

**FOR SALE**

# Tigroney House Avoca Co. Wicklow

A seven bedroom period  
home set on circa 100 acres

Nestled in the picturesque Vale of Avoca in Co. Wicklow, Tigroney House is a stunning Georgian property set on approximately 100 acres of land. This historic estate exudes charm and character, offering a unique opportunity for a discerning buyer to own a piece of Irish history.

Approached via a tree-lined driveway, Tigroney House itself boasts a grand facade with classic Georgian architecture and a Queen Anne rear wing. The Georgian section of the house has had some renovation and upgrading carried out, but there is further work needed and the older section of the house still needs complete upgrading, renovation and modernisation. The house at present offers seven bedrooms, some with ensuite bathrooms but there is lots of potential to continue with restoration and renovation works to create further additional space for family and guests.





The existing features on entering the main House include a grand staircase, high ceilings, beautiful moulding and architrave, original fireplaces and elegant period details, all of which create a tangible sense of grandeur, sophistication and history.

At the entrance to the Estate you will find an old stone gate lodge, and beyond the main house, a remarkable collection of buildings (a barn, stables, milking parlour and four old stone cottages), some of which are over 300 years old.

The stone cottages are semi-detached, two of which have had some repairs carried out 15-20 years ago but now require further renovation and upgrades. These would provide ideal living accommodation for on-site staff.

The remaining gate lodge and other two semi-detached cottages are in various stages of dereliction. However, with vision and innovative design they could be repurposed to suit your own needs, perhaps a recording studio/office space/ artists workshop or gallery, subject to obtaining the necessary planning permissions.

The potential for the Estate is vast, allowing the new owner to create a truly bespoke home, tailored to their individual needs.

The surrounding land is a nature lover's paradise, combining approximately 100 acres of rolling, lush green fields, magnificent mature woodlands, a 1 acre walled garden and the stunning meandering Avoca River. As such, the property is a haven for many of Ireland's endemic wildlife species, and provides home to an impressive variety of bird species (including the rare Red Kite). The Estate also comes to the market with the benefit of fishing and shooting rights.

There is a very special and palpable sense of peace and tranquility as you walk around this estate. It promises a private retreat away from the hustle and bustle of modern life, yet a stroll down your driveway takes you to the gateway of the Avoca Woollen Mills and the beautiful village of Avoca.





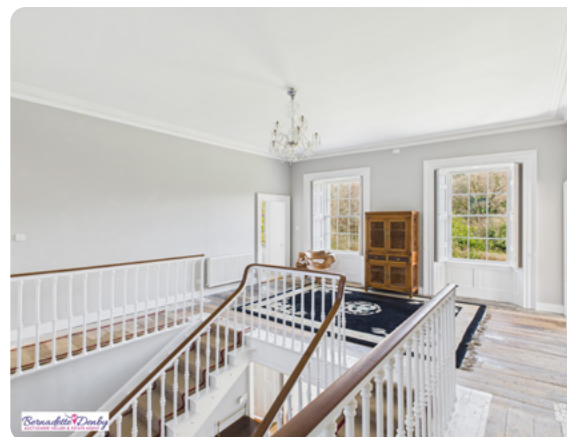
### Main House Accommodation:-

The entrance porch opens up into the main hallway with a beautiful feature staircase. To the left of this impressive entrance hall is the drawing room with marble fireplace, ceiling coving, cornices and bow window. A glazed door opens out to the beautiful mature garden which enjoys sunshine throughout the day. To the far right of the hall is a study/office and then to the rear is the large open plan casual dining/kitchen. Further ground floor accommodation comprises a spacious room to the front of the house with open fireplace (suitable for either formal dining or a comfortable family room), a large utility, shower-room, and staff kitchen.

Ascending the beautiful staircase, to the first floor on your right is the first of the bedrooms with similar features to the drawing room below with bow window opening to a small balcony, ceiling coving and cornices and marble fireplace. Across the landing is a newly renovated bathroom with feature bath, walk-in shower area, w.h.b. and w.c.

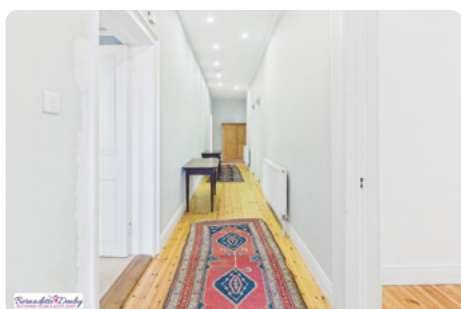
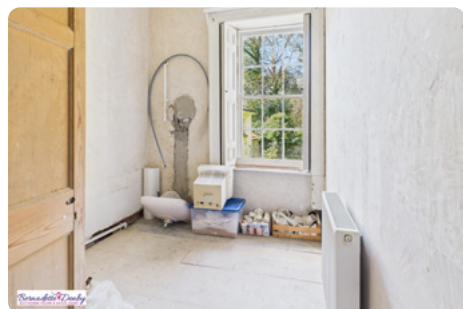
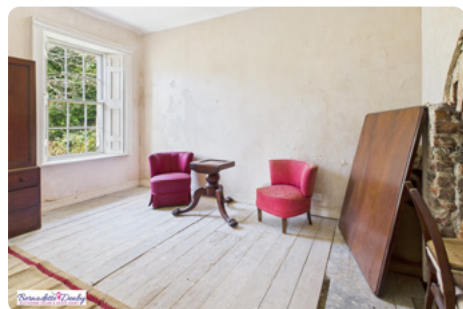
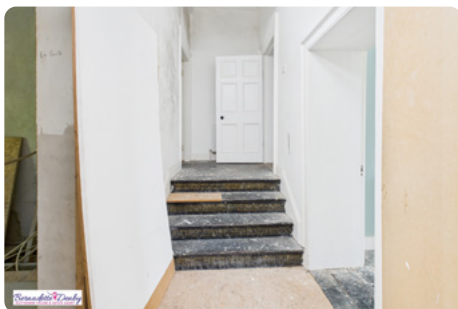
A door to the rear of the main landing leads to a spacious bedroom located at the front of the main house with windows to the front and side. Beyond this area of the house the property opens up towards the rear into the Queen Anne section where a further 5 bedrooms, three of which have been laid out to facilitate ensuite bathrooms.

Overall there are seven bedrooms all in varying stages of renovation/completion. (See Floor Plan)





Why not continue this superb renovation project a canvas with so much room for imagination!



## Floor Plans:



Ground Floor

Approximate total area<sup>(1)</sup>

515.16 m<sup>2</sup>

Reduced headroom

3.13 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

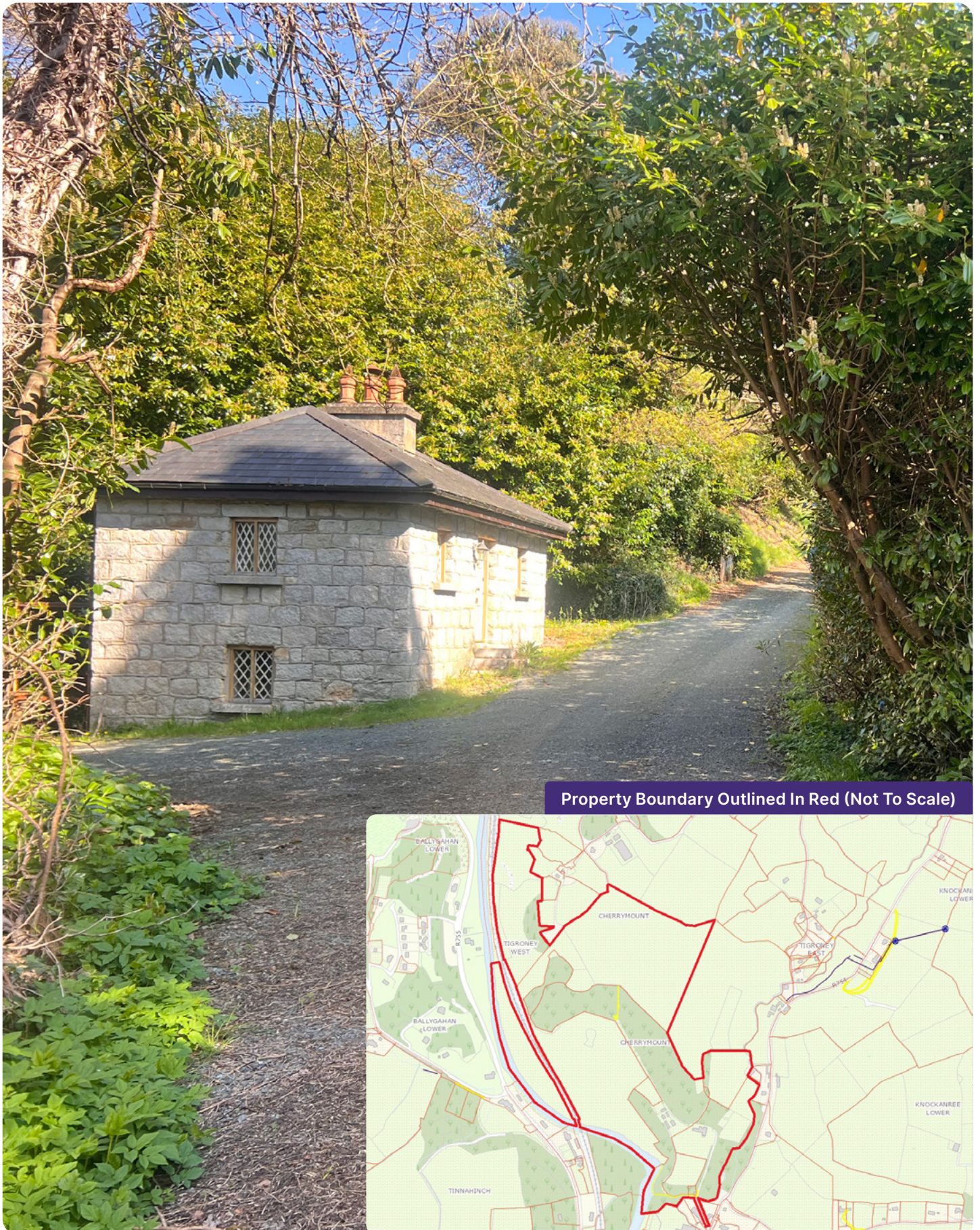
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



### The Gate Lodge

Situated at the main entrance to the property, this building is derelict and requires complete renovation works to make it habitable. But it comprises of a split level layout with living-room, kitchen, bathroom, and two bedrooms.

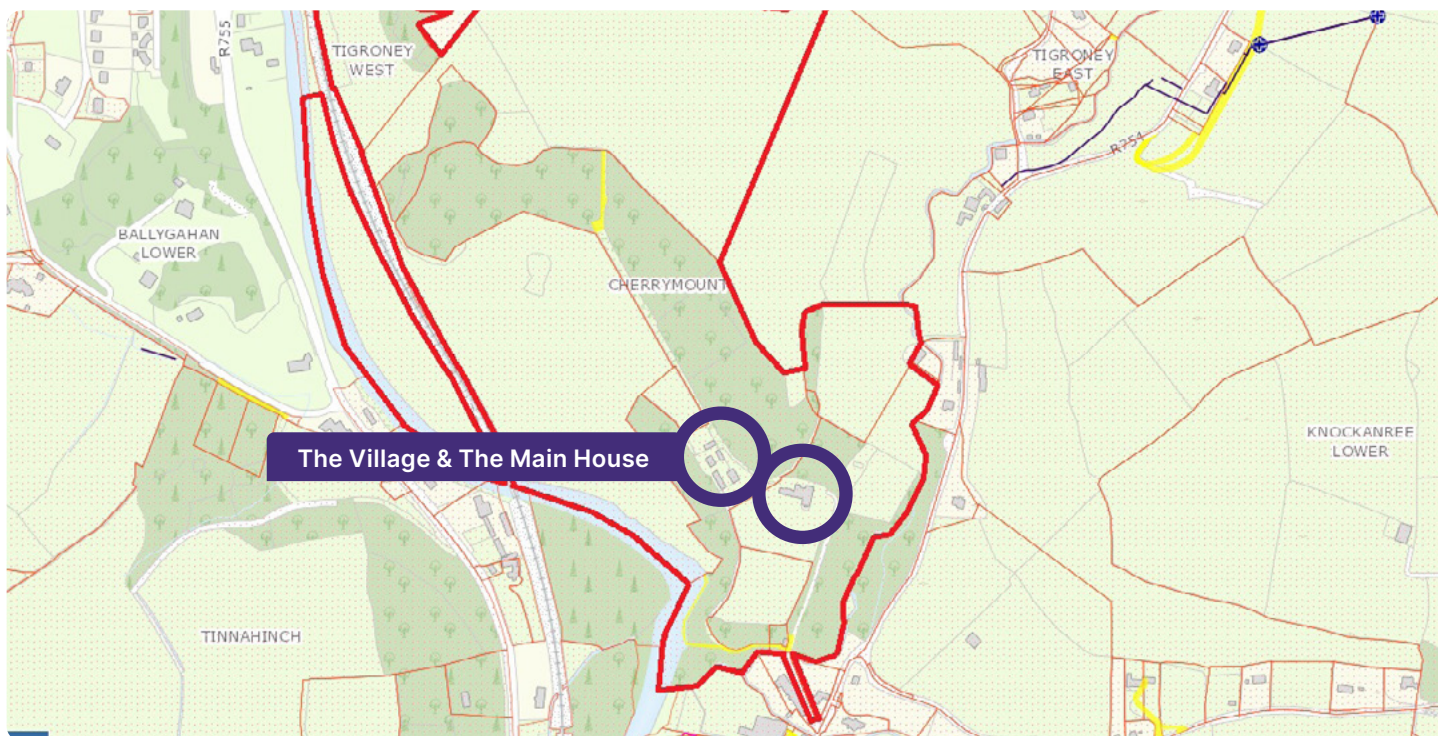


Property Boundary Outlined In Red (Not To Scale)



### The Village

The village is located to the rear of the main dwelling house and comprises of four semi-detached cottages - two in need of repair/upgrading and two completely derelict. There are some farm outbuildings previously used as milking parlours, stables, storage sheds which are also all in varied conditions. This area of the property offers a great location to house staff or convert to studio/office accommodation subject to planning permission. It offers privacy away from the main house and is a unique little holding dating back 300 years.









## Location

Tigroney House is located in Avoca (Irish: Abhóca) a small town near Arklow Co. Wicklow Ireland. Set on the River Avoca the village has been associated with its famous copper mines for many years and the valley has been immortalised by Thomas Moore in the famous song "The Meeting of the Waters". The name of the song derives from the meeting of the "Avonmore" and "Avonbeg" rivers about two miles from the village of Avoca. The song is said to have been written under a tree, the stump of which remains by the Meetings of the Water"

Avoca Handweavers was first established in Avoca in 1723 and is Ireland oldest Handweavers and right beside the entrance to Tigroney house. Both Avoca Handweavers and Tigroney House are connected in history by the story of Emily, Winifred and Veronica Wynne the three daughters of a parson based at Tigroney who inherited the run-down weaving mill at Avoca in 1927.

Avoca was once known as Newbridge and subsequently became known as Ovoca, and then in Victorian times it was changed to Avoca.

Claudius Ptolemy was a 2nd century Greek mathematician, astronomer and geographer famous for his controversial geocentric theory of the universe mentions the River Obhoca on his early map of Ireland.

The official name of the village is now Avoca in English and Abhóca in Irish. None of the other names are used today.

Avoca is the village where the BBC series Ballykissangel was filmed. In 1966 Avoca was one of the locations used in the film "Jules Verne's Rocket to the Moon".





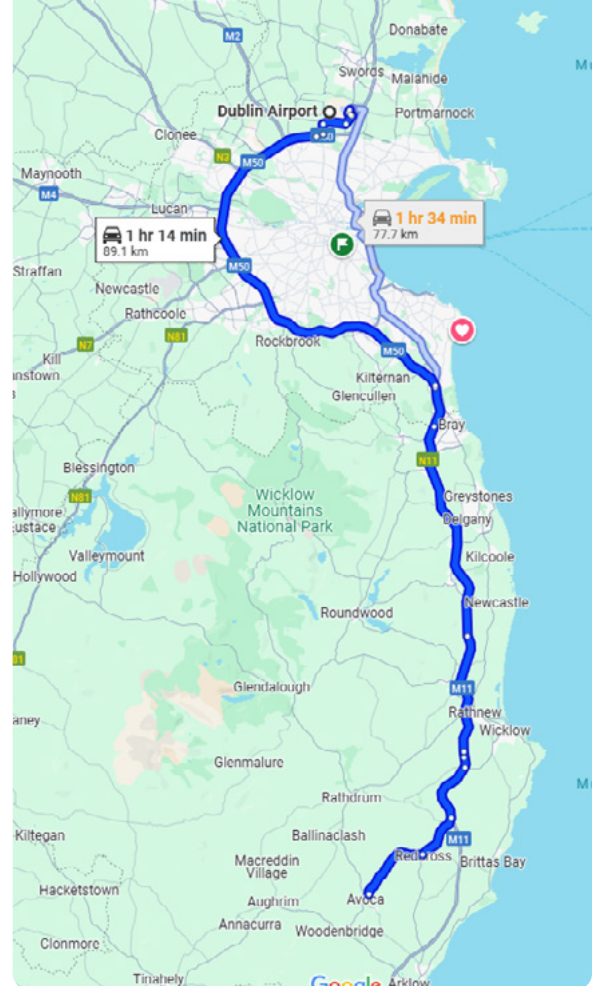
## Location

Dublin Airport Travel Time 1hr 14mins approx

Ardmore Studios Bray Co. Wicklow 45 mins approx

Ashford Studios Ashford Co. Wickow 30 mins approx

Tara Studios Borleigh Manor Gorey Co. Wexford 30 mins approx



## Some Places To Visit Nearby

National Botanic Gardens Co. Wicklow

<https://www.botanicgardens.ie/kilmacurragh/>

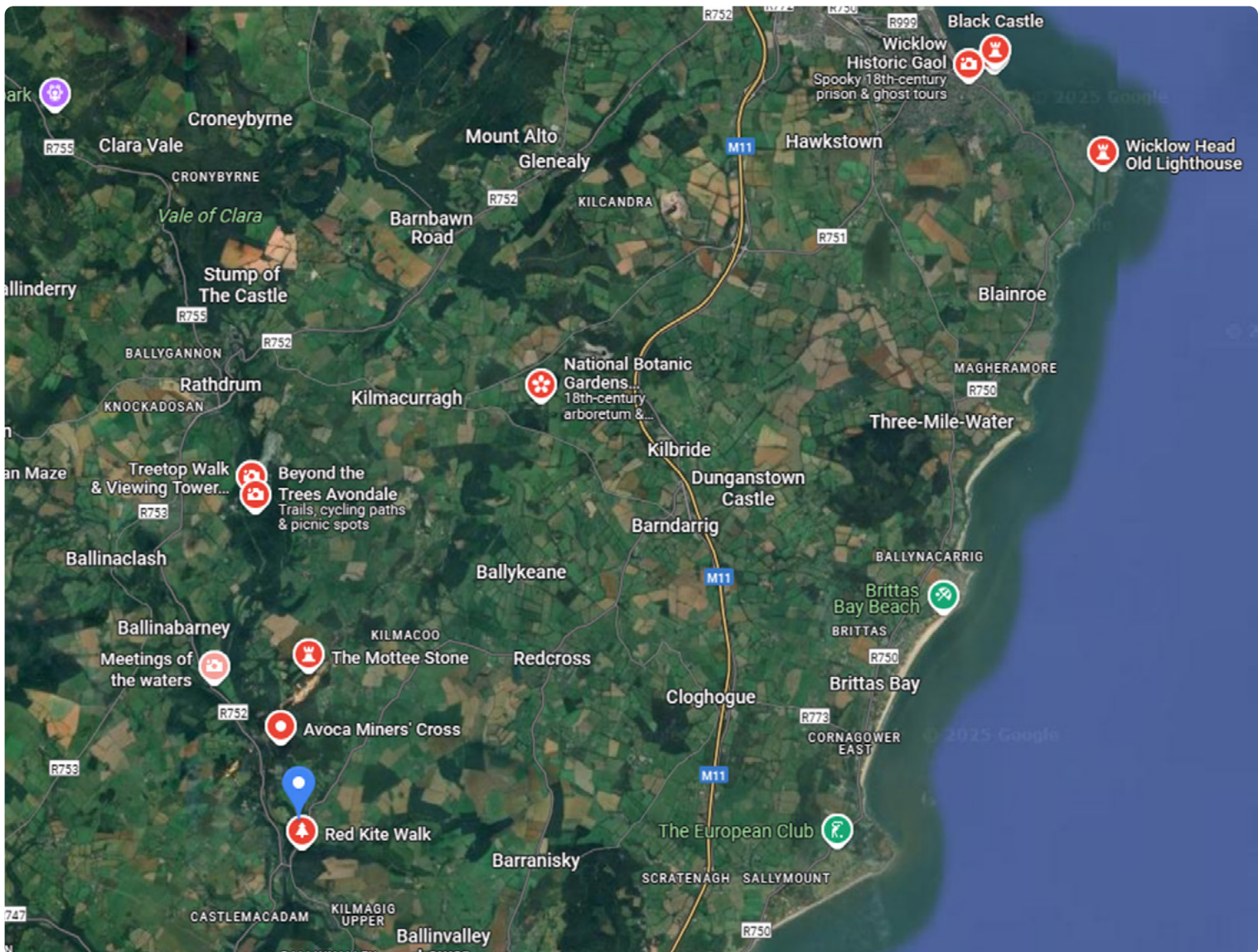
Meeting of the Waters Knockanode Co. Wicklow

Tree Top Walk Rathdrum Co. Wicklow

<https://www.beyondthetreesavondale.com/>

Greenan Maze Rathdrum Co. Wicklow

<https://www.greenanmaze.com/>





## History of Tigroney

Early History – Let us take you back in time

The early history of the Tigroney area is described as: 'Tigroney the name of a place beside the river Ovoac, between Rathdrum and Arklow in Wicklow, well known for its mines, it is the ancient Tech-na-Romhan, the house or church of the Romans where it is reputed that Palladius, St Patrick's predecessor, erected a church during his short visit to this coast to convert the local population to Christianity around 400 AD.'

The earliest record of the name is in the Inquisition of 1604 concerning the lands and titles which had belonged to the Priory of All Hallows. The Priory had been given the Island of St Saviour of Glendalough with all its possessions and appurtenances by Archbishop Henry de Loundres (1213-28), and on the dissolution of the Priory all its property was granted to the City of Dublin included the titles of 'Tecronyne' (Tigroney). The Down Survey 1656 indicated a church in the general area of Redcross and Avoca in the Barony of Arklow.

The Avoca Mill was established in 1723 as a co-operative venture where farmers from the Wicklow Valleys could grind corn and spin and weave the wool shorn from their sheep. As the cottages and outbuildings in Tigroney can be matched to the establishment of the Mill it is reputed that a smaller house was already in place prior to the building of the Early Georgian Country House c 1740-1750 that stands today.

The history of Mining and Milling in Avoca and its wider impact is integral to the history of Tigroney House with its farm, cottages and outbuildings together with its landscape gardens, woodland and river frontage offer a rare glimpse of Architectural and Industrial heritage combined.

The Wynne Sisters founders of Avoca Handweavers.

In the 1900s, the dynamic trio of sisters called Emily, Veronica and Winifred Wynne took over the running of the mill, introducing colour to the yarns by using vegetable dyes from the walled garden of their neighbouring home Tigroney House.

THE early years of the last century and the rebirth of the Irish state saw a flourish of "can do" Irish women emerging into a promising new era of equality in Ireland. It had started with the suffragette movement here, the founding of Cumann na mBan, with widespread female involvement in the 1916 Rising and the election of leader Countess Markievicz to both the Dáil and a Westminster seat. This period, which lasted into the 1920s, is often referred to as the "first wave" of Irish feminism. But that early century window was a productive one which saw Irish women seize their opportunity in arts and industry as well as politics.

In Wicklow, the 1920s marked the resurgence of Avoca Handweavers, driven by the three Wynne sisters of Tigroney House. They inherited the run-down weaving mill at Avoca, which had been working since the 1720s when it was originally set up to provide clothing for the copper miners in the region. The motive of the Wynnes in reviving the mill was to provide local employment to help the impoverished. It was a colourful revival as the sisters threw themselves into finding ways of injecting vibrant colour for the garments which were previously brown and grey. The sisters used Tigroney's vast one-and-a-half acre walled formal garden to grow dye-producing plants, and they installed vats in the outhouses of Tigroney to experiment with the resulting plant and vegetable dyes. It was recalled that they were always seen walking around with twists of yarn between their fingers, constantly testing the brighter, more vibrant product that they were pioneering. Before long, reds, greens and yellows produced from plants grown at Tigroney were brightening up Avoca garments and making them the talk of these islands. Thanks to the Wynne sisters and a later revival in the 1970s by the Pratt family Avoca Handweavers became a well-known Irish brand. In 2016, Avoca was purchased by American company Aramark.

<https://www.avoca.com/en/our-history>



# *Bernadette Denby*

AUCTIONEER VALUER & ESTATE AGENT

*Bernadette Denby Auctioneer Valuer & Estate Agent brings Tigroney House and Estate to the market with an Asking Price of €2,000,000.00. This price includes the gate lodge, main house, four semi-detached cottages in varying conditions, outbuildings, along with almost 100 acres of land.*

*Circa 40 acres are currently in woodland of mainly hardwood trees of varying species and the remaining circa 58 acres are currently in grass and mainly suitable for cattle, sheep, or horses. The land slopes down into the valley and up onto the hill. The Avoca River runs along one of its boundaries and the Rosslare Harbour to Dublin railway line runs along the same boundary.*

*An abundance of birds have made Tigroney and the Wicklow area their home. Red kites, long-eared owls, grey wagtails, wrens, great tits, goldfinches, willow warblers, wood pigeons, house sparrows, and blackcaps have been spotted along with other birds of prey like sparrowhawks and buzzards.*

*If you are searching for a place of peace, and tranquility with complete privacy, unique and individual, then Tigroney House awaits your inspection.*

*Book an appointment to view, bring along your Architect, Builder, Surveyor and a good pair of walking boots, walk this estate and see if this is the property and project for you.*



## **Bernadette Denby | Auctioneer Valuer & Estate Agent**

**MIPAV TRV NAR CIPS MMCEPI**

**Tell : 00353 86 2071543**

**Email : [info@bernadettedenby.com](mailto:info@bernadettedenby.com)**

**Web : [www.bernadettedenby.com](http://www.bernadettedenby.com)**

**PSR no : License No 003908**

*Bernadette Denby has worked in the property industry in Ireland since 1998. A member of the Institute of Professional Auctioneers & Valuers in Ireland, a member of the National Association of Realtors in America and a Certified International Property Specialist (CIPS).*

*"Local Agent Global Reach"*

Note: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied upon as a statement or representation of fact. 2. The vendor does not make or give nor is Bernadette Denby Auctioneer Valuer & Estate Agent or her staff authorised to make or give any representation or warranty in respect of this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and contract of sale the latter shall prevail. We do not hold ourselves responsible for any expense incurred in inspecting this property should it not be suitable already let, sold or withdrawn from sale.