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MOUNT FALCON
COUNTRY HOUSE PROPERTIES

SALES & LETTINGS

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Luxury properties for sale at Mount Falcon represent a genuine first and fresh approach for buyers to combine a country lifestyle experience, with the option of a tax break on rental income.

The Mount Falcon Estate, lies between Foxford and Ballina, in County Mayo. It is comprised of the Mount Falcon Country House Hotel, the Mount Falcon Fishery and the 45 properties for sale, located in lake and woodland settings around the 100 acre Estate.

The Mount Falcon Country House Hotel is open to guests and is welcoming both local visitors and attracting a national and international clientele. It is a 4 star, de luxe family-run Hotel with luxurious leisure and corporate facilities, access to the best golfing, and its unique offering of the most prolific salmon river in Ireland.

Mount Falcon's current owners, the Maloney Family and their colleagues Bruce Dunlevie and Mark Evans, have successfully developed and enhanced the facilities to create one of Ireland's finest estates, dedicated to the pursuit of leisure, health and relaxation.





HISTORY

The 'castle' was created from the love of one young man for his bride. He agreed that she was so special that she deserved to live in a 'castle'. In 1872 this young man - Ultred Knox - commissioned the finest architect of that time, James Franklin Fuller, who also designed Ashford Castle, Kylemore Abbey & Farmleigh House, to construct for them a palatial home at Mount Falcon, an estate of 2,200 acres on the west bank of the river Moy, between Foxford and Ballina, for himself and his new bride - Miss Nina Knox-Gore of Beleek Manor.

This stunning baronial structure looks as impressive today as it would have in 1876 when it was completed. In 1932 it was purchased by Major and Constance Aldridge who ran it season after season as one of the finest shooting and fishing lodges in Ireland. Major Aldridge had a great love for country pursuits and exploited fully the natural resources of the estate for his guests.

Mount Falcon has always been famous for its fishing rights on the River Moy. Famous for its salmon pools, it is undisputedly one of Ireland's most prolific salmon rivers.

Connie Aldridge was one of the founders of the now famous "Blue Book" of country houses. Numerous guests from all over the world including Vivien Leigh, Peter Sellers, Dr. Patrick Hillary and Jack Lynch, and more recently, Tiger Woods, Mark O'Meara, John Cooke and Nick Faldo, have enjoyed all that Mount Falcon has to offer.

The new owners, including the Maloney Family who hail from the area, bought Mount Falcon in 2002 and have restored and extended the main house to its former glory, as well as developing the 45 luxury properties, in three idyllic locations around the 100 acre Estate.

The work on the main house has involved a range of key craftsmen who have been diligently restoring the house, with its fifteen foot high ceilings, original cornices, marble fireplaces and pitch pine shutters and floors. And most importantly at the same time, they have ensured this beautiful and unique country house hotel offers all the luxury and services guests would expect from 4 star de luxe accommodation.





Unique





HOTEL

Mount Falcon Country House Hotel is a beautifully restored family run destination, with friendly staff to look after guests' every need - it's the perfect place to come to wind down and relax for a few days away from the strains of a busy lifestyle.

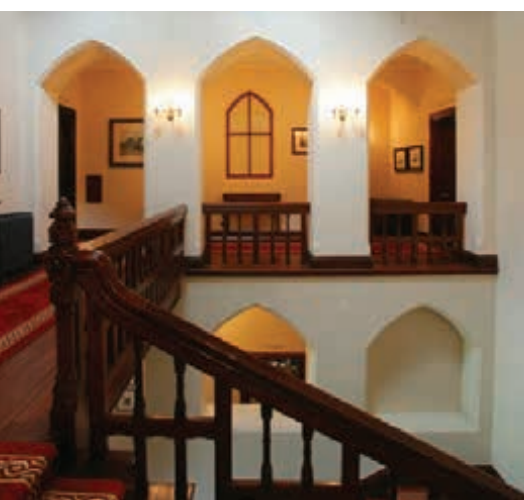
Owners of a home on the Mount Falcon Estate enjoy access to all the facilities in our 4 star, de luxe hotel.

The Hotel features:

- 6 de luxe rooms in the original house (including two suites), with 26 premium rooms making up the full compliment of 32 bedrooms
- self-catering suites, nestled around three idyllic locations on the Estate, offering a range of 3 and 4 en suite bedrooms
- a welcoming bar, original wine cellar and the first class 'Kitchen' Restaurant', specialising in the finest quality Irish produce.
- the spa and leisure centre with swimming pool, gym, steam room, sauna, loungers and jacuzzi
- state-of-the-art conference facilities, ideal for corporate clients looking for a venue that offers privacy and seclusion
- a premium wedding offering for couples looking for an exclusive and unique venue for their special day
- a helipad in the grounds of the estate
- access to 12 golf courses within a 30 mile radius, including three championship links course: Enniscrone, Belmullet and Rosses Point.

Mount Falcon is located in the heart of the Moy Valley, which spans North Mayo and West Sligo and provides spectacular landscapes, rugged coastline, some of Ireland's finest beaches, a litany of heritage sites and fish-filled waters.

The 100 acre Estate offer visitors the opportunity to enjoy the beautiful woodlands and walks which meander around this piece of paradise in the West of Ireland.







Style

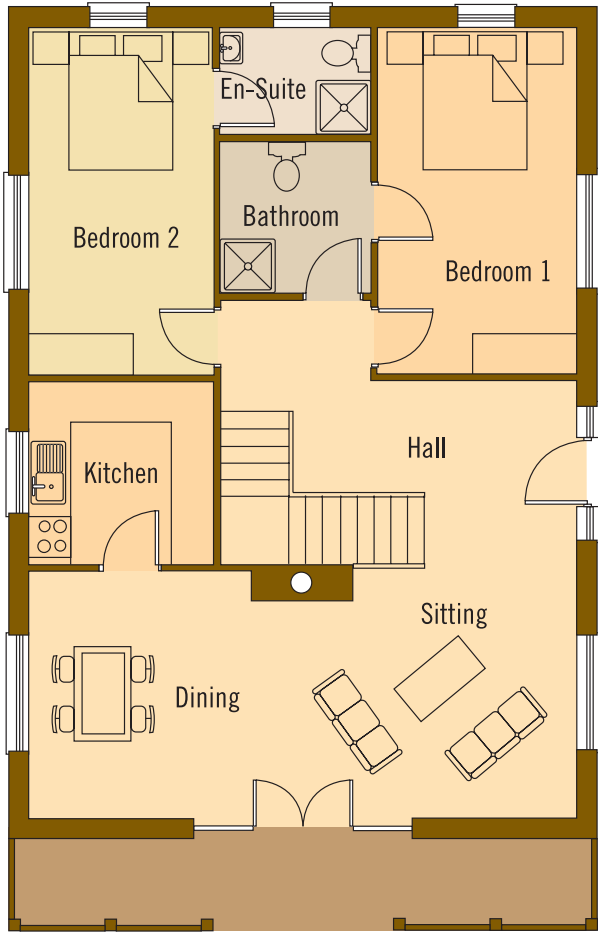


THE WOODLANDS

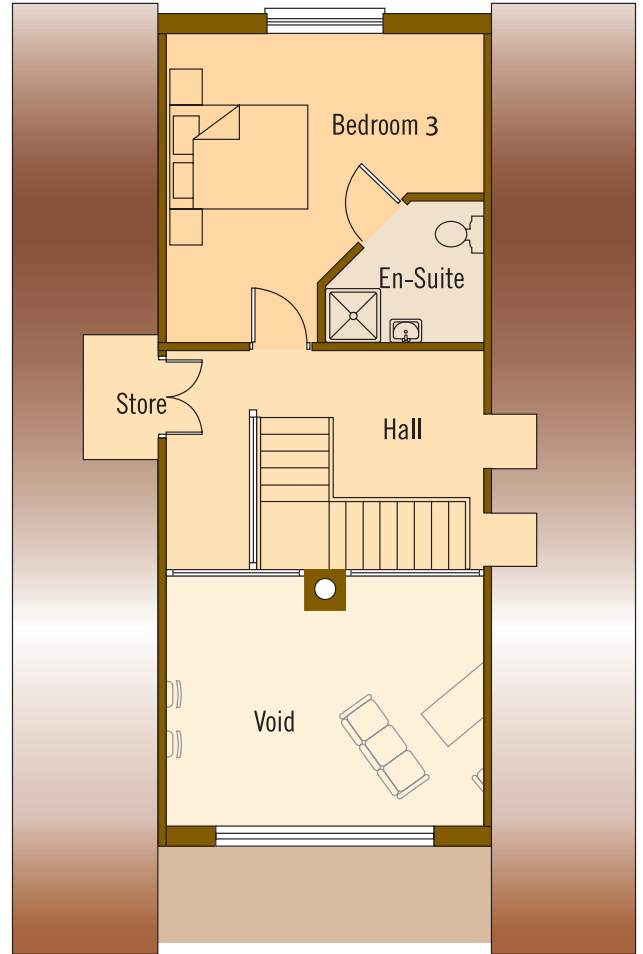
The Woodlands properties lie in a peaceful and secluded woodland setting, ideal for these detached, elegant homes. Designed to an open-plan configuration, these traditionally built sandstone homes fit next to the cut stone 'castle like' water tower, which is a feature of the site.

The total floor area on offer is 1,463 sq.ft.

GROUND FLOOR



FIRST FLOOR



The Woodlands Site Layout



Luxury



THE LAKESIDE

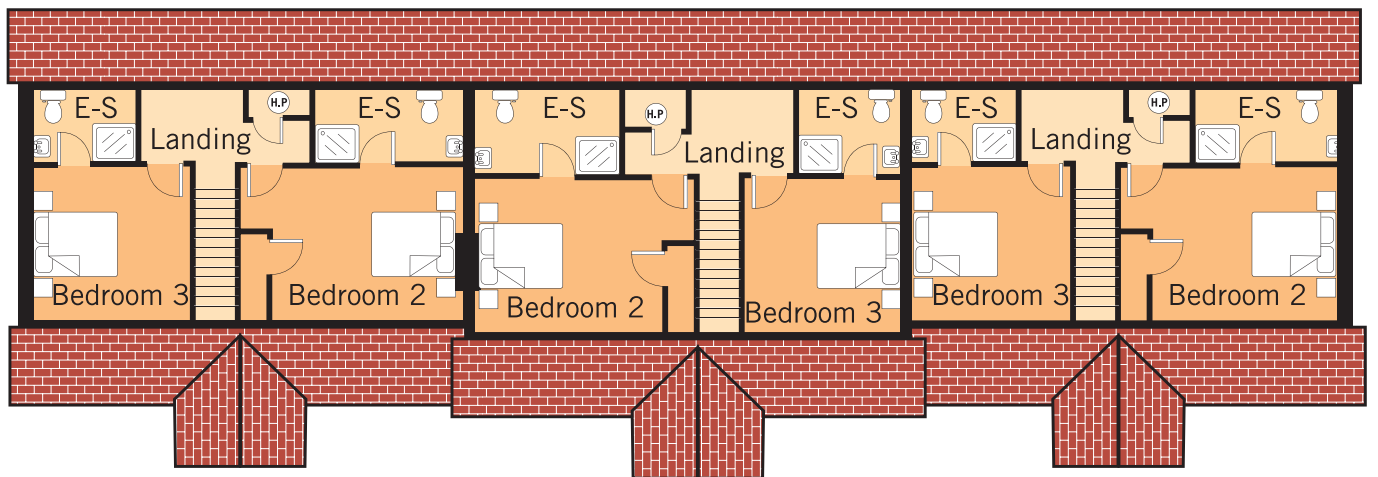
The Lakeside homes have been designed to sit into the Estate's landscape using natural stone, antique brick and natural slate. Nestled beside the Mount Falcon lake, these 3 bedroom properties reflect a traditional estate housing style and remain true to the original building finishes.

The space on offer is 1,460 sq.ft. of quality accommodation.

GROUND FLOOR

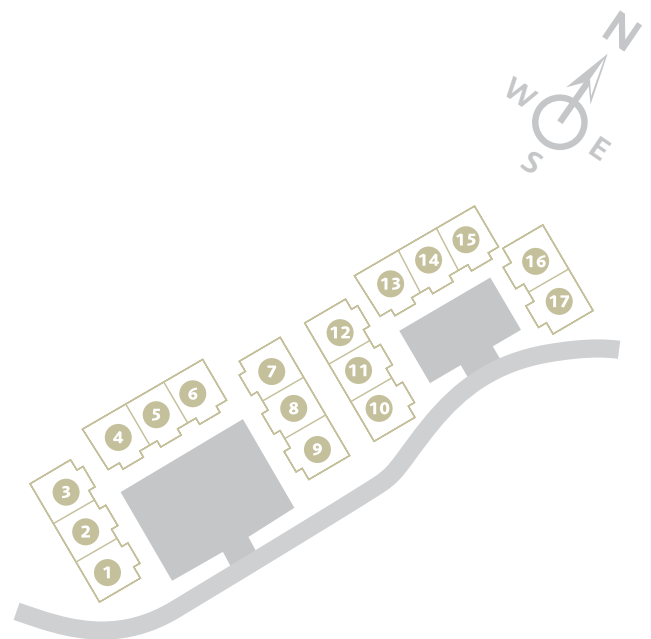


FIRST FLOOR



THE LAKESIDE

Number	Bedrooms	Floor Area m ²
1	3	135
2	3	140
3	3	135
4	3	135
5	3	140
6	3	135
7	3	135
8	3	140
9	3	135
10	3	135
11	3	140
12	3	135
13	3	135
14	3	140
15	3	135
16	3	135
17	3	140



The Lakeside Site Layout

Warmth

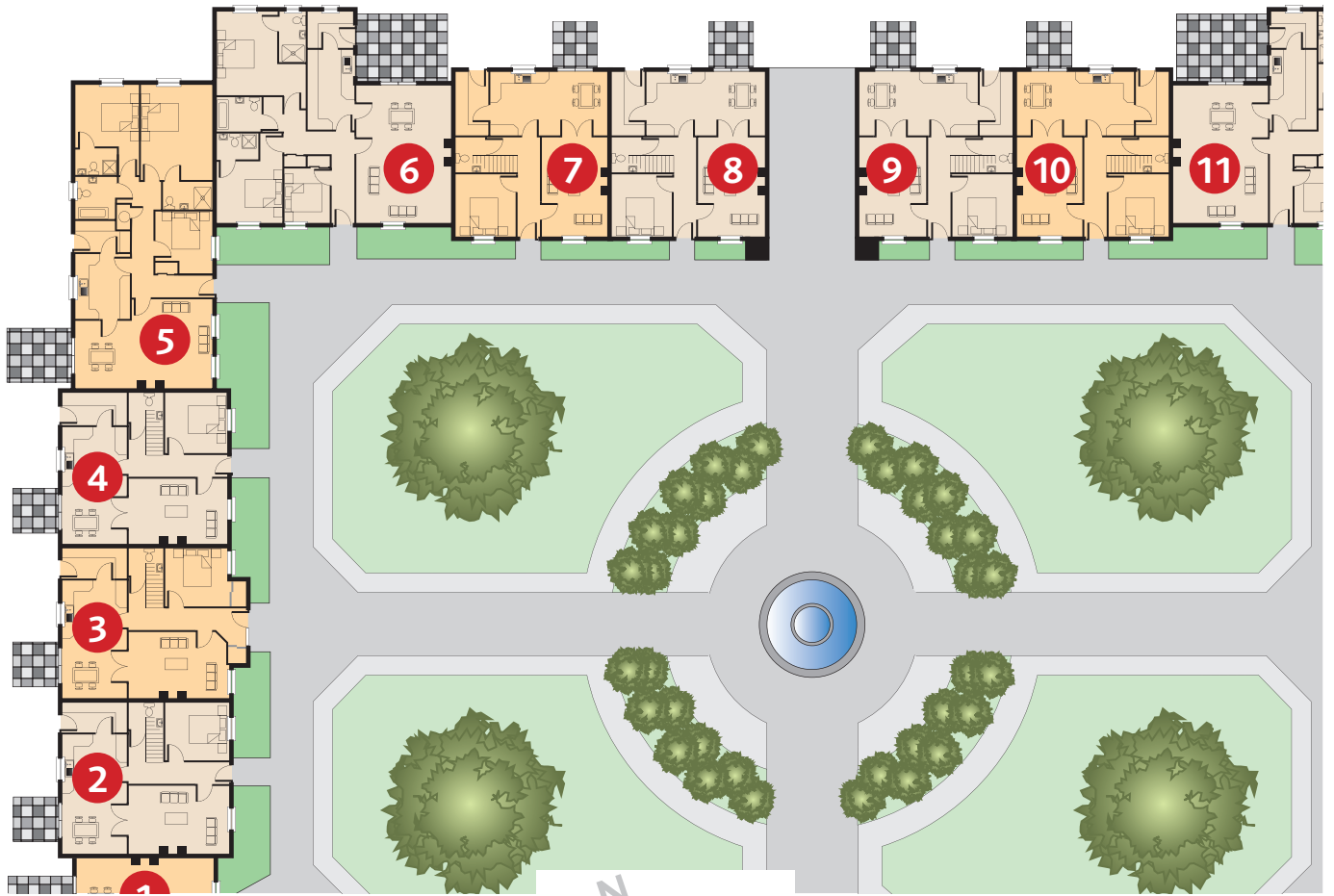


THE COURTYARD

A selection of 3 & 4 bedroom, exquisite homes surrounding a private Courtyard, very much reminiscent of an old stable yard.

The properties feature a mixture of solid timber, natural stone flooring and high quality soft furnishings. There are four different layouts ranging from 1,350 sq.ft. to 1,650 sq.ft. of quality accommodation.

GROUND FLOOR



FIRST FLOOR

The first floor plan shows units 2, 3, 4, 7, 8, 9, and 10. Unit 2 is at the bottom left, units 3 and 4 are above it. Units 7, 8, 9, and 10 are in a row at the top. The courtyard area is visible in the background.

THE COURTYARD		
Number	Bedrooms	Floor Area.m ²
1	3	124
2	4	142
3	4	151
4	4	142
5	3	121
6	3	124
7	4	142
8	4	153
9	4	153
10	4	142
11	3	124
12	3	121
13	4	142
14	4	151
15	4	142
16	3	124



PROPERTY FEATURES

- Luxury quality interiors, fully furnished to 4 star, de luxe hotel standard by Kaye Rice Partnership Interior Designers, using rich leathers, cool linens and fabrics in earthy tones
- A mixture of hard-wood timber and natural stone flooring in living and dining rooms, featuring natural stone or slate open fireplaces
- Teak/Mahogany double-glazed exterior windows and doors
- Under - floor heating
- Teak internal doors, skirting and architrave
- Fully fitted kitchens with solid oak units, double Belfast sinks, and polished granite counter tops
- Inclusive of integrated dishwasher, fridge, oven & hob with extractor hood
- Separate utility rooms including washer/dryers, ample work tops and storage space
- All bedrooms fitted with custom-designed furniture, and high quality durable carpets
- All bedrooms en suite or with adjoining bathrooms, with top quality sanitary ware, bath and full-size power showers
- Comfortable & functional lighting scheme throughout
- Patio areas, car parking and communal landscaped gardens.

UNIQUE OWNER BENEFITS

Owners of a property on the Mount Falcon Estate will also enjoy the following unique benefits:

- Owner Discount Privileges with access to 4 star, de luxe facilities in **Mount Falcon Country House Hotel** including restaurant, swimming pool, gym, sauna and treatment rooms
- Membership of Enniscrone Golf Club and access to an abundance of the most exciting courses in Ireland
- Generous tax reliefs - under Section 23 Holiday Homes
- Guaranteed rental income
- Significant capital appreciation predicted
- Exclusive rights to two miles of double-bank fishing on the River Moy, and access to the Mount Falcon Fly Fishing academy.

Enjoy

THE OFFERING

The properties can be leased by the promoters on a 20 year lease, with a 10 year break option, after which the owners can renew a lease, reside in, let out or sell the properties.

TAX INCENTIVES

On registration with Failte Ireland, the properties will qualify for capital allowances on the cost of construction and tax allowances on the fixtures and fittings are also available for offset against the rental income from the Holiday Homes.

RENTAL INCOME on Lettings

The promoters will actively promote the letting of the properties and are already responding to

a strong demand for this type of accommodation from the upper end of the market, who enjoy country sports and a healthy lifestyle.

VALUE ADDED TAX

VAT will be charged on the sale of the properties at the rates of 13.5% for the buildings and 21% on the fittings. This VAT should be fully recoverable provided the owner registers for VAT prior to purchase. On the granting of a 20 year and one day lease to the management company, a VAT charge also arises. However, where both parties are VAT registered they can avail of a procedure (under a Section 4A mechanism) whereby the management company (the lessee) accounts for the VAT. The purchasers should obtain their

own VAT advice in relation to the implications of registering and accounting for VAT.

MANAGEMENT

The block insurance, public liability insurance, refuse collections, road maintenance, common area electricity, repair and maintenance contracts for the houses will form part of the service provided by the managing agent and will be deducted from the gross rents.



Photo used with kind permission of Larry Lambrecht

LOCAL AMENITIES

Golf forms one of the core attractions for guests at Mount Falcon. Within a 30 mile radius, the region offers 12 golf courses, including three championship links courses: Enniscrone, Belmullet and Rosses Point, making the region a premier golf destination. Indeed, purchasers of the Mount Falcon properties will enjoy membership in Enniscrone. Should Nick Faldo's plan to develop Bartragh Island as a world class links course proceed, the considerable reputation of the region's golfing facilities will be further enhanced. Apart from game angling the region offers excellent sea and coarse angling, hunting, shooting, horse riding, a range of water sports and the opportunity to explore the spectacular landscape.

The proximity of Mount Falcon to the towns of Ballina & Castlebar, The Ceide Fields, Foxford Woollen Mills, Turlough House (The Museum of Country Life), and a variety of cultural and heritage sites, ensures both property owners and hotel guests are spoilt for choice when deciding how to spend their free time in this vibrant region.



Getting to Mount Falcon is easy.

By road:

Turn off the N26 Foxford/Ballina road (6 miles north of Foxford and 3 miles south of Ballina)
From Dublin: 3 hour drive. From Sligo: 1 hour. From Galway: 1.5 hours.

By air:

Daily scheduled flights from the UK into Ireland West Airport Knock - a 30 minute drive away.

By train:

Regular train services into Ballina Station. Take Dublin to Westport train. Change at Manulla Junction.

By helicopter:

Helicopter landing facilities are available on the Estate.
North: 540341. West: 090935.

Sales & Letting Agents for Mount Falcon Section 23 Holiday Homes:

**Knight
Frank**



Contact:
Dublin: Robert Ganly
Tel: 00353 1 662 3255

**Knight
Frank**



Contact:
Dublin: David Dobbs
Tel: 00353 1 662 3255

www.knightfrank.ie

ENGINEERS/ARCHITECTS:

D O'Malley & Associates
Mc Hale Retail Park
Castlebar
Co Mayo

TAX ADVISORS:

Kenelly & Twomey Ltd
Taxation Advisors
Mespil Road
Dublin 4

LEGAL ADVISORS:

Arthur Cox Solicitors
Earlsfort Terrace
Dublin 2

FINANCIAL ADVISORS:

LHM Casey McGrath & Assoc.
St. Annes
Northbrook Rd.
Dublin 6

BUILDING CONTRACTORS:

JJ Rhatigan & Co. Ltd.
Wolftone House
Fr. Griffin Rd.
Galway

NOTE

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