTDOOR SWIMMING POOL, PLEASURE GROUNDS AND LAKE
ARABLE, PASTURE & WOODLAND
ESTABLISHED PRIVATE SHOOT AND FISHING
IN TOTAL ABOUT 247 ACRES (99.96 HA)

YOUR ATTENTION IS DRAWN TO THE IMPORTANT NOTICE ON THE LAST PAGE OF THE TEXT.
Situation & Summary

Abbeville is located in the parish of Kinsaley just ten kilometres North of Dublin City Centre and just minutes from the beautiful maritime suburbs of Malahide and Portmarnock, renowned for their endless golden beaches and bustling village life. Dublin Airport is a convenient 10 minute drive and the national road networks of the M50 and M1 are within easy reach. It is reputed to be the last estate of its kind so close to Dublin City Centre.

There are a selection of top quality private schools nearby with churches, shopping facilities and numerous leisure amenities such as golf at Malahide, Portmarnock’s world renowned Links course and the Malahide marina and sailing club, which are all within 3 kilometres of the property.

The mansion is approached via a formal tree lined avenue flanked with mature Beech and Oak, which sweeps through the pleasure grounds to a large forecourt area. An impressive ornamental fountain sits on the lawned area in front of the house overlooking the park. The mansion enjoys fine panoramic views to the east where the horses lazily graze in the paddocks and commands fine views to the west over the lawns, lakes and woodland. The mature grounds and woodland are populated by many varieties of Flora and Fauna with squirrel, otter, fox and badger regularly seen. There are also pheasant as there has been a private shoot at Abbeville for many years and there is even part of an old hunter trail course to be found in the woodland. The estate is further complimented by three cottages, stabling, an indoor arena, mature woodland walks, and offers some wonderful sporting opportunities within this very private yet convenient setting.

The accommodation is currently arranged to provide a number of fine, well-proportioned formal reception rooms on the ground floor with a wealth of Gandon features, a range of kitchen and ancillary rooms on the basement level, and 9 bedrooms including an extensive master suite on the first floor. There are a further 5 bedrooms including a school room on the second floor.

The whole property requires refurbishment to restore it to one of the pre-eminent Estates around Dublin.
Abbeville is an estate steeped in history. The original property is thought to have belonged to Cistercian monks and dates back to Jacobean times. However, it was in 1790 when the then owner, Right Hon John Beresford commissioned James Gandon to remodel the property into a substantial mansion. Gandon was at that time, responsible for designing key buildings around Dublin City Centre, most notably The Customs House, The Four Courts and the Rotunda Assembly Rooms under the watch of Beresford, who subsequently convinced him to take on the project in his spare time. It remains one of the only residential projects Gandon ever worked on.

Additions to the property at the time included a dining room, bedrooms and a magnificent ballroom, which is hailed as a particularly fine example of the architect’s work and remains the most spectacular room in the mansion. Another most notable structure to be added at a later date was the ornamental Gandon dairy.

The property changed hands several times following the death of Beresford, the Gandon rooms having had vast amounts spent on restoration over time. It then spent some years in the mid twentieth century as a stud farm before being bought by Charles J Haughey (former Taoiseach) in 1969. Haughey made a number of amendments including the addition of a typically rural Irish Bar as a means of providing informal hospitality in contrast to the grand ballroom. The style is Edwardian with a Gothic influence with most of the materials coming from a financial institution in Belfast which had closed down.

A rich tapestry of modern history is interwoven into Abbeville - Government cabinet meetings were held within the house, and visitors such as Luciano Pavarotti and Lord Snowdon as well as other world leaders such as Francois Mitterand, Bob Hawke and Brian Mulroney were not uncommon.

In 1996 author Mary Rose Doorly published her book ‘Abbeville’ which provides a unique insight into the history and provenience of the house and its estate. A copy of the book will be present at viewings for inspection.
RECREATION & SCHOOLING

Sailing – Exceptional sailing can be found along the east coast, with marinas at Malahide and Howth.

Golf – Excellent golf courses include Portmarnock Links Club, Malahide Golf Club and Howth Golf Club overlooking Dublin Bay.

Top Racecourses – at Leopardstown (Hennessy Gold Cup), Fairyhouse (Irish Grand National), Punchestown (Spring Festival) and the Curragh (Irish Derby) are all within one hour’s drive of Abbeville.

Many forms of entertainment – including theatres, cinemas and museums are all available in Dublin City only 10km.

Restaurants – There are many fine restaurants in the surrounding areas including Malahide, Clontarf and Howth.

Schools – There are a number of top quality private and public schools nearby including Sutton Park and Belvedere.

SHOOTING

A private shoot in Abbeville comprising former estate owners and their friends and neighbours has been operating until recently. An incoming purchaser will have the option of restoring and improving this if they so wish.

FARMING

The agricultural land is currently let on short term arrangements. Vacant possession can be obtained after the 2012 harvest.

FISHING

Fishing and sea angling are widely available in the immediate vicinity and there is an opportunity to enhance the fishing in the estate’s private lake.
ABBEVILLE

THE MANSION

Abbeville is a magnificent Georgian mansion in a sylvan setting on the outskirts of Dublin city and close to the coast. It requires upgrading to bring it back to its original splendour. The entrance hall and ballroom are exceptionally fine rooms with very intricate Gandon plasterwork on both the walls and ceilings.

Imposing double doors with Greek Doric columns to the exterior lead to:

GROUND FLOOR

Entrance Hall – with a unique Gandon vaulting and fanlight, and impressive sandstone steps leading to;

Reception Hall – with polished maple flooring, decorative cornice and doors accessing the main reception rooms, ballroom and inner hallway.

Dining Room – large bow windows providing spectacular views out over the gardens and lakes, large open rococo fireplace with beautifully carved marble and wood surround dating to 1760, and intricately detailed stucco plasterwork.

Ballroom – double mahogany panelled doors lead to the most impressive room architecturally, split into three units with segmental arches and a 16 foot ceiling height. Bow windows, niches, a fine marble fireplace with Georgian grate, elegant stucco detail and three Angelica Kauffmann roundels further demonstrate the impressive Gandon architecture.

Malton Room (Drawing Room) – Rococo Gothic style décor with ornate plasterwork, large free standing open fireplace with carved marble surround, slate hearth and several display niches. To the rear of the fireplace is an informal dining room with display cabinets and serving hatch leading to the kitchen.
Office – located to the left of the entrance hall, the office contains a corner fireplace and picture windows overlooking the lush parkland fronting the property.

Study – the study is located to the right of the entrance hall containing detailed cornicing and window panelling.

Inner Hallway – originally the main entrance hall, there is a sweeping staircase to the first floor, stairs to basement level and double doors to a Portland stone balcony with detailed wrought iron railing.

Bar – solid wooden and glazed double doors lead to the ornately carved “old world” bar with fitted mirrors and sink, complete with three beer taps.

Living Room – located at the front of the property with dual aspect views and open fireplace.

Ironing Room – with fitted units and counters.

Cloakroom

**First Floor**

Elegant staircase leading to landing with access to;

Bathroom – half tiled with bath, shower, w.c and wash basin.

Gallery – with double doors to balcony with spectacular views east over the formal gardens, paddocks and woodland. Steps to;

Master Suite – bowed windows overlooking the parkland and lakes to the rear of the house, basilica shaped recess, ten feet ceiling height with coved ceiling and ornate plasterwork.

Walk in wardrobe – with hanging space.

Dressing room/En suite bathroom – with standalone Italian travertine marble bath, double sinks, w.c, shower, extensive fitted mahogany wardrobes, coved ceiling.

Bedroom 2 – located on the same level, two colour marble fireplace dating to the 1780’s, ten feet ceiling height, views west over the park and woodland.

Bedroom 3 – accessed from gallery, corner Kilkenny marble fireplace dating to the 1730’s, coving, views out over front lawns.

Bedroom 4 – accessed from gallery, corner Kilkenny marble fireplace dating to the 1730’s, coving, views out over front lawns.

Corridor leading to;

Bedroom 5 – double bedroom with fireplace and access to;
Bedroom 6 – double bedroom with fireplace.
Bathroom – with wc, wash basin, bath.
Bedroom 7 – double bedroom with access to bathroom.
Bedroom 8 – double bedroom with access to bedroom 7.
Bedroom 9 – double bedroom, dual aspect, large open fireplace, polished hardwood flooring, magnificent views across the front gardens, woodland and southerly walled gardens.

Stairway leading to:

**SECOND FLOOR**

Landing
Bathroom – bath, w.c, wash basin.
Bedrooms 10 – large spacious room with built in storage cupboard and access to;
Classroom/Bedroom 11 – with fitted blackboard and shelving.
Bathroom – wc, wash basin, bath.
Bedroom 12 – large double bedroom, walk in storage press.
Bedroom 13 – large double bedroom, walk in storage press.
Bedroom 14 – double room with fitted units, westerly views out over formal gardens and paddocks.

**BASEMENT**

Hallway with access to gardens.
Kitchen/Breakfast Room – with fitted units and Aga;
Sauna Room – with changing area and shower.
Changing Rooms – with access to swimming pool, w.c, wash basin and shower.
Office and Storage Room
Billiard Room – with storage.
Games Room Office – currently in use as an office.
WC
Tack Room
Workshop
Wine Cellar
Scullery
Boiler Room
Hallway with access to yard and dairy.
~ABBEVILLE~

Gross Internal Area (approx): -
1,356 sq m (14,600 sq ft)
GARDENS & GROUNDS

The informal gardens and grounds are a main feature of the estate. The original avenue to the house is believed to have come up from the village of Kinsaley, so the existing avenue was probably the original service entrance. This central avenue or driveway, gives access to most parts of the estate with entrances off to the main house, the stables, the courtyard and to the woodlands and paddocks. The entrance to the front of Abbeville is through a fine pair of wrought iron gates flanked by similar railings painted white and surrounded by very old and mature stands of trees and shrubs.

The drive leads to the sweeping forecourt with well-maintained lawns. An impressive marble fountain sits outside the front of the house on the former cricket oval. This fountain was initially located in the formal gardens to the south of the house where it had fallen into disrepair. It was then restored and had its lower dish replaced with sandstone from a region in France called “Abbeville”.

To the south of the house is the more formal part of the garden where the pergola, which was reconstructed in the 1930’s leads from the gate at the top, to the lower area with the two tier fountain.

From this there are a series of pathways and walks, which meander through the woodlands and laurels and along by the ornamental lakes. The lakes which were man made, give a terrific sense of space and help conserve the habitat for the endless number and species of wildlife that inhabit Abbeville. One can see squirrels scurrying up and down the trees, water hens and ducks flapping for cover in the undergrowth along the shore and stately swans at their leisure on the lakes.
COTTAGES & OUTBUILDINGS

THE GANDON DAIRY
One of the most beautiful of all Gandons designs, the dairy, which overlooks the gardens and lake, is notable for its simplicity. It is fronted by a Gandon arch of Wedgewood blue plaster. The floor is made up of Portland stone and black slate tiles. Three impressive stained glass windows give it an ecclesiastical feel which led to it being nicknamed “The Chapel”.

GATE LODGE
Two bedroom cottage of about 700 sq ft with living room, kitchen and bathroom in good condition situated by the main entrance.

GARDENERS COTTAGE
With kitchen, living room, bedroom and bathroom, in need of refurbishment.

SECURITY LODGE
With three rooms in need of repair.

THE GANDON COURTYARD
To the north of the house lies the courtyard. A lofted yard which comprises a four gated coach house, a store, tack room, feed house and a row of 9 indoor stables.

THE STABLE YARD
A purpose built stud yard with 14 loose boxes surrounding a rectangular lawn area with a fine cherry blossom tree in its centre.

THE INDOOR ARENA
A short distance from the stable yard is a very large indoor riding arena.

OUTBUILDINGS
Adjacent to this is a large six bay lean-to and former pig houses. There is another large hay barn and the former threshing shed in poor repair. Beside the riding arena is a walled area possibly used for rearing fowl.
THE LAND

The land is laid out to provide approximately 145 acres of arable land currently in spring cereal crops to be harvested in the autumn and 70 acres of grassland including pasture and paddocks.

The parkland here is a good example of the undulating grasslands which were very popular in the eighteenth century. In total the gardens, pleasure grounds and lakes extend to about 30 acres.

PLANNING

The site is located within the Fingal County Council designated Greenbelt between Malahide and Dublin City. There is an area of zoned residential land on the subject site itself (within Lot 3).

Moreover, the site has a unique Local Development Objective which allows for development of both residential and commercial uses on the site with an Integrated Tourism and Recreational Complex.

Permission was attained in 2005 for a Development Plan. Permission could be sought for a similar such development, having regard to the local objective on the site contained within the Fingal Development Plan 2011-2017.

LOTTING

The property is offered for sale initially in its entirety or in three smaller lots as follows:

Lot 1 Abbeville House on approx. 126 acres (51 ha).

Lot 2 Approx. 106 acres (43 ha) of good quality farmland to the north of the Estate.

Lot 3 Approx. 15 acres (6 ha) partly zoned for residential development.
GENERAL REMARKS

SERVICES
Water from mains.
Drainage to septic tank.
Oil fired central heating installed throughout main house.

TENURE
Freehold subject to seasonal conacre and grazing agreements.

IMPORTANT NOTICE
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