

NEWBURY DEMESNE
CARBURY, CO. KILDARE W91TW71
ON C. 453 ACRES (183 HECTARES)



For Sale By Public Auction

Thursday 9th July 2026 at 3pm at The Johnstown House Hotel, Enfield, Co. Meath

A Magnificent Agricultural Estate of Top Quality Farmland
and a Superb Residence of Significant Architectural Merit.





Newbury Demesne is quite unique. The original Estate extending to 453 acres is completely intact. The house is absolutely original.

Built in the 1760's, some relatively minor alterations were carried out in the 1880's and since then no changes of any kind were undertaken until 2013 when a complete refurbishment was completed by the current owner to an exacting specification prepared by a leading conservation architect. The work was carried out by specialist contractors and supervised throughout by the architect. Works included complete reroofing, careful restoration of all internal features and complete rewiring and plumbing and installation of a modern oil fired heating system. No expense was spared ensuring workmanship of the highest standard.

Newbury Hall, a Palladian House of significant merit & importance, built for Lord Harberton in the 1760's, it was sold c. 1850 and subsequently owned by William Pilkington a well known Dublin Publisher. It was purchased by the Robinson Family in 1911 and remained in their ownership for almost 100 years.

The House was designed by Nathaniel Clements who also designed a number of other important houses including Colganstown House at Newcastle, Co. Dublin a house with a front elevation almost identical to Newbury. Constructed in red brick with stone facings, Newbury was built for Arthur Pomeroy who subsequently acquired the title of Lord Harberton.



The Main House stands two storeys over basement with an attic storey above the cornice which has windows in the Garden Front but not in the Entrance Front.

The Entrance Front is of three bays having a pedimented break front with Diocletian window above the tripartite fan lighted doorway.

The Garden Front of the House is of one bay on either side of a curved centred bow. The Main House is linked to a Pair of Two Storey Pavilions. The Pavilions with half-octagon bays to the front are most unusual. The roof parapet of the house is surmounted by ornamental urns in the style of Newbridge House at Donabate.





Entrance Hall

Accommodation

Entrance Hall - 19' x 19'

Beautifully proportioned with five panelled Pine opposing internal doors with shouldered architraves Beautiful Original white marble fireplace with ornate carved detailing. The Hall, in common with all Ground Floor Rooms has a ceiling height of 14'6" and leads to:

The Drawing Room - 32'6" x 20'

A magnificent room with fine Adams style fireplace, interesting Frieze and Centrepiece. A Lovely Bright and Pleasant Room with triple aspect having North, South and East facing windows. One of the East windows incorporates an Original French Door to the grounds.

The Diningroom - 29' x 19'

With original Frieze of important Rococo Plasterwork with Birds and Flowers in the style of Robert West. An unusual curved wall with three South facing windows overlooks the former tennis courts and parkland.

The Library - 20' x 19'

With fireplace and fine ceiling. South and West facing windows with the West window incorporating an Original French Door to the garden area. Unusual decoratively carved pelmets.

The Stairwell Hall or Back Hall - 20' x 12'9"

With wide easy staircase with feature broad mahogany banister leading with perfect symmetry to the upper floors.

A tripartite Palladian fan lighted window is a feature of the staircase.





Drawing Room

Access doors from the Stairwell Hall lead to the Lower Ground Floor and the West Pavilion.

The First Floor, with all rooms having ceiling heights of 10ft, accommodates:

Master Bedroom - 29' x 19' (directly over the Diningroom).
A beautiful bright room with curving wall, 5 windows three South facing, 1 east and 1 west facing. Superbly fitted En-Suite Bathroom and Dressing Room.

Bedroom 2 - 18'9 x 13' with En-Suite.

Bedroom 3 - 21' x 19'
Located on the South West corner with dual aspect from three windows.

Bathroom
With large walk in corner shower, large copper bath and window with panoramic views of Carbury Castle and farmlands.

The Second Floor accommodates:

Gallery Landing - 23' x 19'

3 Bedrooms

Bathroom.



The Lower Ground Floor accommodates:

Kitchen - 26' x 19'

With bay window and interesting vaulted ceiling. Fitted with Aga cooker. Bespoke fitted units.

Family Room - 17' x 12'

With vaulted ceiling.

Wine Cellar.

Featured Vaulted Corridor with Study, Utilities and Storage Room off.

A Curving Corridor from the Stairwell Hall leads to the West Pavilion which accommodates:

4 Ground Floor Rooms and 3 First Floor Bedrooms.

The wing requires extensive refurbishment.

The East Pavilion accommodates:

Original Horse Stables & Stalls with Cobblestone Floors and Fodder Loft Over accommodating 2 Bedrooms.

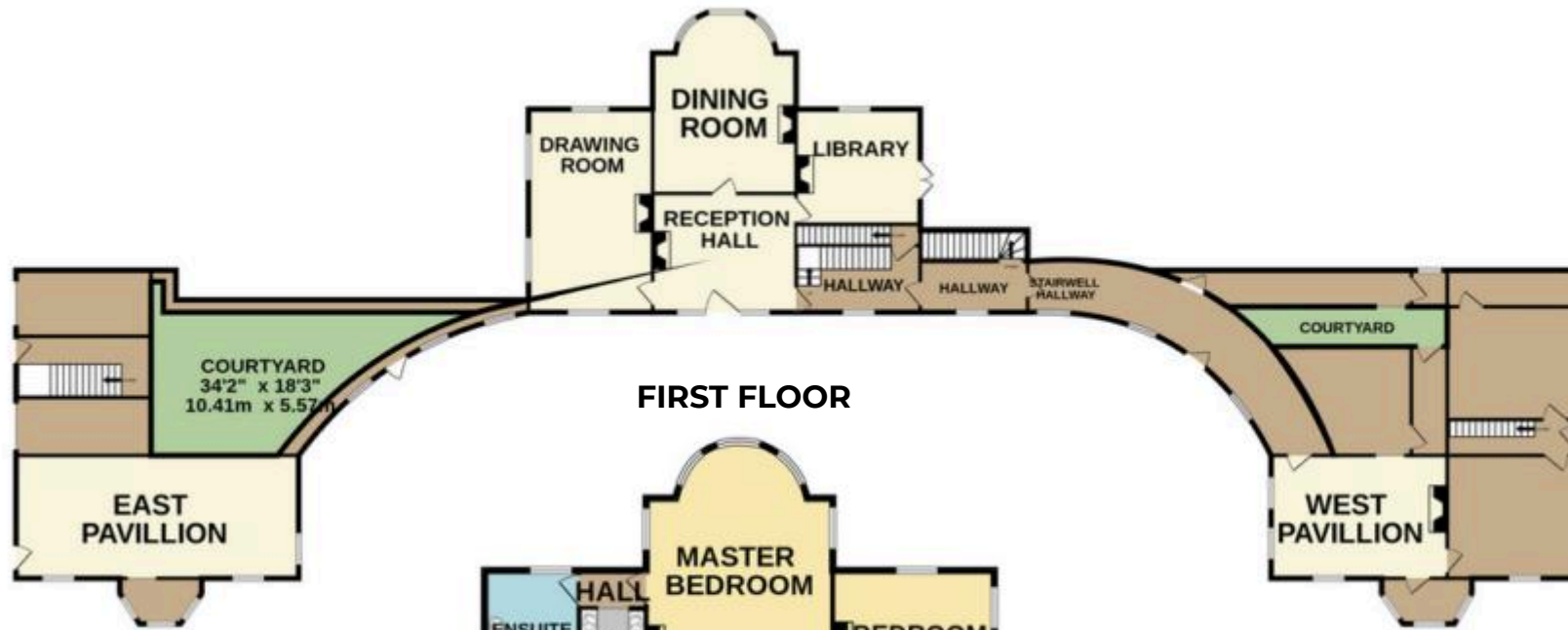
Plant Room with dual heating boilers, water treatment plant and standby generator (generator not included).

South Facing Orangerie - 20' x 8' and matching that of the West Pavilion.





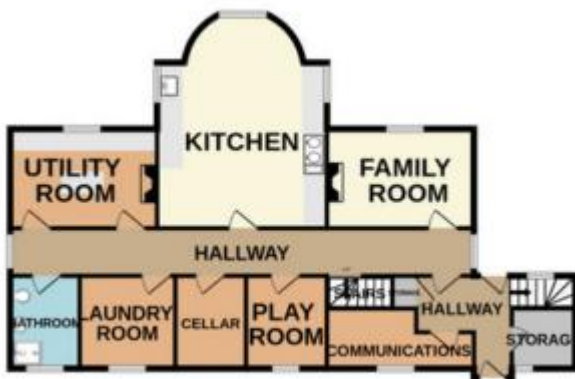
GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



SECOND FLOOR



Total Floor Area: c. 16,414sq.ft. / 1524.9sqm.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, window, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Newbury Hall stands almost at the centre of the Farmland and is approached by a long avenue curving through superb quality grassland.

The Avenue crosses an attractive stone built bridge close to Trinity Well which has been a place of pilgrimage from early Christian times and being recorded as early as 1305. Trinity Well also has very significant importance as the **source of the River Boyne**.

On the Garden Front tennis courts were constructed about 1890 and an unusual feature close to the tennis courts is a very large weeping Beech tree which is the work of a Gardener named Stapleton, who in the late 1880's grafted a Beech tree upside down onto another Beech tree.

A very fine stone faced Ha-Ha fence is a feature.

From the Front of the house there are superb views across the Farm to historic Carbury Hill and the ruins of Carbury Castle.

Walled Garden of c. 3 acres which is now a secure paddock.

The original stone built farmyard features a small Clock Tower and includes 8 Stables, Coach Houses and a Steward's Residence.

An adjacent Farmyard accommodates Hay barns and some Livestock Housing.



The Lands are laid out in almost a perfect square with long public road frontage to the Enfield/Edenderry Road and to the Carbury/Derrinturn Road with the main entrance and stone built estate wall.

The Lands are all of absolutely superb quality, level and free draining overlying limestone.

Laid out in large regular shaped fields each enclosed by perfectly maintained dense Whitethorn hedging and fenced with secure sheep and cattle fences.

Approximately 100 Acres of the lands are in highly productive cereal crops and the remainder under permanent grassland.

There is a fenced concreted avenue leading from the Enfield Road to the Farmyard.

Newbury is an absolutely outstanding farm maintained to the highest possible standards, highly productive and requiring absolutely no outlay.

Overall **Newbury Demesne** is a rare and exceptional agricultural property with the benefit of a superbly restored residence of great merit.

Newbury has the benefit of an excellent Co. Kildare location adjacent to Carbury Village, 6km from Edenderry, 12km Enfield, 30km Maynooth and 52km from Dublin City Centre.









Auction Details

The auction will take place on Thursday 9th July 2026
at 3pm at The Johnstown House Hotel, Enfield, Co. Meath

Solicitors

Mr Dermot Furey of Gartlan Furey Solicitors
20 Fitzwilliam Square, Dublin 2

Auction Registration

Pre registration for online bidding by 8th July 2026.

Further Details

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