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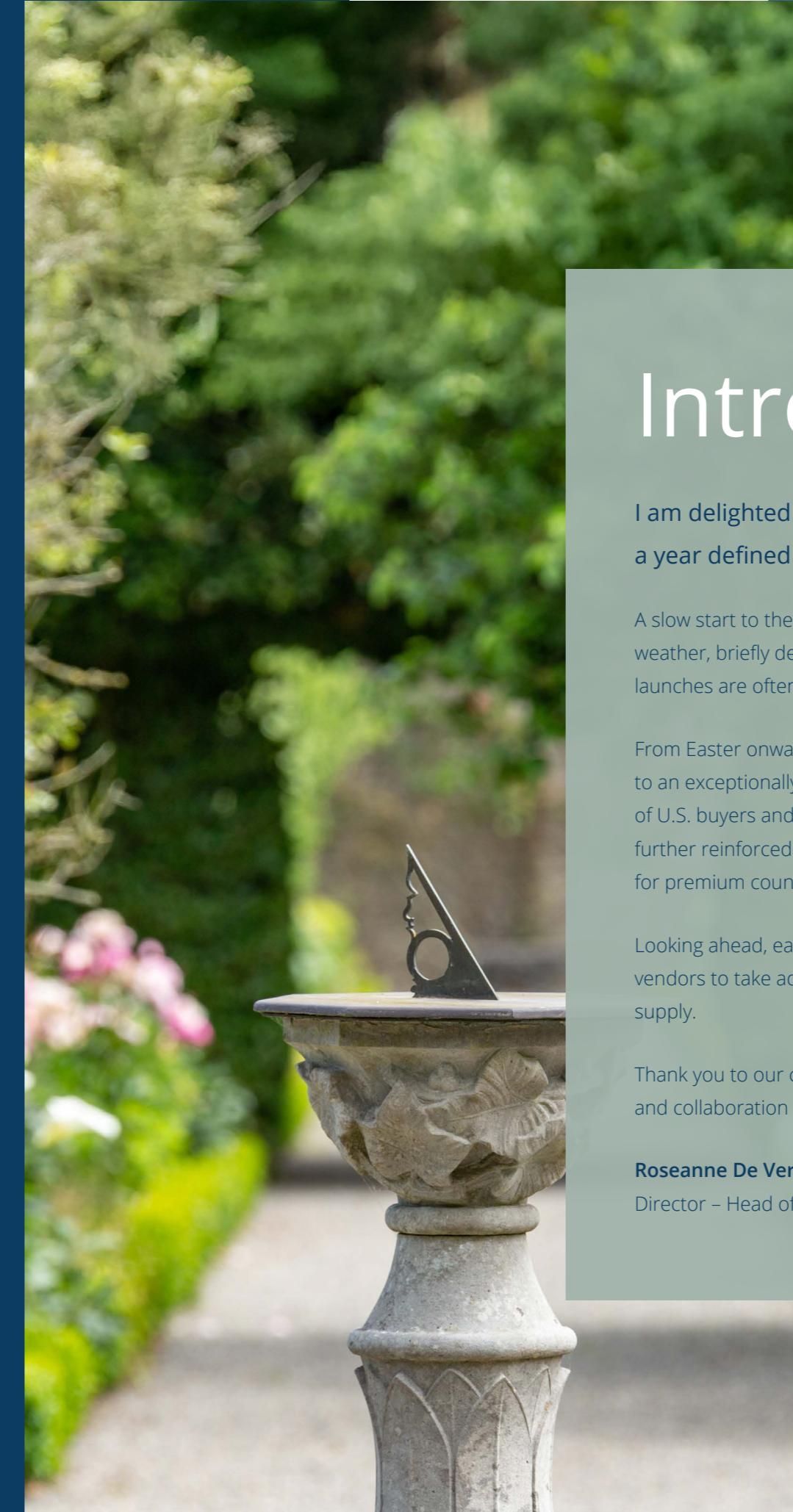
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Introduction

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

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.



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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

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.



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Welcome to our new Team Members

We 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



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

Marcus 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 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

Many 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



Ardbraccan 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)



Fedamore House

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



07 **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



10 **Magherabeg House**

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



11 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



13 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



12 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



14 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, Graiguenamanagh, 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.



AGRICULTURAL LAND MARKET REVIEW Q3 2025



Thinking about buying or selling a country home?

Contact the Sherry FitGerald Country Homes Team



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