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INTERNATIONAL REAL ESTATE



# Country Homes, Farms and Estates

2025

Year In Review

2026

Outlook



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## Introduction

I am delighted to share our annual review for 2025, a year defined by resilience and opportunity.

A slow start to the year, following prolonged challenging weather, briefly delayed activity in a market where viewings and launches are often timed for brighter months.

From Easter onwards, the market rebounded strongly, leading to an exceptionally active second half of the year. The return of U.S. buyers and the listing of several landmark properties further reinforced Ireland’s position as a destination of choice for premium country homes and estates.

Looking ahead, early 2026 presents a unique window for vendors to take advantage of strong buyer demand and limited supply.

Thank you to our clients and partners for your continued trust and collaboration throughout the year.

**Roseanne De Vere Hunt**  
Director – Head of Country Homes, Farms & Estates

# Country Homes and Land Review year to date

→ Ireland's Country Homes market had a slow start in 2025, but demand strengthened quickly with more international interest and several notable high value listings. With momentum building through autumn and winter, the sector remains resilient and shows a confident Outlook for 2026.

## 01 Market Overview

**Q1:** Quiet start, impacted by snow and storms. Limited transactions as vendors and buyers delayed decisions.

**Q2:** Post-Easter rebound. Increased inquiries and viewings, setting the tone for a busy summer.

**Q3 & Q4:** Strong selling season in autumn and winter, driven by pent-up demand and international interest, particularly from U.S. buyers.

**Winter Surge:** Traditionally a quieter period, this winter saw heightened activity due to the delayed start and robust buyer confidence.

## 02 Key Market Drivers

**Weather Impact:** Severe conditions in early 2025 delayed market activity.

**International Buyers:** U.S. buyers returned in force, contributing to high-value transactions.

**Lifestyle Trends:** Continued demand for space, privacy, and rural living post-pandemic.

**Economic Stability:** Favorable economic conditions and currency exchange rates supported overseas investment.

## 03 Significant Listings & Sales

This year featured several notable properties:

**Ardbraccan Estate, Co. Meath** – c.250 acres. Asking €10 million

**Fedamore House, Co. Limerick** – c.16 acres. Asking €2.95 million

**Rockwell Farm, Co. Tipperary** – One of Ireland's finest farms, c.813 acres, asking in excess of €21 million

**Springfield House, Co. Kildare** on c.10 acres. Asking €3.25 million

**Spruce Lodge, Co. Wicklow** on c.103 acres. Asking €4.95 million

**Bachelors Lodge, Co. Meath** on c.154 acres. Asking €3.25 million



## Roseanne De Vere Hunt

is Director of Sherry FitzGerald and Head of Country Homes, Farms & Estates and can be contacted on Phone: **+353 1 237 6402** or Email: [roseanne.hunt@sherryfitz.ie](mailto:roseanne.hunt@sherryfitz.ie)

These listings highlight the diversity and prestige of the properties in demand, from historic estates to prime agricultural holdings.

## 04 Market Trends

**Late-Year Momentum:** Strong activity in autumn/winter suggests a shift in seasonal patterns.

**High-Net-Worth Interest:** Increased appetite for large estates and farms.

**Supply Constraints:** Limited availability of premium properties continues to drive competitive bidding.

## 05 Outlook for 2026

The current momentum is expected to carry into spring and summer 2026. Vendors considering selling should act early to leverage:

**Strong Buyer Demand:** Particularly from international markets.

**Limited Supply:** Premium properties remain scarce.

**Favorable Conditions:** Economic stability and lifestyle trends continue to support rural property investment.

## 06 Recommendations for Vendors

**List Early:** Capitalise on the strong wave of buyers in early 2026.

**Prepare for International Interest:** Ensure marketing strategies appeal to overseas buyers.

**Highlight Unique Features:** Distinguish properties through heritage, acreage, and amenities.

## 07 Conclusion

2025 reaffirmed the resilience and appeal of Ireland's country homes and estates market. With significant transactions and renewed international interest, the sector is well-positioned for continued growth in 2026.





# Meet the Sherry FitzGerald Team

→ Sherry FitzGerald's dedicated Country Homes department has become the assured market leader in fine country homes and estates, farms, waterfront properties and unique country properties.

Our team has an intimate and passionate knowledge of the top-end market. As Christie's International Real Estate's exclusive Irish partner, our reach extends way beyond national boundaries. This allows them to anticipate trends well in advance, and devise bespoke marketing campaigns to reach buyers — anywhere in the world.

→ **Philip Guckian** ..... | Sales Director ..... | P: +353 1 237 6308 | E: [philip.guckian@sherryfitz.ie](mailto:philip.guckian@sherryfitz.ie)  
**Oliver Pearson** ..... | Negotiator ..... | P: +353 1 237 6300 | E: [oliver.pearson@sherryfitz.ie](mailto:oliver.pearson@sherryfitz.ie)  
**Roseanne De Vere Hunt** ..... | Director & Head of Country Homes ..... | P: +353 1 237 6402 | E: [roseanne.hunt@sherryfitz.ie](mailto:roseanne.hunt@sherryfitz.ie)  
**Richard Banahan** ..... | Negotiator ..... | P: +353 1 237 6459 | E: [richard.banahan@sherryfitz.ie](mailto:richard.banahan@sherryfitz.ie)



# Welcome to our new Team Members

**W**e are pleased to welcome Marcus Magnier as Director and Callum Bain as Consultant to our Country Homes, Farms & Estates team.

Their extensive experience and deep knowledge bring fresh strength and insight to our operations. Marcus and Callum join us at a time of considerable market momentum, and we are confident they will play an invaluable role in guiding both buyers and sellers through 2026 and beyond.



**Marcus Magnier**

Director of Sherry FitzGerald Country Homes, Farms & Estates and can be contacted on Phone: **+353 1 237 6428** or Email: [marcus.magnier@sherryfitz.ie](mailto:marcus.magnier@sherryfitz.ie)

**M**arcus brings over five decades of experience in the Irish country property market to Sherry FitzGerald. Over his distinguished career, he has advised on and handled the sale of many notable country houses, estates and rural landholdings across Ireland. His deep understanding of valuation, estate assets and complex rural

transactions allows him to offer clear, strategic guidance to clients with substantial country properties.

Marcus provides specialist advisory, valuation and sales services covering country homes, farmland and estate properties, combining discretion, insight and an expert grasp of the sector's particular nuances.



**Callum Bain**

Consultant of Sherry FitzGerald Country Homes, Farms & Estates and can be contacted on Phone: **+353 86 811 8367** or Email: [callum.bain@sherryfitz.ie](mailto:callum.bain@sherryfitz.ie)

**C**allum brings over 30 years' experience in the country house and agricultural land market to Sherry FitzGerald Country Homes, Farms & Estates. Over the decades, he has worked on the sale and general property advisory for many of Ireland's classical country estates, building a reputation for deep market knowledge and trusted guidance. Alongside the sale and acquisition of estates and

farmland, Callum is widely regarded as an expert in matters relating to land transfer for succession planning, and in the assessment of compensation where property is affected by compulsory purchase. He has extensive experience advising clients in cases involving major infrastructure or public-interest projects, providing clear and informed guidance throughout these complex processes.

## A Selection of Sales



# 2025

**M**any of our on-market sales this year witnessed competitive bidding and prices exceeding their asking prices. Interest from both national and international buyers gave a buoyant market for these homes. We also have a strong database of buyers that are ready to make a move once the right property comes in, these buyers have waited years for the right property to come along.



# Our Highlight Sales



## **Fedamore House**

- 📍 Fedamore, Co. Limerick – Exchanged
- 💰 Asking price: €2.95 million
- 📏 Acres: Approx. (16 acres)



## **Arddraccan House**

- 📍 Navan, Co. Meath – Exchanged
- 💰 Asking price: €10 million
- 📏 Acres: Approx. (250 acres)



## **Rockwell Farm**

- 📍 New Inn Cashel, Co. Tipperary
- 💰 Asking excess: €21 million
- 📏 Acres: Approx. (813 acres) of one of the finest farms in the country.



## **Spruce Lodge**

- 📍 Ballyrogan, Redcross, Co. Wicklow
- 💰 Asking price: €4,950,000
- 📏 Acres: Approx. 43.71 ha (108 acres)



## **Springfield House**

- 📍 Celbridge, Co. Kildare
- 💰 Asking price: €3,250,000
- 📏 Acres: Approx. 4.05 ha (10 acres)



## **01 Spruce Lodge**

- 📍 Ballyrogan, Redcross, Co. Wicklow
- 💰 Asking price: €4,950,000
- 📏 Acres: Approx. 43.71 ha (108 acres)
- 👤 Agent: Sherry FitzGerald Country Homes



## **02 Springfield House**

- 📍 Celbridge, Co. Kildare
- 💰 Asking price: €3,250,000
- 📏 Acres: Approx. 4.05 ha (10 acres)
- 👤 Agent: Sherry FitzGerald Country Homes & Sherry FitzGerald Brady O'Flaherty





### 03 **Beech Drive House**

- Sommers Lane, Killowen, Gorey, Co. Wexford
- Asking price: : €895,000
- Acres: Approx. 5.8 ha (14.3 acres)
- Agent: Sherry FitzGerald Country Homes & Sherry FitzGerald O'Leary Kinsella



### 05 **Corduff House & Farm**

- Coill Dubh, Co. Kildare
- Asking price: €1,950,000
- Acres: Approx. 46.54 ha (115 acres)
- Agent: Sherry FitzGerald Country Homes & Sherry FitzGerald Davitt & Davitt



### 04 **Apple Tree House**

- Gortflugh, Rathmullan, Co. Donegal
- Asking price: €1,750,000
- Acres: Approx. 0.81 ha (2 acres)
- Agent: Sherry FitzGerald Country Homes & Sherry FitzGerald Paul Reynolds



### 06 **Greenawn Gowra**

- Tipper Road, Naas, Co. Kildare, W91 XK6W
- Asking price: €1,275,000
- Acres: Approx. 0.65 ha (1.61 Acres)
- Agent: Sherry FitzGerald Country Homes & Sherry & Sherry FitzGerald O'Reilly





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**Crossmoyle House**

- Crossmoyle, Clones, Co. Monaghan
- Asking price: €585,000
- Acres: Approx. 1.75 ha (4.42 acres)
- Agent: Sherry FitzGerald Country Homes & Sherry FitzGerald Conor McManus



09

**Amharc**

- Rathfeigh, Navan, Co. Meath
- Asking price: €1,195,000
- Acres: Approx. 0.43 ha (1.06 acres)
- Agent: Sherry FitzGerald Country Homes & Sherry FitzGerald Geraghty



08

**Frewin House**

- Rectory Road, Ramelton, Co. Donegal
- Asking price: €895,000
- Acres: Approx. 0.77 ha (1.90 acres)
- Agent: Sherry FitzGerald Country Homes & Sherry FitzGerald Paul Reynolds



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**Magherabeg House**

- Crossmoyle, Clones, Co. Monaghan
- Asking price: €985,000
- Acres: Approx. 11.33 ha (28 acres)
- Agent: Sherry FitzGerald Country Homes





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**College Hill House**

-  College Hill, Slane, Co. Meath
-  Asking price: €1,500,000
-  Acres: Approx. 3.77 ha (9.3 acres)
-  Agent: Sherry FitzGerald Country Homes & Sherry Fitzgerald Davitt & Davitt



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**Levalley Farm & Residence**

-  Rathdowney, Co. Laois
-  Asking price: €700,000
-  Acres: Approx. 19.9 ha (49.17 acres)
-  Agent: Sherry FitzGerald Country Homes & Sherry Fitzgerald Hyland Keating



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**Ballyrafter House**

-  Lismore, Co. Waterford
-  Asking price: €1,350,000
-  Acres: Approx. 5.77 ha (14.25 acres)
-  Agent: Sherry FitzGerald Country Homes & Sherry Fitzgerald Reynolds



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**Poppy Hill**

-  Knockanoran, Durrow, Co. Laois
-  Asking price: €875,000
-  Acres: Approx. 3.04 ha (7.5 acres)
-  Agent: Sherry FitzGerald Country Homes & Sherry Fitzgerald McCreery





### 15 **Bachelors Lodge**

- Kells Road, Navan, Co. Meath
- Asking price: €3,250,000
- Acres: Approx. 62.53 ha (154.50 acres)
- Agent: Sherry FitzGerald Country Homes



### 17 **Mount Ullard**

- Ullard, Graigenamanagh, Co. Kilkenny
- Asking price: €675,000
- Acres: Approx. 0.91 ha (2.25 acres)
- Agent: Sherry FitzGerald Country Homes & Sherry FitzGerald McCreery



### 16 **Ardeen**

- Ballysax, Curragh, Co. Kildare
- Asking price: €985,000
- Acres: Approx. 0.54 ha (1.33 acres)
- Agent: Sherry FitzGerald Country Homes



### 18 **Ardnalea**

- Suncroft, Curragh, Co. Kildare
- Asking price: €1,150,000
- Acres: Approx. 2.23 ha (5.5 acres)
- Agent: Sherry FitzGerald Country Homes





- 19 Mount Sorel**
- 📍 Redbog, Blessington, Co. Kildare
  - 💰 Asking price: €1,275,000
  - 📏 Acres: Approx. 2.49 ha (6.15 acres)
  - 👤 Agent: Sherry FitzGerald Country Homes & Sherry FitzGerald O'Reilly



- 21 Monasteroris**
- 📍 Edenderry, Co. Offaly
  - 💰 Asking price: €1,650,000
  - 📏 Acres: Approx. 39 ha (96.6 acres)
  - 👤 Agent: Sherry FitzGerald Country Homes



- 20 Inglewood**
- 📍 Munster Hill, Enniscorthy, Co. Wexford
  - 💰 Asking price: €725,000
  - 📏 Acres: Approx. 11.07 ha (27.32 acres)
  - 👤 Agent: Sherry FitzGerald Country Homes & Sherry FitzGerald O'Leary Kinsella



- 22 Sea La Vie**
- 📍 Garrarus, Tramore, Co. Waterford
  - 💰 Asking price: €1,250,000
  - 📏 Acres: Approx. 0.37 ha (0.91 acres)
  - 👤 Agent: Sherry FitzGerald Country Homes & Sherry FitzGerald John Rohan





### 23 Winterberry Lodge

- Eyrefield, The Curragh, Co. Kildare
- Asking price: €1,250,000
- Acres: Approx. 1.72 ha (4.25 acres)
- Agent: Sherry FitzGerald Country Homes



### 25 Ballydonagh House

- Lismore, Cloughjordan, Co. Offaly
- Asking price: €1,100,000
- Acres: Approx. 27.2 ha (67.3 acres)
- Agent: Sherry FitzGerald Country Homes & Sherry FitzGerald Fogarty



### 24 Blackwater Mill

- Gurteen, Kanturk, Co. Cork
- Asking price: €695,000
- Acres: Approx. 1.62 ha (4 acres)
- Agent: Sherry FitzGerald Country Homes & Sherry FitzGerald O'Donovan



### 26 Eyrecourt Demesne

- Eyrecourt, Ballinasloe, Co. Galway
- Asking price: €2,550,000
- Acres: Approx. 56.25 ha (138.99 acres)
- Agent: Sherry FitzGerald Country Homes & Sherry FitzGerald Madden



# Agricultural Land Market Review

## Q3 2025

Agricultural Land values grew by a robust 9.2% year on year in Q3 2025, bringing the weighted average value for all farmland to €13,045 per acre according to the Sherry FitzGerald Agricultural Land Barometer. Marginal grassland saw the strongest annual growth at 12.7%, while prime grassland grew by 8.9%. Average prices for prime arable land grew by 6.9%. Key factors underpinning this performance include lower borrowing costs, a limited supply of land and strong demand, reflecting strong growth in output prices and improved farmers income levels.

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AGRICULTURAL  
LAND MARKET  
REVIEW Q3 2025





Thinking about buying or selling a country home?

**Contact the Sherry FitzGerald Country Homes Team**



**Roseanne De Vere Hunt**

Director - Head of CH, Farms & Estates

P: +353 1 237 6402

M: +353 87 412 2356

E: [roseanne.hunt@sherryfitz.ie](mailto:roseanne.hunt@sherryfitz.ie)



**Philip Guckian**

Sales Director

P: +353 1 237 6308

M: +353 87 660 8639

E: [philip.guckian@sherryfitz.ie](mailto:philip.guckian@sherryfitz.ie)



**Richard Banahan**

Negotiator

P: +353 1 237 6459

M: 87 474 1735

E: [richard.banahan@sherryfitz.ie](mailto:richard.banahan@sherryfitz.ie)



**Oliver Pearson**

Negotiator

P: +353 1 237 6300

M: +353 87 067 7264

E: [oliver.pearson@sherryfitz.ie](mailto:oliver.pearson@sherryfitz.ie)



**Harriet Grant**

Residential Valuer

P: +353 1 237 6410

M: +353 83 105 3644

E: [harriet.grant@sherryfitz.ie](mailto:harriet.grant@sherryfitz.ie)



**Marcus Magnier**

Director

P: +353 1 237 6428

M: +353 86 255 5161

E: [marcus.magnier@sherryfitz.ie](mailto:marcus.magnier@sherryfitz.ie)



**Callum Bain**

Consultant - Countrywide

P: +353 1 237 6300

M: +353 86 8118367

E: [callum.bain@sherryfitz.ie](mailto:callum.bain@sherryfitz.ie)



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