

Newberry Hall Demesne

Carbury, Co. Kildare - On c. 444 Acres (180 Hectares)



SOLE AGENTS

RAYMOND POTTERTON AUCTIONEERS
38 Watergate Street, Navan, Co. Meath
Tel: 046 9027666
Email: info@raymondpotterton.com





Newberry Hall, Carbury, Co. Kildare

Newberry Hall Demesne is quite unique. The original Demesne extending to 444 acres being completely intact. The house is absolutely original. Having being built in the 1760's, some relatively minor alterations were carried out in the 1880's and since that time no changes of any kind have taken place.

Newberry Hall a Palladian House of significant merit & importance comes on the market for the first time in 100 years having being built for Lord Harberton in the 1760's, it was sold c. 1850 and subsequently owned by William Pilkington a well known Dublin Publisher & Book Binder. It was purchased by the Robinson Family in 1911 and has remained in their ownership until this time.

The House reputedly was designed by Nathaniel Clements who also designed a number of important houses including Colganstown House at Newcastle, Co. Dublin a house with a front elevation almost identical to Newberry. Constructed in red brick with stone facings, Newberry was built for Arthur Pomeroy who subsequently acquired the title of Lord Harberton.

The Centre Block or Main House stands two storeys over basement with an attic storey above the cornice which has windows in the Garden Front but not in the Entrance Front. The Entrance Front is of three bays having a pedimented break front with Diocletian window above the tripartite fan lighted doorway.

The Garden Front of the Centre Block or Main House is one bay on either side of a curved centred bow. The Main House is linked to a Pair of Two Storey Pavilions. The Pavilions with half-octagon bays to the front are most unusual. The roof parapet is surmounted by ornamental urns in the style of Newbridge House at Donabate.

The builder of Newberry Hall, Lord Harberton, who also arranged the design and landsaping of the Demesne, had married into the Colley family of Carbury Castle. The view of Newberry Demesne today from the ruins of Carbury Castle is quite stunning.



THE MAIN HOUSE

Entrance Hall

Beautifully proportioned 19' x 19' with five panelled Pine opposing internal doors with shouldered architraves. Original Fireplace. The Hall, in common with all Ground Floor Rooms has a ceiling height of 14'6" and leads to:

The Drawing Room

32'6" x 20' is a magnificent room with fine Adams style fireplace, interesting Frieze and Centrepiece. A Lovely Bright and Pleasant Room with triple aspect having North, South and East facing windows. One of the East windows incorporates an Original French Door to the grounds.

The Diningroom

29' x 19' with original Frieze of important Rococo Plasterwork with Birds and Flowers in the style of Robert West. An unusual curved wall with three South facing windows overlooks the tennis courts and parkland.

The Library

20' x 19' with fireplace and fine ceiling. South and West facing windows with the West window incorporating an Original French Door to the tennis courts. Unusual decoratively carved pelmets.

The Stairwell Hall or Back Hall

20' x 12'9" with wide easy staircase with mahogany banister and some original paintwork leading with perfect symmetry to the upper floors. A tripartite fan lighted window is a feature of the staircase.

Access doors from the Stairwell Hall lead to the Basement Kitchen and the West Pavilion.





The First Floor, with all rooms having ceiling heights of 10ft, accommodates:

Bedroom 1

29' x 19' (directly over the Diningroom). A beautiful bright room with curving wall and three South facing windows.

Bedroom 2

18'9" x 13'

Bedroom 3

21' x 19' Located on the South West corner with dual aspect from three windows.

Bedroom 4

20' x 14' Located on the South East corner.

Bedroom 5

20' x 14'

W.C.



The Second Floor, with all rooms having ceiling heights of 8ft, accommodates:

Gallery Landing

23' x 19'

Bedroom 6

19' x 19' South facing

Bedroom 7 or Studio

27' x 18'6" with North Lighting





Bedroom 8

20' x 14'

Bedroom 9

20' x 18'

W.C.

The Basement or Lower Ground Floor accommodates: Kitchen

26' x 19' with bay window and interesting vaulted ceiling.

Bedroom

17' x 12' with vaulted ceiling.

Also Dairy, Pantry, China Room and Utilities. Wine Cellar. Vaulted Corridor.



A Curving Corridor from the Stairwell Hall leads to the West Pavilion which accommodates:

Kitchen

22' x 18'6"

Back Kitchen

19' x 14'6" with door to the adjacent Kitchen Yard.

Livingroom

19' x 17'

Scullery & Utility.

South Facing Orangerie

20' x 8' and matching that of the East Pavilion.



On The First Floor:

Bedroom 1 or Sittingroom

20' x 14' with South facing bay window.

Bedroom 2

20' x 17'6"

Bedroom 3

21' x 20'



The East Pavilion accommodates:

Original Horse Stables & Stalls with Cobblestone Floors and Fodder Loft Over. Coach House and Grooms Residential Quarters all with access to an enclosed Stable Yard.

South Facing Organerie

20' x 8' and matching that of the West Pavilion.

Newberry Hall stands almost at the centre of the Demesne and is approached by a long avenue curving through very fine unspoiled parkland.

The Avenue crosses an attractive stone built bridge close to Trinity Well which has been a place of pilgrimage from early Christian times and being recorded as early as 1305. Trinity Well also has very significant importance as the source of the River Boyne.

Also close to the avenue is a small man-made lake known as Newberry Pond with Boat House. The Pond is a recognised Heronry and a feeding place for migratory birds including Teal and Mallard.

The Estate has for many years been preserved as a wildlife sanctuary with careful and sensitive management and limited shooting to maintain the wildlife balance.

Closer to the House is the Ice House which is worthy of restoration.

On the Garden Front the two tennis courts were constructed about 1890 and an unusual feature close to the tennis courts is a very large weeping Beech tree which is the work of a Gardener named Stapleton, who in the late 1880's grafted a Beech tree upside down unto another Beech tree.

From the Entrance Front there are superb views across the Parkland to historic Carbury Hill with the ruins of Carbury Castle.

Close to the House is the Walled Garden of 3 acres. The wall is in good condition but the extensive glass houses and a pond have disappeared.

Close to the Garden is the original stone built yard with a small Clock Tower and Pigeon Loft and including 8 Stables, Coach Houses and a Stewart's Residence.

An adjacent Farmyard accommodates Hay barns and some Livestock Housing.

The lands are generally top quality limestone lands laid out in large divisions with the greater part in prime old pasture.



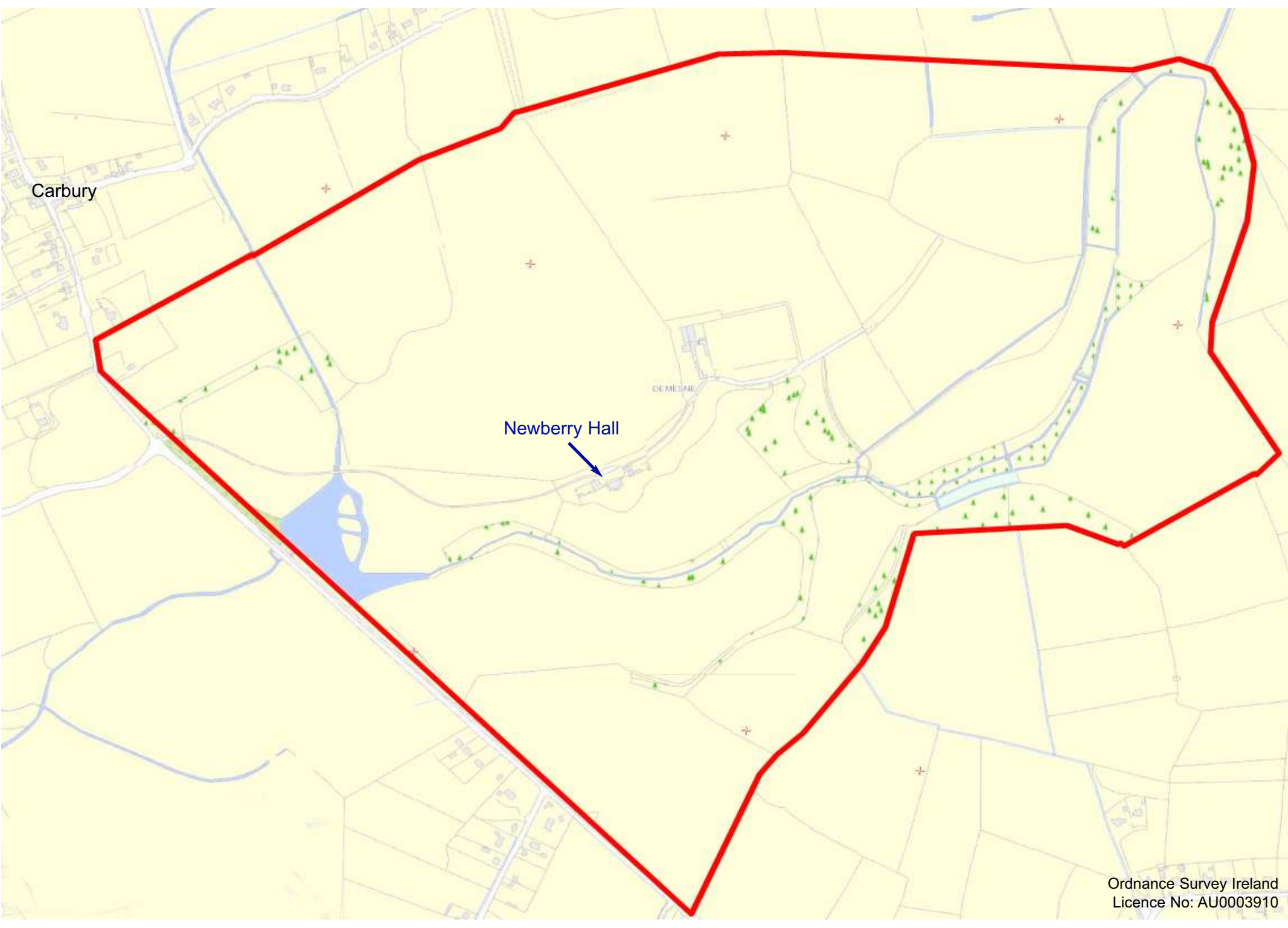


Wooded areas on the boundaries enclose the Demesne and there are some areas of mature woodland through the Estate which provide shelter and amenity. Within sight of the house there are some magnificent specimen trees including a pair of 'Jubilee Oaks' to the front commemorating the visit of Queen Victoria to Ireland.

Overall Newberry Hall Demesne is a rare and exceptional property offering a wonderful opportunity for a sensitive restoration of a completely original House of great merit and an extensive and intact Demesne.

On the pending Co. Kildare Draft Development Plan, Newberry Hall & Demesne are listed and preserved under Reference BO8/10.

Newberry has the benefit of an excellent Co. Kildare location adjacent to Carbury Village, 6km miles from Edenderry, 12km Enfield, 30km Maynooth and 52km from Dublin City Centre.



Carbury

Newberry Hall

DEMESNE



Viewing:

By Appointment with Sole Agents.

Vendors Solicitor:

Ms. Mary Ward,
Michael Ward & Co.,
Edenderry, Co. Offaly.

Selling Agents:

**RAYMOND
POTTERTON**
EAVI
046 9027666
www.raymondpotterton.com

Receipt of these particulars implies an obligation to conduct all negotiations through this agency only. The contents shall not be construed to form the basis of any contract. Whilst every care is taken in their preparation, the agency will not hold itself responsible for any inaccuracies contained therein.