

Pat Cully, Garden
COLTHURST ESTATE. *Lucan.*
County of Dublin.

Lucan House and Demesne
AND
"Ounavarra," Lucan.

SALE ON TUESDAY, the 14th day of JULY, 1925.

Estate of CAPTAIN RICHARD ST. JOHN JEFFERYES COLTHURST,
FORMERLY THE
Estate of CAPTAIN CHARLES NICHOLAS COLTHURST VESEY.

Particulars and Conditions of Sale

OF
THE FINE OLD GEORGIAN MANSION known as
"LUCAN HOUSE," near Lucan.

The Residence built of Stone contains Large Square Entrance Hall Inner Hall three Reception Rooms Library twelve Bed and Dressing Rooms two Bathrooms and Complete Offices Excellent Water Supply Central Heating Electric Light Delightful Grounds bounded by the River Liffey containing 46 acres 2 roods 37 perches Vacant Possession of the Residence on Completion

AISO

IN FOUR SEPARATE LOTS, PORTIONS OF THE DEMESNE LANDS,

Containing respectively 37 acres 3 roods 20 perches, 78 acres 2 roods 3 perches
85 acres 0 roods 16 perches and 30 acres 1 rood 2 perches

AND

A MOST ATTRACTIVE FIRST-CLASS RESIDENCE,
known as "OUNAVARRA," near Lucan,

With 11 acres 3 roods and 27 perches held in Fee Simple Free of Rent, and Subleased at Rents of £121 per annum for an unexpired term of 25¹ years from 1st May 1925

To be Sold by Public Auction

On TUESDAY, the 14th day of JULY, 1925,

At 2 p.m.,

In Messrs. James H. North & Co.'s Estate Auction Rooms,
110 Grafton Street Dublin,

IN SIX LOTS

For further Particulars apply to—

JAMES H NORTH & CO,
110 Grafton Street Dublin;

Or to—

Messrs BARRINGTON & SON,

Solicitor

10 City Place Dublin



LUCAN HOUSE AND RIVER LIFFEY

DESCRIPTIVE PARTICULARS.

LOT 1—"OUNAVARRA," LUCAN—A most attractive first-class Residence, known as "Ounavarra," near Lucan, occupying a fine position, about 140 feet above sea level, and commanding a beautiful view over the Liffey Valley

There are out-offices, gate lodge, and part of the lands of Coldblow, containing 11 acres 3 roods and 27 perches held with the house. The premises are leased under two Leases both of which expire on 1st November, 1950 at rents amounting to £121 per annum. The present tenant has a Grant at an annual rent of £1 permitting him to maintain a hydraulic ram on the River Liffey and a line of pipes across Lot 2 to supply the "Ounavarra" house gardens and grounds with water, and Lot 2 will be sold subject to a reservation of a right to the Purchaser of Lot 1, his heirs and assigns or to the Vendor, his heirs and assigns, to maintain the said ram and line of pipes, and use the same in perpetuity at the same rent.

The exclusive right of sporting and fishing, so far as the same are vested in the Vendor, will be reserved to the Vendor and his heirs and to the Purchaser of Lot 6.

The lands are held in Fee-simple.

LOT 2—Part of the lands of Coldblow, near Lucan, containing 36 acres 1 and 32 perches and part of the lands of Laraghcon, containing 1 acre 1 rood and 28 p/ Statute Measure, including half the River Liffey, which bounds the lands on the south.

for about a quarter of a mile. The lands are all in grass, and are ornamented and sheltered by old timber, and form a most valuable and easily-developed building site, having a frontage of about 800 feet to the county road. There is an excellent small house adjoining the road and used as a gate lodge. The exclusive right of sporting and fishing, so far as the same are vested in the Vendor, will be reserved to the Vendor and his heirs and to the Purchaser of Lot 6. As above mentioned, the present tenant of "Ounavarra" has a Grant permitting him to maintain a hydraulic ram on these lands at the edge of the River Liffey and a line of pipes across this Lot to supply "Ounavarra" house, garden and grounds with water, and this Lot will be sold subject to a reservation of a right to the Purchaser of Lot 1, his heirs, and assigns, or to the Vendor, his heirs and assigns, to maintain the said ram and line of pipes, and use the same in perpetuity at the same rent.

The premises are held in Fee-simple, and will be sold subject to a Land Purchase Annuity of £25 from 1st June, 1908. Clear possession will be given to the Purchaser.

LOT 3 —Part of the lands of St Catherine's Park County Dublin, containing 45 acres 2 roods 19 perches, part of the lands of St Catherine's Park, County Kildare, containing 5 acres and 20 perches, and part of the lands of Coldbow County Dublin, containing 27 acres 3 roods and 4 perches, all Statute Measure, including half the River Liffey, which bounds the lands on the southern side for over a mile. There is a weir on this portion of the river. The lands are in grass, and have some valuable timber.

The exclusive right of sporting and fishing, so far as the same are vested in the Vendor, will be reserved to the Vendor and his heirs and to the Purchaser of Lot 6.

The premises are held in Fee-simple and will be sold as to the portion uncoloured on the attached map subject to a Land Purchase Annuity of £25 from 1st June, 1908. The portion coloured yellow is free of all rent. Clear possession will be given to the Purchaser.

LOT 4 —Part of the lands of Lucan Demesne, containing 85 acres and 16 perches, Statute Measure, including half the River Liffey, which bounds the lands on the Northern side for about one-third of a mile. The county road from Lucan to Leixlip forms the southern boundary of these lands, part of which is in grass, and the rest, which was in tillage, has been laid down in permanent pasture this year with an oat crop, except two acres sown with rape.

The lands are ornamented and sheltered by valuable timber, and form a most valuable and easily-developed building site, having a frontage of about 3,950 feet to the county road.

The exclusive right of sporting and fishing, so far as the same are vested in the Vendor, will be reserved to the Vendor and his heirs and to the Purchaser of Lot 6.

The premises are held in Fee-simple, and will be sold subject to a Land Purchase Annuity of £70 from 1st June, 1908, and subject to the right of John Cromer to quarry stone or gravel on the portion in part coloured blue and in part hatched red and in part edged red, containing 3 roods, and a right of way to said portion between the points lettered A and B on said map, and subject also to the tenancy of Mrs O'Neill in the lodge at the Leixlip gate at 1s per week.

Clear possession will, subject as aforesaid, be given to the Purchaser.

LOT 5 —Part of the lands of Lucan Demesne containing 30 acres 1 rood 2 perches, Statute Measure, including half the River Liffey, which bounds the lands on the northern side for about a quarter of a mile.

The lands are all in grass, and contain valuable timber and an old cottage said to have been the hiding place of Patrick Sarsfield after his attainder for treason. A small island and half the adjoining weir are included in this Lot. The Purchaser will have to make an entrance to this Lot through the wall adjoining the county road, which forms the southern boundary of the Lot.

The exclusive right of sporting and fishing, so far as the same are vested in the Vendor, will be reserved to the Vendor and his heirs and to the Purchaser of Lot 6.

The premises are held in Fee-simple, and will be sold subject to a Land Purchase Annuity of £15 from 1st June, 1908. Clear possession will be given to the Purchaser.

LOT 6.—The Manor House, known as "Lucan House," with part of the lands of Lucan Demesne, containing 33 acres 3 roods 32 perches, subject to a Land Purchase Annuity of £60 from 1st June, 1908, and part of the lands of Coldblow, containing 1 acre and 16 perches, and part of the lands of Lucan and Pettycannon, containing 11 acres 2 roods 29 perches, all Statute Measure, including half the River Liffey, which bounds the lands on the Northern side for about one-third of a mile.

The Mansion House is a handsome structure in Grecian style, erected about the year 1780. It is in perfect order, centrally heated, and lighted by electric light. It is approached by two entrances, is sheltered by fine old timber, and surrounded by well-arranged pleasure grounds. The charm of the river is enhanced by a small tree-covered island close to the residence.

LUCAN HOUSE is entered by a lofty and well-proportioned square hall about 36 x 24 feet, intersected by two circular and 10 flat Scagliola columns with dome tops, rich stucco cornice and frieze. The walls are decorated with Angelica Kautiman circular panels in hanging festoons and oblong panels. The mantelpiece is of Sienna marble, enriched with finely carved marble entablature and cornice.

A Square Drawingroom, an Oval Drawingroom, the Diningroom, the Library, and an Inner Hall open off this Entrance Hall.

THE SQUARE DRAWINGROOM measures about 24 feet square. The walls and ceilings of this room are elaborately decorated in Italian stucco work. The ceiling is dome-shaped, and is believed to be the only example of such a ceiling in Ireland. The frieze and cornice are very rich. There is a finely-carved statuary marble mantelpiece, two carved and panelled mahogany doors, and the panels on the walls are painted in eleven classical subjects in Chiaro scuro by Angelica Kautiman.

THE OVAL DRAWINGROOM—This room is a perfect oval, about 33 x 24 feet, with a fine ceiling frieze and cornice. There are three windows and two alcoves and mahogany entrance door to correspond. The walls are decorated in Adams' designs. The mantelpiece is a fine specimen of Bossi inlay, with fluted and inlaid side columns, with Ionic caps and richly-carved cornice.

THE DININGROOM measures about 35 x 24 feet. The ceiling of this room also is elaborately decorated in Italian stucco work of a most ornate character with five raised panels. There is also a deep cornice and frieze in keeping with the work on the side-board, as will be seen from the photograph. The mantelpiece is also a fine specimen of Italian work, with applique white carvings on a dark veined surface, styles carved in relief and a reeded cornice. There are mahogany panel doors with carved frieze.

THE LIBRARY—This is a square room, measuring about 24 feet square. It has a decorated ceiling, frieze and cornice, with antique carved statuary, marble mantelpiece, mahogany panelled entrance door, carved architraves and window wood-work. The book-cases are built round the room, with carved panel doors and frieze and trellis doors above.

From the Inner Hall the Grand Staircase of stone with ornamental and iron balusters leads to the first floor. There are mahogany handrail and wall-rail, three windows separated by pillars, with carved cornice and two oval medallions in bas-relief, and deep stucco cornice.

THE LANDING is intersected with two flat wall and two round columns with Ionic caps and continued cornice. Off this landing open six family bedrooms and two dressingrooms.

THE PRINCIPAL BEDROOM is a circular room with rich cornice, three windows fitted with stained glass, brass-fronted grate and a superb inlaid Bossi mantelpiece.

There is a SECONDARY STAIRCASE also of stone, and off this there are two bathrooms with up-to-date modern fittings recently installed, hot presses, w.c.'s, etc.

On the second floor there are four family bedrooms, and a storage tank for water with a capacity of 1,900 gallons, also recently installed.

There is excellent accommodation for servants, with servants' hall, butler's pantry, kitchen and wine cellars.

The offices are admirable two-storeyed buildings arranged in a horseshoe at the back entrance gate, and include spacious motor house, stabling for five horses, etc., etc. There is a rack saw bench which is driven by a 16 h.p. Mogul Tractor.

The lands are exceptionally attractive. They are ornamented by fine old timber and planted with choice varieties of trees and flowering shrubs. The gardens, which are reached from the grounds of the house by a tunnel under the road, are walled and have been well maintained. A never-failing stream of water runs through. There are peach house, vinery, etc.

The situation is most desirable, being about 20 minutes' motor drive from the City, about 1½ miles from the railway station at Lucan, and adjoining Lucan town.

The exclusive sporting rights over the Lots 1 to 6 and the exclusive right of fishing and taking fish in the River Liffey adjoining all the said Lots, so far as the same are vested in the Vendor, will be reserved to the Vendor and to the Purchaser of Lot 6, who will also be entitled to the sporting rights reserved to the Vendor over the extensive tenanted lands adjoining the Demesne, which were sold to and vested in the tenants under the Irish Land Acts, and the Land Registry Folios and a Map of which lands will be produced at the sale, and may be inspected at the office of the Vendor's Solicitors during business hours for fourteen days prior to the sale.

NOTE ON THE MANOR OF LUCAN.

The Manor and Castle of Lucan appear to have passed into the possession of the Sarsfield family early in the 16th century. In 1629 a Patent was granted by King Charles I for delivery of the property of Sir William Sarsfield, of Lucan, in the County of Dublin, to William, his grandson and heir. This William Sarsfield (who was the elder brother of the celebrated General Patrick Sarsfield, who negotiated the Treaty of Limerick, and fell at the battle of Landen) married Mary Crofts, daughter of King Charles II and sister of James, Duke of Monmouth. Their only daughter, Charlott, was her father's heiress-at-law.

PATRICK SARSFIELD seized the estate of William Sarsfield, which of right belonged to William's daughter, Charlott. Patrick Sarsfield was attainted of treason, and in consequence of his attainder the Crown seized the estate, but King William, by Royal Letters dated 26th of April, 1696, on the petition of Charlott Sarsfield, ordered it to be restored to her, which was accordingly done.

CHARLOTT SARSFIELD married the Right Hon. Agmondisham Vesey, and the Mansion House and Demesne have since that time remained in the possession of the Vesey Colthurst family.

The present Mansion House was built in or about the year 1780 to replace the ancient Castle of Lucan, the remains of which and of the old Parish Church of Lucan are included in Lot 6.

PARTICULARS OF TENURE.

LOT 1.

A —The dwellinghouse and lands known as "Ounavarra," being part of the lands of Coldblow, containing 11 acres and 37 perches, or thereabouts, held in Fee-Simple Let for a term expiring on 1st November, 1950, at the yearly rent of £120

B —Other part of the lands of Coldblow, containing 2 roods and 30 perches, or thereabouts, coloured blue on the Sale Map, held in Fee-simple, but subject with other lands registered in Folio 777 of the Land Registry of the County of Dublin to a Land Purchase Annuity of £195, sold discharged from the said Purchase Annuity Let for a term expiring on 1st November, 1950, at the yearly rent of £1

The present tenant has a licence to maintain a hydraulic ram on the River Liffey on and a line of pipes through Lot 2 for the supply of water to Ounavarra house and grounds, for which he pays the yearly rent of £1, and Lot 2 will be sold subject to a reservation of a right to the Purchaser of Lot 1, his heirs and assigns, or to the Vendor, his heirs and assigns, to maintain the said ram and line of pipes, and use the same in perpetuity at the same rent

The exclusive right of sporting and fishing over this Lot, so far as the same are vested in the Vendor, will be reserved to the Vendor and his heirs, or at his option to the Purchaser of Lot 6 and his heirs.

LOT 2.

A—Part of the lands of Coldblow, containing 36 acres 1 rood and 32 perches, thereabouts, held in Fee-simple, but subject with other lands registered in Folio 777 of the Land Registry of the County of Dublin to a Land Purchase Annuity of £195, sold subject to the yearly sum of £25, an apportioned part of the said Purchase Annuity

B—Part of the lands of Laraghcon, containing 1 acre 1 rood and 28 perches, or thereabouts, held in Fee-simple, coloured brown on the Sale Map

The present tenant of Lot 1 has a licence to maintain a hydraulic ram on the River Liffey on and a line of pipes through this Lot for the supply of water to Ounavarra house and grounds, for which he pays the yearly sum of £1, and this Lot is sold and will be conveyed subject to a reservation of a right to the Purchaser of Lot 1, his heirs and assigns, or if Lot 1 is not sold, to the Vendor, his heirs and assigns, to maintain the said ram and line of pipes, and use the same in perpetuity at the same rent

The exclusive right of [sporting] [and fishing] over this Lot will be reserved to the Vendor and his heirs, or at his option to the Purchaser of Lot 6 and his heirs

LOT 3.

A—Part of the lands of St Catherine's Park, containing 45 acres 2 roods 19 perches or thereabouts, and part of the lands of Coldblow, containing 27 acres 3 roods and 4 perches, or thereabouts, in the County of Dublin, held in Fee-simple, but subject with other lands registered in Folio 777 of the Land Registry of the County of Dublin to a Land Purchase Annuity of £195, sold subject to the yearly sum of £25, an apportioned part of the said Purchase Annuity

B—Part of the lands of St Catherine's Park, containing 5 acres and 20 perches, or thereabouts, in the County of Kildare, coloured yellow on the Sale Map, held in Fee-simple.

The lands of St Catherine's Park, in the County of Dublin, are subject to mineral rights and sporting rights reserved to Thomas Cooke Trench and his heirs as mentioned in the said Folio, and subject thereto the exclusive right of sporting and fishing on this Lot will be reserved to the Vendor and his heirs, or at his option to the Purchaser of Lot 6 and his heirs.

LOT 5.

Part of the lands of Lucan Demesne containing 30 acres 1 rood 2 perches, or thereabouts, held in Fee-simple, but subject with other lands registered in Folio 777 of the Land Registry of the County of Dublin to a Land Purchase Annuity of £195, sold subject to the yearly sum of £15, an apportioned part of the said Purchase Annuity; sold also subject to the existing right of the Lucan Spa Hotel Company to maintain and use the pumping engine for the supply of water from the River Liffey to the Spa Hotel, and the building containing the same, and the line of pipes connected therewith

The Purchaser shall not be entitled to any right of way to this Lot through Lots 4 or 6, or through the passage leading from the premises of the Lucan Spa Hotel Company, and the Conveyance shall expressly negative the existence of any such right of way, and he shall make any access to this Lot that he may require from the county road leading from Lucan to Leixlip at his own expense. The Purchaser shall also at his own expense remove or join with the Purchaser of Lot 6 in removing the two bridges over the said passage, or arrange with him for the continuance thereof

The exclusive right of sporting and fishing over this Lot will be reserved to the Vendor and his heirs, or at his option to the Purchaser of Lot 6 and his heirs

LOT 6.

A—The Mansion House, known as Lucan House, with part of the lands of Lucan Demesne, containing 33 acres 3 roods 32 perches, or thereabouts, held in Fee-simple, but subject with other lands registered in Folio 777 of the Land Registry of the County of Dublin to a Land Purchase Annuity of £195, and to a charge in favour of the Irish Land Commission of the premiums for the insurance of Lucan Mansion House and offices against fire, amounting to the yearly sum of £4 5s 0d, sold subject to the yearly sum of £60, an apportioned part of the said Purchase Annuity, and to the payment of the whole of the said insurance premiums

B—Part of the lands of Coldblow, containing 1 acre and 16 perches, or thereabouts, held in Fee-simple

C—Part of the lands of Lucan and Pettycannon, containing 11 acres 2 roods 29 perches, or thereabouts, coloured pink on the Sale Map, held in Fee-simple.

D—The sporting and fishing rights on the lands comprised in the present sale, so far as the same are vested in the Vendor, and on the lands sold by his predecessor in title to the occupying tenants thereof, as described in the Folios and Map, which can be inspected at the office of the Vendor's Solicitors

E—The site of the Old Castle and Church of Lucan, coloured blue on the Sale Map, held in Fee-Simple

The Purchaser shall not be entitled to any right of way to this Lot through the passage leading from the premises of the Lucan Spa Hotel Company or through Lots 4 or 5, and the Conveyance shall expressly negative the existence of any such right of way, and he shall at his own expense remove or join with the Purchaser of Lot 5 in removing the two bridges over the said passage, or arrange with him for the continuance thereof