

# Clonhugh Lodge

MULTYFARNHAM, CO. WESTMEATH



GOFFS  
PROPERTY

savills

One of the finest contemporary country houses in Ireland, with extensive lake frontage and an accessible location



# Clonhugh Lodge

Multyfarnham, Co. Westmeath, N91 K2P3

## THE HOUSE

- ▶ Magnificent modern house with 7 reception rooms and 6 bedroom suites
- ▶ Reception hall, cinema room, office and leisure complex including swimming pool, jacuzzi, steam room, sauna and gym
- ▶ Approximate gross internal area of 1,124 square metres/12,102 square feet
- ▶ Self-contained staff accommodation (1 bedroom)

## EQUESTRIAN FACILITIES

- ▶ Equestrian facilities with stables and sand arena
- ▶ Ring-fenced parkland with stud rail paddocks

## GARDENS & GROUNDS

- ▶ Landscaped gardens, terraces, vegetable garden, tennis court and BBQ hut
- ▶ About 500 metres of frontage onto Lough Owel

## LAND

- ▶ About 11 acres / 4.5 hectares in total

## TRAVEL DISTANCES

- ▶ Mullingar: 10 km
- ▶ M4: 19 km
- ▶ M50: 78 km
- ▶ Dublin City: 86 km
- ▶ Dublin Airport: 94 km

## Summary

Clonhugh Lodge is a remarkable, country estate conveniently situated in a sought-after and easily accessible location in County Westmeath. This outstanding property is positioned within a ring-fenced boundary, occupying a superb waterfront setting and extending to about 111 acres in total. The estate initially formed part of the expansive Clonhugh Demesne, where Lord Greville resided and held the position of Member of Parliament for Westmeath from 1865 to 1874.

The magnificent modern house has been meticulously planned and designed in a period-style for contemporary living, surrounded by picturesque formal garden grounds and sprawling parkland. The property's elevated position offers delightful views over the surrounding countryside and onto Lough Owel.

The mature grounds encompassing the house are a key feature, providing privacy and a scenic rural backdrop with an abundance of amenity. The estate comprises a number of equestrian facilities including five stables, a tack room and a sand area. The land is divided into a number of good-sized paddocks enclosed by stud railing. The estate benefits from road frontage and internal roads, ensuring excellent accessibility throughout.

Clonhugh Lodge offers the extremely rare opportunity to acquire a unique blend of high-quality modern assets with an unrivalled waterside setting in a central location.

## Situation

Clonhugh Lodge has a peaceful and rural setting within the heart of County Westmeath. Westmeath is known for its undulating farmland, wonderful lakes and glistening waterways; hence it has been given the name "The Lakeland of Ireland". Westmeath formed part of the historic Kingdom of Meath, with its name derived from Mide (meaning "middle"), owing to its location at the geographical centre of Ireland.

Mullingar (10 km), the county town of Westmeath, is a vibrant town which is bustling with activity and offers a diverse range of shops, pubs, restaurants and hotels.

Dublin city centre is about 86 kilometres to the east of the estate and offers the full range of amenities, services and culture expected of a capital city.

The estate benefits from excellent transportation links, including the N4 which connects Sligo to Dublin. Dublin's International Airport is 94 kilometres distant, while Dublin Port is 92 kilometres from the estate with regular sailings to the UK and Europe. Bus and Rail services are also available from Mullingar.

Clonhugh Lodge enjoys a picturesque waterfront location on the shores of Lough Owel, one of the five lakes in Westmeath. This lake is among the largest in the county, renowned for its exceptional water clarity, providing visibility to depths exceeding 20 feet. Anglers are drawn to its popularity, thanks to a resident stock of wild brown trout.

With a rich sporting heritage, County Westmeath provides a diverse range of high-quality sporting and recreational activities. For equestrian enthusiasts, Kilbeggan, Fairyhouse, The Curragh and Leopardstown Racecourses are a convenient drive away.

There is a good selection of golf courses, including the famous Jack Nicklaus-designed course at Killeen Castle, Glasson Lakehouse - a Christy O'Connor-designed championship course and the K-Club Golf Resort which hosted the 2023 Irish Open and the 2006 Ryder Cup. Local club, Mullingar Golf Club, designed by the five-time Open Champion James Braid, serves as the venue for the nation's leading Amateur Scratch Cup event held every August bank holiday. This prestigious competition has been claimed by accomplished professionals in the past, with notable winners including Rory McIlroy, Shane Lowry, Padraig Harrington, and Philip Walton.

A selection of primary and secondary schools are available locally. Additionally, several private schools are easily accessible, including Wilson's Hospital School, Clongowes Wood College, Headfort School and The Kings Hospital School, to name a few.



## Clonhugh Lodge

Clonhugh Lodge carefully balances a sense of grandeur with the comfort of 21st Century living, nestled in serene surroundings with uninterrupted views which extend onto Lough Owel and beyond.

The estate is accessed through an impressive entrance adorned with intricate cast iron railings, elegant stone piers with electric gates and beautiful overhanging trees. These gates lead to a sweeping tarmac driveway, bordered by meticulously maintained lawns and an array of distinct specimen trees. Ascending through the traditional parkland, the driveway approaches the formal grounds encircling the house and concludes at the entrance front, providing ample parking space.

This two-story home offers elegance and grandeur, resting beneath a hipped slated roof that displays a pristine limestone render finish. The initial portion of the house was constructed in 1997 with a seamlessly integrated extension added in 2010 encompassing the leisure complex, 6th bedroom suite and a spectacular master bedroom suite above.

The accommodation has been designed with exquisite detail and finishings throughout. Despite being a modern residence, it incorporates timeless features such as sash windows, picture rails, architraves, ceiling roses, cornicing, decorative marble fireplaces and hardwood flooring.

A striking reception hall is accessed via the entrance front and features an ornate fireplace and gallery landing. This area leads into the three primary reception rooms located at the garden front. These south westerly-facing rooms offer elegant proportions, high ceilings and breathtaking views of the gardens and lake.

The kitchen, situated in the eastern wing of the house, is a meticulously designed space. It features a vaulted ceiling, an array of finely crafted floor and wall-mounted units with granite-topped surfaces, an Aga and an impressive floor-to-ceiling walk-in wine cellar. It also includes a small hidden kitchen. The kitchen opens to the light-filled breakfast room, which is well-positioned for the morning sun, as well as a sunroom with dining area and cosy family room, all offering expansive water views.

In the western wing, an impressive orangery constructed in 2018 by Hampton Conservatories gives access to a BBQ area and is ideally situated for evening entertaining. Additionally, within this wing is a cutting-edge leisure complex featuring a 15-metre swimming pool with jacuzzi, sauna, steam room and gym. It also includes an immersive cinema room and two bedroom suites.

A magnificent, cantilevered staircase provides access to an impressive and private master bedroom suite. It includes a breathtaking floor-to-ceiling bow window, sitting room, dressing room, his and her walk-in wardrobes, spacious bathroom and access to a private terrace offering splendid views over the estate. A separate staircase leads to further bedroom accommodation comprising three bedroom suites, one of which includes a dressing room and one which includes a sitting room.

The house is furnished with numerous contemporary features, including an integrated Crestron lighting and sound system which extends throughout the entire property, both internally and externally. It also includes, gas fires, double glazing, air conditioning in the gym and master suite, as well as underfloor heating in the west wing of the house.

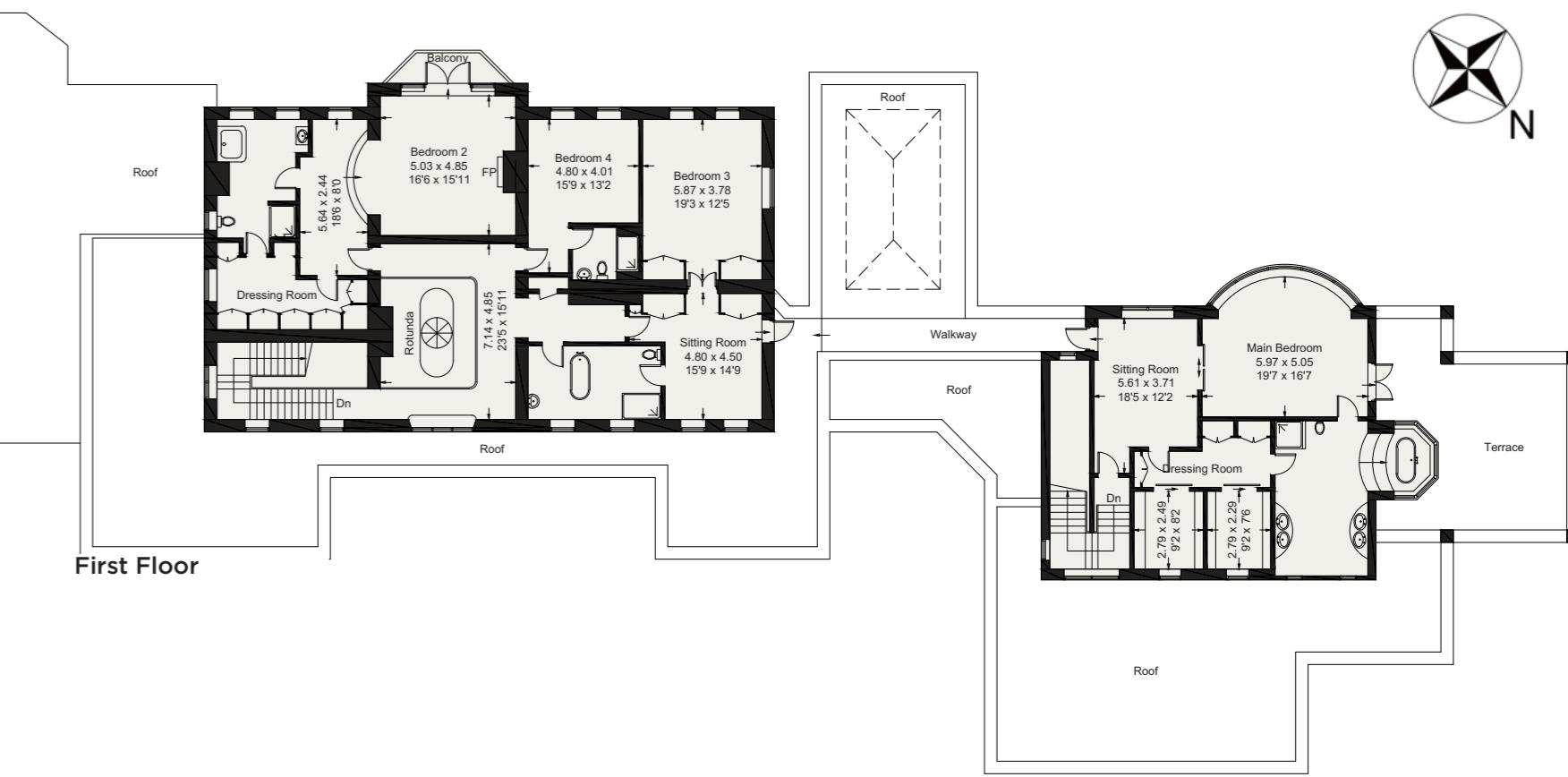
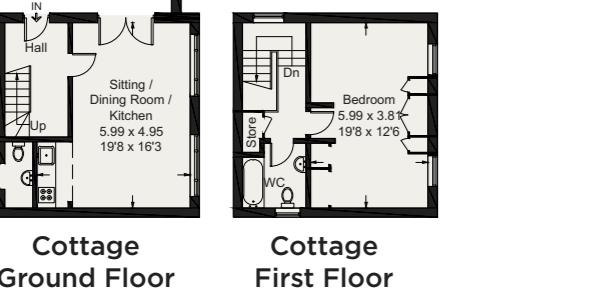
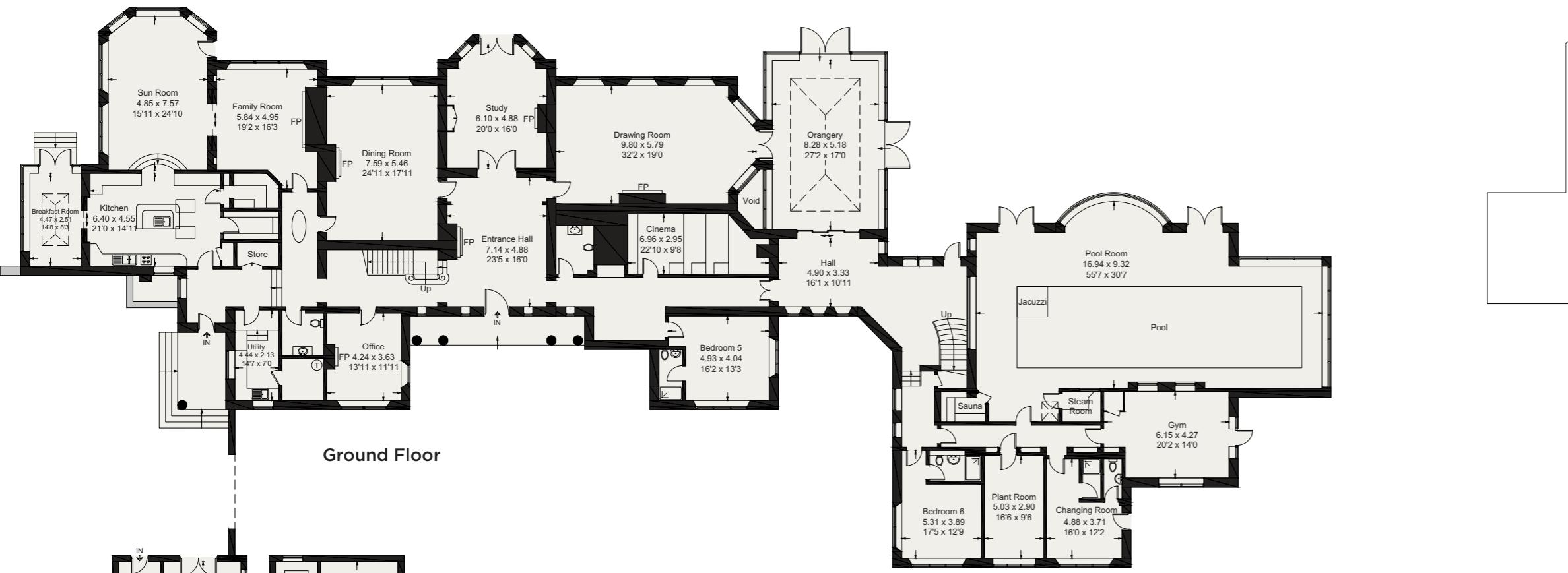
The accommodation is laid out, as shown on the accompanying plans.



A SENSE OF GRANDEUR WITH  
THE COMFORT OF 21ST  
CENTURY LIVING

AN IMPRESSIVE ORANGERY CONSTRUCTED IN 2018  
BY HAMPTON CONSERVATORIES





## Clonhugh Lodge

Gross internal area (approx)

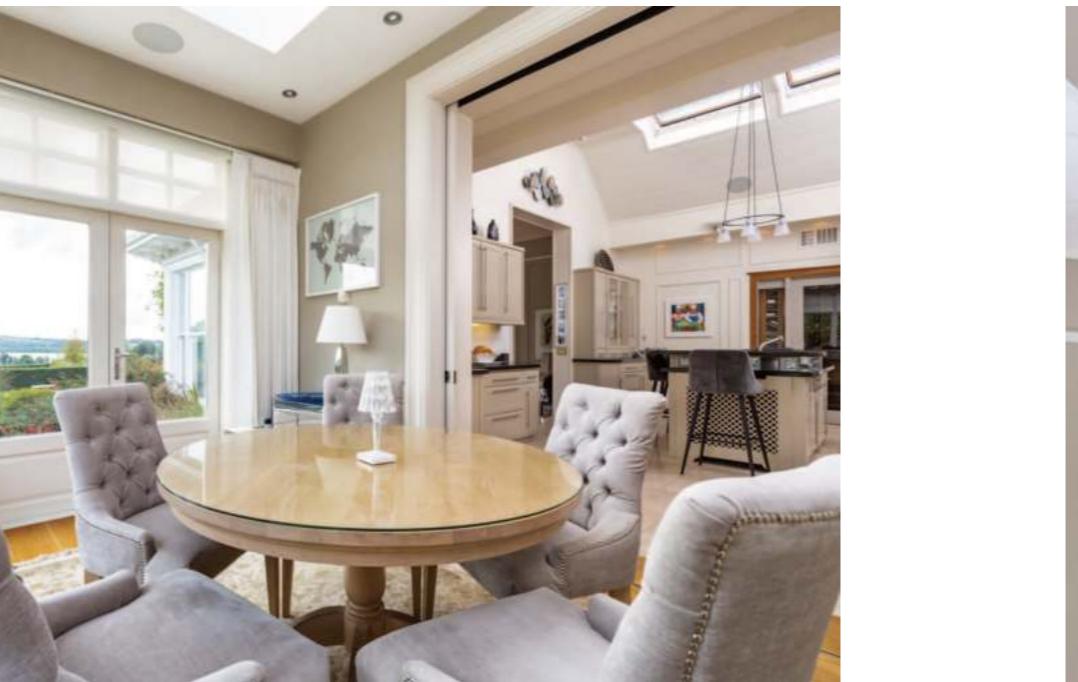
Main House: 1,124.3 sq.m (12,020 sq.ft)

Staff Apartment: 72.5 sq.m (780 sq.ft)

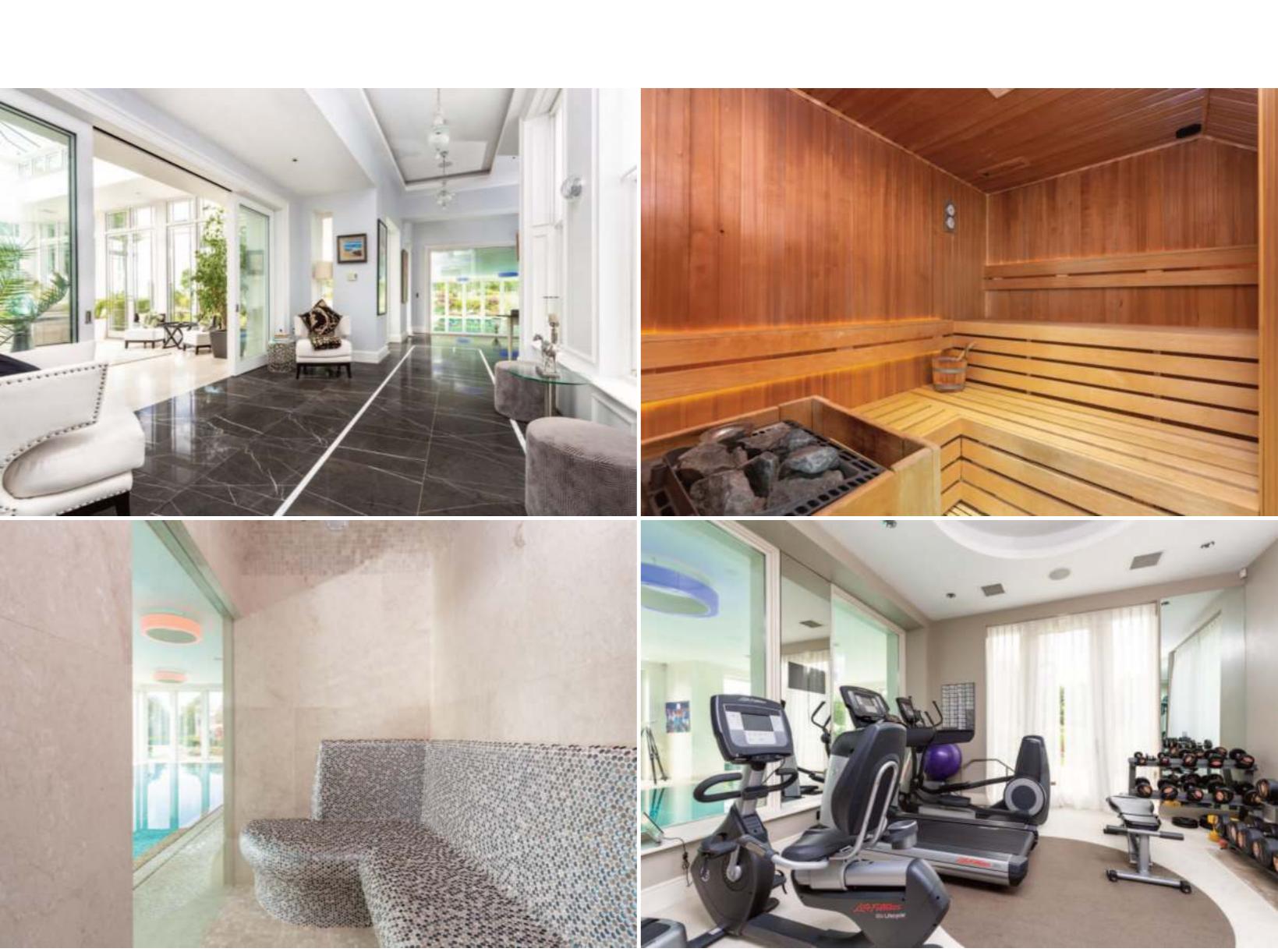
1,196.8 sq.m (12,802 sq.ft)

For identification only. Not to scale.





WELL-POSITIONED FOR THE  
MORNING SUN, OFFERING  
EXPANSIVE WATER VIEWS



CUTTING-EDGE LEISURE COMPLEX

AN IMPRESSIVE AND PRIVATE MASTER BEDROOM SUITE INCLUDING A BREATHTAKING FLOOR-TO-CEILING BOW WINDOW





**Gardens and Grounds**

A prominent aspect of the estate is its stunning landscaped gardens which envelop the house and were designed by renowned landscape gardener, Andrew Glenn-Craigie. Nestled within the mature estate parkland, the immediate gardens surrounding the house are meticulously managed, creating a stunning backdrop. The diverse assortment of flora, fauna and outstanding specimen trees provide colour, shelter, privacy and intimacy. There are also attractive walks that lead to a secluded rose garden.

An expertly maintained tennis court lies to the east of the house which features an astroturf surface and is enclosed by beech hedging providing shelter. Adjoining the tennis court is a quaint BBQ hut and decking. To the north is a floodlit sand arena fenced by stonewalling and beech hedging.



**LANDSCAPED GARDENS ENVELOP THE HOUSE AND WERE DESIGNED BY RENOWNED LANDSCAPE GARDENER, ANDREW GLENN-CRAIGIE**

### Staff Accommodation

Adjacent staff lodgings are positioned at the front of the house, spanning two stories. The accommodation includes a hallway and kitchen/dining room on the ground floor and a double bedroom and bathroom on the first floor.



## Outbuildings

Adjacent to the house is a courtyard with five stables, a garage with up and over roller door, tack room and oil room. At the northern boundary of the estate is a farm building of modern steel frame construction in four bays with corrugated cladding, ample hard standing and livestock handling facilities. Both the courtyard and farm buildings each have independent entrances from the main avenue, while the farm building also has an entry point from the N4.

## Farmland

The land at Clonagh Lodge lies within a ring-fenced block and comprises rolling grassland and a dispersion of mature woods. With gently undulating topography and southerly elevation, the northern end of the estate is about 125 metres/410 feet above sea-level while the southern boundary is about 97 metres/318 feet above sea level. A feature of the land is the excellent access throughout the estate featuring a super network of internal roads.

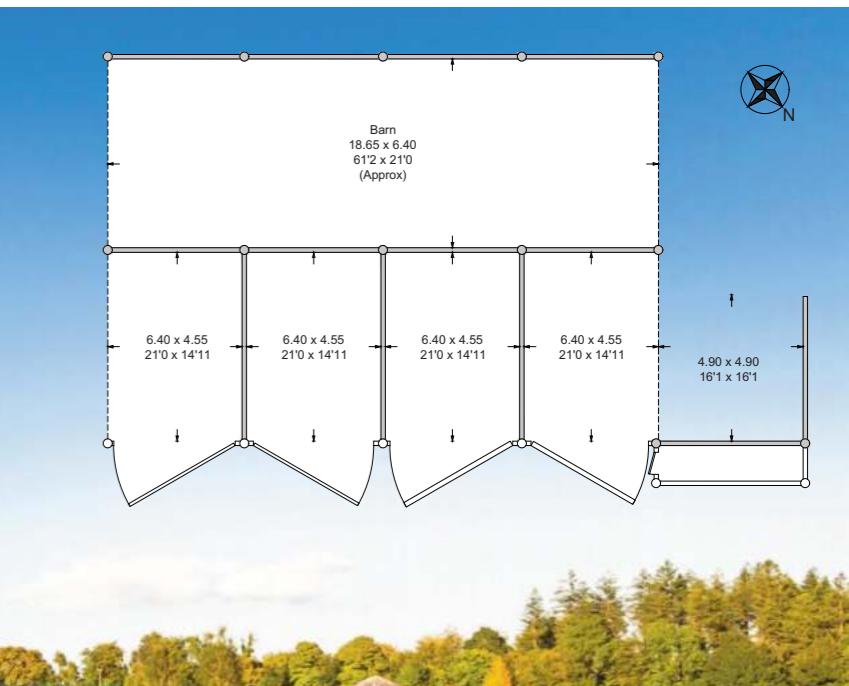
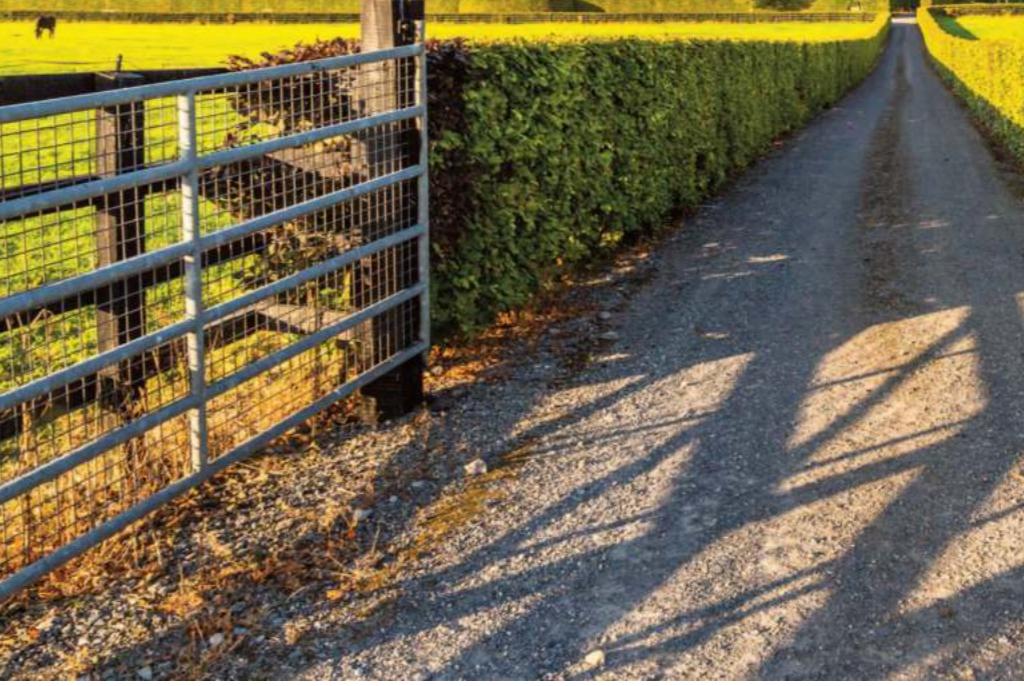
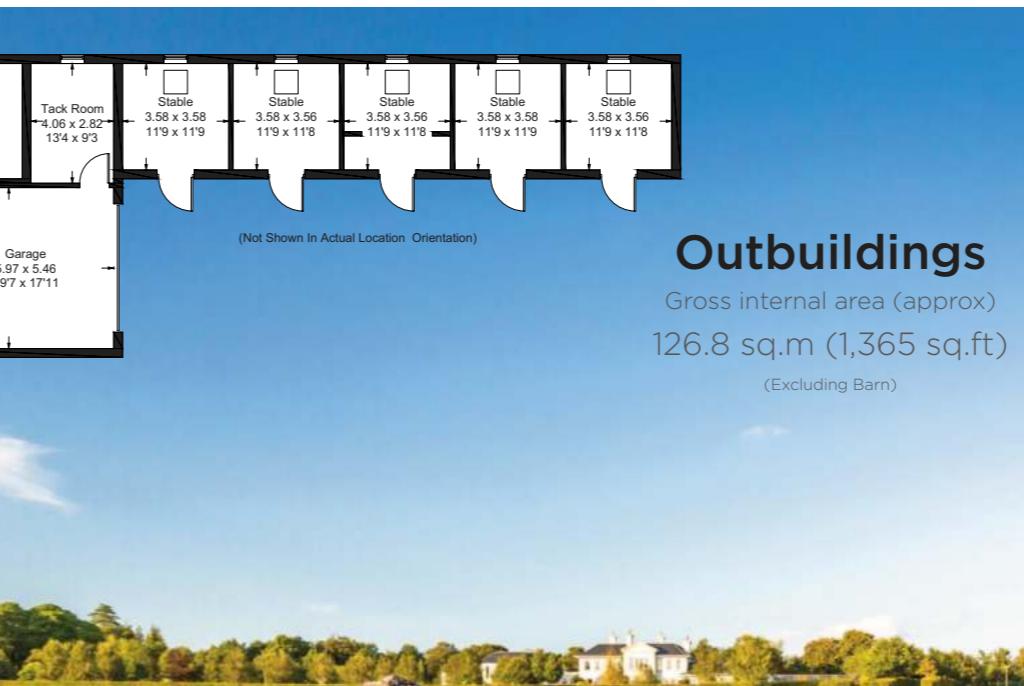
There are seven good sized grass paddocks in total enclosed by stud railing and hedging. Each field is equipped with drinking troughs connected to the mains water supply.

The land can be classified as follows:

Land Use	Acreage
Pasture	90 Acres
Woods	12 Acres
Roads, yards, buildings, etc.	9 Acres
<b>Total</b>	<b>111 Acres</b>

## Sport, Biodiversity and Amenity

The estate offers potential for varied sport and amenity. The flora and fauna throughout the estate provide an ideal habitat for wildlife. There is the opportunity for boating on Lough Owel.



## Outbuildings

Gross internal area (approx)

126.8 sq.m (1,365 sq.ft)

(Excluding Barn)



## General Remarks & Stipulations

### VIEWING

Strictly by appointment with Savills and Goffs.

### HEALTH AND SAFETY

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.

### DIRECTIONS

The Eircode for the property is N91 K2P3.

### FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale including garden statuary, light fittings and other removable fittings, although the majority of items could be available by separate negotiation.

### LOCAL AUTHORITY

Westmeath County Council, Áras An Chontae, Mount St, Mullingar, Co. Westmeath C15 Y291  
Tel: +353 (044) 933 2000  
Email: customerservice@westmeathcoco.ie

### RESIDENTIAL SCHEDULE

All fixtures and fittings are excluded from the sale including garden statuary, light fittings, and other removable fittings.

Property	Water	Drainage	Heating	Broadband	BER
Clonhugh Lodge	Mains	Private	OFCH	Fibre	C2
Staff Accommodation	Mains	Private	OFCH	Fibre	C3

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.

### ENTRY & POSSESSION

Entry is by agreement with vacant possession.

### EMPLOYEES

There are a number of employees who are employed on a full-time basis. The purchaser will be responsible for complying with the statutory provision of the Transfer of Undertakings (Protection of Employment) Regulations. Further details are available from the selling agent.

### 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.

### OFFERS

Offers are to be submitted to the selling agents:

Savills, 33 Molesworth Street, Dublin 2

Email address: country@savills.ie

PSRA Licence: 002223

Goffs Property, Kildare Paddocks, Kill, Co. Kildare

Email: property@goffs.ie

PSRA Licence: 001903

### BEST OFFERS DATE

A 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.

### SOLICITORS

Groarke and Partners (contact: Patrick Groake)  
32-33 Main Street  
Longford, Co. Longford  
Tel: +353 (043) 334 6439  
Email: info@groarkeandpartners.ie

### 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. The purchaser will be held to have satisfied himself as to the nature of all such rights and others.

There is a right of vehicular access in favour of Clonhugh Lodge from the public road to the estate's entrance gates.

There is a right of vehicular access in favour of Coillte from the public road through the secondary entrance along the northern boundary of the estate to access the woodland which borders the property.

### 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 seller's solicitor, 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.

### 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.

### GENERAL

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

### IMPORTANT NOTICE

Savills, Goffs and their clients 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, unless they are specifically incorporated within a written document signed by the Sellers or on their behalf satisfying the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995 or is granted in pursuance of any such document.

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 and Goffs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure prepared in April 2025, photographs taken in 2022.





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PROPERTY

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