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North-West Ireland.

ARDS HOUSE AND DEMESNE

CO. DONEGAL.



Dunfanaghy Road Station—adjoining Demesne and 2 miles from the House.
Dunfanaghy Market Town 7 miles. Letterkenny 18 miles.
Londonderry 38 miles.

Routes:—Fleetwood to Belfast } by rail via Strabane to Letterkenny.
Liverpool to Belfast } Thence by car.
OR Holyhead to Kingstown }

The journey can be done comfortably via Holyhead and Kingstown leaving Euston 8.45 p.m. daily—arriving Ards 1.30 p.m. the following day.

Cashelmore Post and Telegraph Office in Demesne—2 miles from the House.

2,000 acres. Stone built Georgian-style Residence. 6 Reception Rooms. Billiard Room. 19 Principal Bedrooms. 4 Bathrooms. Nursery Suite. Splendid Servant's quarters. Ample Garages and Stabling. 20 Cottages. Beautiful Pleasure Grounds: Home Farm. First rate Cover and Mountain Shooting. Salmon and Trout Fishing in Rivers and Lake.

NORTH-WEST IRELAND.

At the Southern extremity of the beautiful bay of Sheephaven, noted for its rock scenery, and as the home of myriads of sea birds. To the South and West stretch the mountains of Donegal, whilst Muckish Mountain forms part of the Mountain shooting.

ARDS HOUSE & DEMESNE

TO BE SOLD.—One of the finest residential and sporting estates in Ireland, entirely enclosed on its landward side by a well-built stone wall, 2 miles in extent, abutting on the County road from Letterkenny to Dunfanaghy.



THE RESIDENCE

is substantially built of stone in the Georgian-style on dry gravelly soil and faces seawards with glorious views. It is approached by a drive 2 miles long, from the County road.

ACCOMMODATION:

ON THE GROUND FLOOR.—Pillared Porch, Entrance Hall, Inner Hall and Grand Staircase, Dining Room, Drawing Room, Billiard Room, Boudoir, Library, Study, Smoke Room, Gunroom, Side Hall Entrance, Cloakroom, Lavatory, and two W.C.'s, Butler's Pantry and Store Room.

On the Lower Ground Floor are the spacious offices including Servants' Hall. 5 Bedrooms and Bathrooms.

ON THE FIRST FLOOR—Reached by the main staircase are 10 Bedrooms and Bathroom and by a second Staircase, 6 Bedrooms, Bathroom, Housemaid's Pantry, Lavatory and W.C.

Above are Day and Night Nurseries, Sitting Room, 3 Bedrooms, Bathroom, Housemaid's Pantry, Lavatory, and W.C. Two Attic Bedrooms.

Independent Hot Water Service to all Floors. Excellent Water supply from a Lake in the Domesne. Certified Drainage System by Messrs. Kaye, Parrie & Ross, of Dublin.

Many alterations and improvements have been made, and the house is in excellent repair.

Stabling and Garage Premises

STABLING for 12 horses. Three spacious Garages or Coach houses with man's accommodation. Harness room.

20 Workmen's Cottages all in good order.

The Pleasure Grounds

are diversified in character with many lovely walks, and drives of varied interests and magnificent panoramic views, including a beautiful Rhododendron drive and a Heronry.

They include also

Kitchen Gardens

well protected by very high walls, containing $4\frac{1}{2}$ acres, well stocked with fruit trees and having range of heated glass. There are two ornamental Lakes, 15 acres in extent.



THE HOME FARM comprises a substantial and ample range of stone buildings, suitable for carrying on farming on a large scale, within a few minutes' walk of the railway station. Machinery for Saw mill, Threshing mill Corn Crusher, and Turnip Cutter worked by water power.

THE LAND which is in a high state of cultivation, includes about 500 acres of arable and 730 acres of good sheep grazing, which together with the grounds and 640 acres of well wooded Plantations, brings the total area up to **2,000 acres**, traversed by a drive $8\frac{1}{2}$ miles in length.

Valuation of Property—Annual Value of Land for Poor

Rate Assessments	£462 . 13 . 0
do.	of Buildings		177 . 15 . 0

The annual Rate is fixed by County Council.

SHOOTING.—The Estate provides some of the best Woodcock and Wild Fowl shooting in Ireland and possesses well distributed sheltered coverts for the rearing of Pheasants. It has been only slightly shot for several years.

A record kept since 1886 shows that yearly there have been some splendid results obtained—as many as 569 Woodcock have been shot in one season and a large number of Grouse, Snipe and Wild Fowl.

A very small amount of shooting has been done since 1914.

Good Mountain Shooting over about 4,500 acres is available outside the Demesne.

FISHING.—Splendid white trout and sea fishing immediately in front of the House in Sheephaven Bay. Salmon and Trout fishing from one bank of the celebrated Lackagh River, Salmon and brown trout fishing from one bank of the Owencarrow River and fishing rights of Glen Lake in conjunction with Lord Leitrim. Net fishing in the Estuary of the River by arrangement with Lord Leitrim.

IRISH LAND COMMISSION.

The Owner has been in negotiation with the Irish Land Commission, who are quite prepared to give every facility to an intending purchaser.

INCOME TAX. From enquiries made at the office of the Revenue Commissioners, Dublin, the owner has been informed that a purchaser, resident abroad, will be liable to Saorstat Income Tax only on income brought into the Free State. A copy of this official intimation can be given on request.

PRICE FREEHOLD - £50,000

INCLUDING SPORTING AND FISHING RIGHTS.

The House, buildings, cottages, etc. are in good order. If desired the Furniture which includes some old and rare pieces and also Valuable Library might be acquired.

Doe Castle

The owner also offers for sale the historic "Doe Castle" ruin (see historical note) with some 30 acres of Demesne land.

Orders to view may be obtained from—

MESSRS.

KNIGHT, FRANK & RUTLEY,

20, HANOVER SQUARE, LONDON, W.1.

MESSRS. BATTERSBY & Co.,

39, Westmoreland Street, Dublin.

MR. JOHN BRISTOW,

Solicitor, 10, College Square "N." Belfast.

MR. W. T. ARNOLD,

Estates Office, Dunfanaghy, Co., Donegal.

ARDS ESTATE, County Donegal.

Topographical and Historical Notes.

In his "Highways and Byways in Donegal and Antrim" Captain Stephen Gwynn makes the following reference to Ards:—

"Between the post road and Sheephaven Bay lies the Estate of Ards, with rich wooding that covers all the irregular hills, and runs down in some places to the very water's edge. The avenue through it is over five miles from gate to gate, sometimes under trees, sometimes with glimpses peering out of the lesser bays, each beautiful, into which the colourful shores of Sheephaven are curved and cut, and further along through green sloping pastures, where rabbits play and scuttle in droves to cover in front of you. It goes through what is the most beautiful demesne I have seen." He adds that were the residence to become an Hotel the place would be known far and wide as the most fascinating in Ireland. With its bay (the home of myriads of sea birds) for yachting and fishing, its salmon and trout rivers, its grouse moors, which are capable of carrying a far larger head than at present, and its cock-shooting, the estate could hold its own with many of the most sought-after Scottish moors.

The historic DOE CASTLE rises opposite to Ards on a low rocky promontory jutting out into the waters of Sheephaven, at the Southern extremity of the Bay. Its square five-storied tower possessed walls eight feet in thickness, and in the troublous days in Northern Ireland under the Tudors, it was judged the strongest place in all Tyrconnell. Hither came for safety in Henry VIII's time the famous youth "Red Hugh," heir of Sir Hugh O'Donnell, Chieftain of Tyrconnell, to be under the Guardianship of the fierce Owen Oge MacSwiney, Lord of Doe. The latter was among the last of the Irish chieftains to withstand English penetration of Ulster, until forced (after the fateful battle of Kinsale 1602) to allow an English garrison to take over his family stronghold.

Both the properties are well known. The Ards Estate has been in the possession of the Stewart family for about 150 years. The first Stewart of Ards and the first Marquis of Londonderry were only brothers. The present head—Lady Stewart-Bam of Ards—is selling the property as her husband's chief interests are in South Africa.