

1901

RATHMOYLE

HELENS BAY • COUNTY DOWN • NORTHERN IRELAND

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40 CRAIGDARRAGH ROAD • HELENS BAY • COUNTY DOWN • NORTHERN IRELAND

RATHMOYLE IS ONE OF NORTHERN IRELAND'S FINEST COUNTRY HOUSES
SET AMIDST 8 ACRES OF MANICURED LANDSCAPED GARDENS

◆ Grade 'A' Listed
Residence Constructed 1901

◆ 8 Acres of
Manicured Gardens

◆ Approx.
9,500 sq. ft.

◆ Gate Lodge

◆ Coach House

◆ Courtyard

◆ Extensive Outbuildings & Farm Buildings

1901



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Rathmoyle is set in 8 acres of private grounds on the County Down coast of Northern Ireland. Since the late 1940's it has been owned by Short Brothers PLC, who have presented it as VIP guest accommodation, mainly for their overseas visitors. Since the privatisation of the Company in October 1989 – Rathmoyle has been extensively renovated and refurbished, under the direction of internationally recognised designer Michael Priest, and is today one of the finest examples of the Edwardian country house to be found in the British Isles.

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INTRODUCTION

Rathmoyle is one of Northern Ireland's finest country houses set amidst 8 acres of manicured landscaped gardens.

Whilst enjoying historic significance in terms of its stunning architecture and notable private and corporate owners over the years, the property is completely secluded from the road offering great privacy and exclusivity.

The sweeping driveway past the gate lodge is surrounded by mature trees on all sides with specimen trees gracing the boundary.

Situated on the elevated site this impressive country residence was originally constructed in 1901 and is one of the finest examples of Edwardian architecture in Ireland. Designed by Vincent Craig the house comprises the main dwelling set over two stories with a third attic storey adorned with an entrance tower.

Rathmoyle is listed as a Grade 'A' listed building by the Ulster Architectural Heritage Society and is regarded as one of the best examples of Edwardian 'Art Nouveau' architecture styles in Ireland.

Over the years the property has been meticulously maintained and in 1993 was entirely refurbished under the custodianship of the current owners and under supervision of Michael Priest of London. The charm and character of the original property has been retained in excellent condition.

With accommodation extending to approximately 9,500 square feet, Rathmoyle lends itself to use as an exceptional private residence or a number of commercial, corporate or leisure uses.

Helens Bay is one of North Down's most sought after addresses and the location is well placed to take advantage of country living and easy access to Holywood, Belfast and Bangor.

Rathmoyle is only 15 minutes from Belfast City Airport and 35 minutes from Belfast International Airport providing both ease of access to all parts of the UK and International connections.

Entrance Hall



Reception Hall



1901

HISTORY

Originally called Eldon Green, Rathmoyle was designed and built c. 1901 by Vincent Craig (1865-1925) for his own use. Vincent Craig was an older brother of James, Lord Craigavon (the first Prime Minister of Northern Ireland) and the fourth of eight sons of James Craig Snr, a millionaire and partner in Dunville Distillery, Belfast. Craig grew up at Craigavon, the family home which is now a hospital on the outskirts of Belfast, and he was educated at Bath College. In the mid 1880's he joined the offices of William Henry Lynn, an architect of some renown who had himself been Sir Charles Lanyon's chief assistant. In 1889 Vincent Craig set up his own offices and one of his first commissions was St. John's Presbyterian Church on the Ormeau Road, Belfast. A Fellow of the Institute of British Architects and the Royal Institute of Architects in Ireland, Craig was considered to be somewhat avant-garde in his style, as may be seen, not only in the design of Rathmoyle itself, but also in the design of the clubhouse of the Royal Ulster Yacht Club, Bangor (1897-1898) both of which employed an imaginative use of stained glass more in keeping with the developing trends in London than with the more severe and staid 'Victorian' architecture still very popular in the North of Ireland.

Towards the end of his life, Vincent Craig moved over to London where he was much in demand as a specialist consultant in architecture. He died suddenly on 1st July 1925 at the age of 59.

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Eldon Green was sold in 1911 to Herbert Brown and family – a linen merchant from Belfast. The name was changed in 1914 to Rathmoyle – an Irish name. 'Moyle' in Irish is an adjective which means bald, bare or hornless and is often applied to a church or building of any kind that is either unfurnished or dilapidated. As this was hardly the case, it is more likely that the name was chosen to represent its site, as 'moyle' may also be used to designate a mound with a flat top or dilapidated by having the materials carried away. Perhaps Herbert Brown was confused as the materials were carted to Rathmoyle. 'Rath' simply means townland.

The three Short Brothers, Horace, Eustace and Oswald, were born into a middle-class English family. Their father Samuel, was the manager and chief engineer of the Little Chilton Colliery in County Durham. Although all three were highly intelligent men, it was Horace who stood out among them. C. G. Grey, who was the editor of the 'Aeroplane' magazine said that he possessed 'the most wonderful versatility of mind, for he was far above the mental level of the ordinary adventurous engineer. It was almost impossible to produce a subject about which Horace Short did not know as much as the leading authority on the subject.'

The three brothers first became involved in the idea of manned flight through Eustace and Oswald's interest in aerial balloons. In 1901, when Vincent Craig was building Eldon Green, Eustace and Oswald were building their first balloon. They became quite well known and won several orders from influential sources such as the Indian Government. 1901 was also the year in which the Aero Club was formed by the Hon Charles Stewart Rolls and Frank Hedges Butler amongst others. In 1906 Eustace and Oswald became official engineers to the Club. Being in such close contact with the club members, it was perhaps inevitable that the brothers should be drawn into the emergent powered flight phenomenon. The Wright Brothers first gave demonstrations of powered flight in France in August 1908. Amongst those who were given the opportunity to fly on 8th October 1908 were Rolls and Hedges Butler. Inspired by their enthusiasm, Eustace Short was taken up by the Wrights, on 5th December 1908, and a legend was born.

The brothers set up their partnership to build 'planes in November 1908 and were registered as Short Brothers. Their first 'plane was built for Frank McClean and was exhibited at the first Olympia Aero Show in 1909. In 1911 an Air Battalion was set up under Major Sir Alexander Bannerman and on 13th April 1912 the Royal Flying Corps was created by Royal Warrant. It has been said that the early years of the Short Brothers partnership represented the history of early British naval aviation and, when the First World War broke out in 1914, the Company concentrated on seaplane production, developing plans capable of carrying torpedoes, and in 1917 patrol and bomber planes. Horace Short died at the age of 44 on 4th April 1917 from a cerebral haemorrhage. He was considered to have been one of the foremost aeronautical engineers of his day. When the war was over the Short Brothers Company was praised for their part and their seaplanes had played in the winning of the war both in Europe and also in places further afield, such as Lake Tanganyika in Africa.

The period between the wars was one of change, not only for the Short Brothers Company which was adapting to a contracting post-war market and developing commercial as well as military planes, but also for the residents of North Down. The Brown family sold Rathmoyle to the Mitchell family in 1927 and they themselves moved into another house in Helen's Bay called Tordeevra. Captain W C Mitchell, the new owner, was the Managing Director of a wine importing firm which was called Mitchell and Co Limited, and had its headquarters in Corporation Street, Belfast. Despite the problems which were occurring in the late 1920's and early 1930's with the economic depression and rising unemployment, the estate attached to Rathmoyle flourished and the Belfast and District Directory of 1931 listed not only the Mitchell family but also a J Magee as resident at Rathmoyle House and John Jamison and Samuel McDowell as residents in Rathmoyle Cottages. Inclusion in the directory was based on local electoral roles for the local councils.

In June 1936 a new company was set up in Belfast by Short Brothers and the shipbuilders Harland and Wolff. The new company was called Short and Harland and was fully able to take advantage of the massive rebuilding programme of the RAF in the scramble to prepare for war. First aircraft types built at Belfast were the Bombay and Hereford, followed by the Sunderland and Stirling.

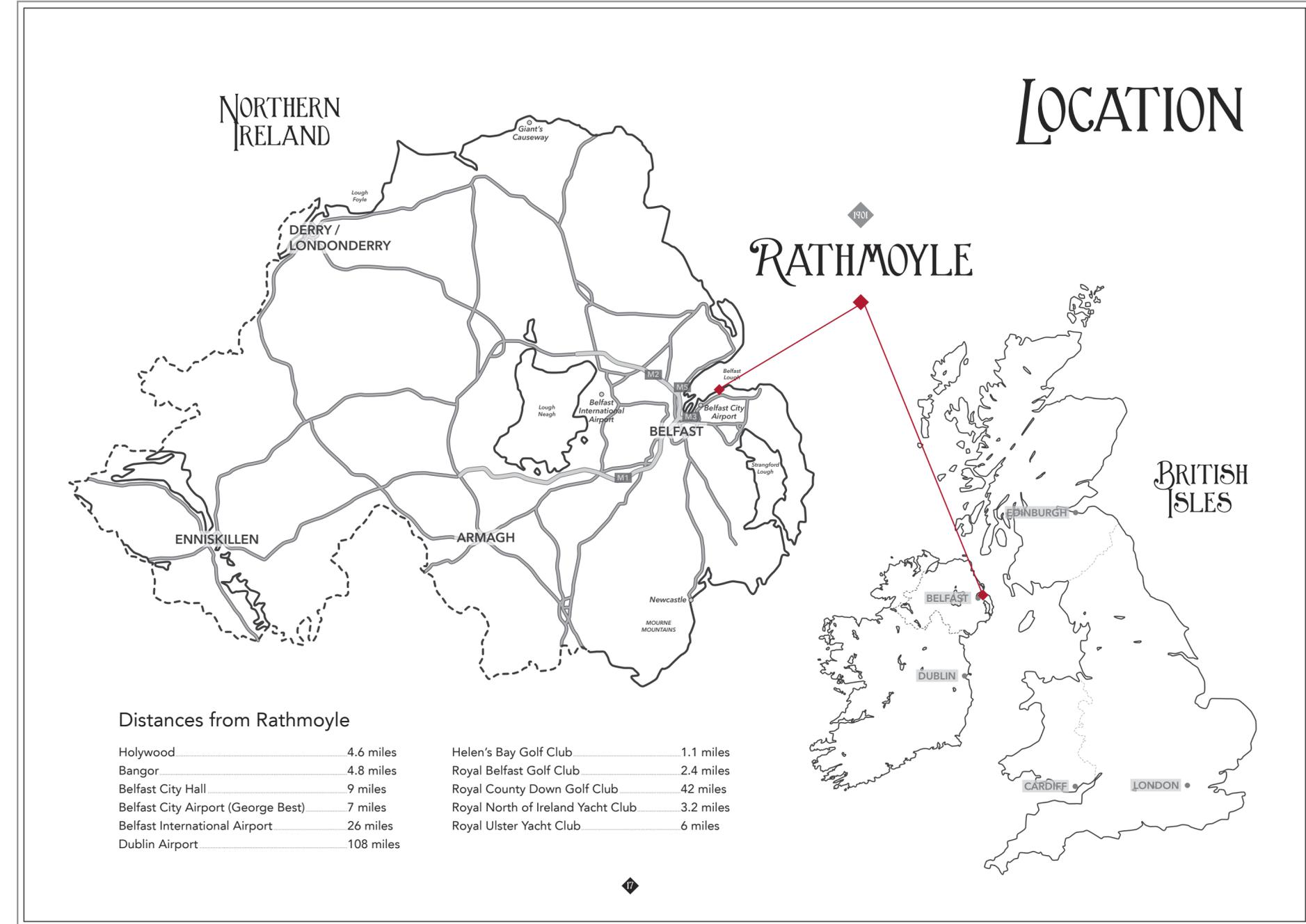
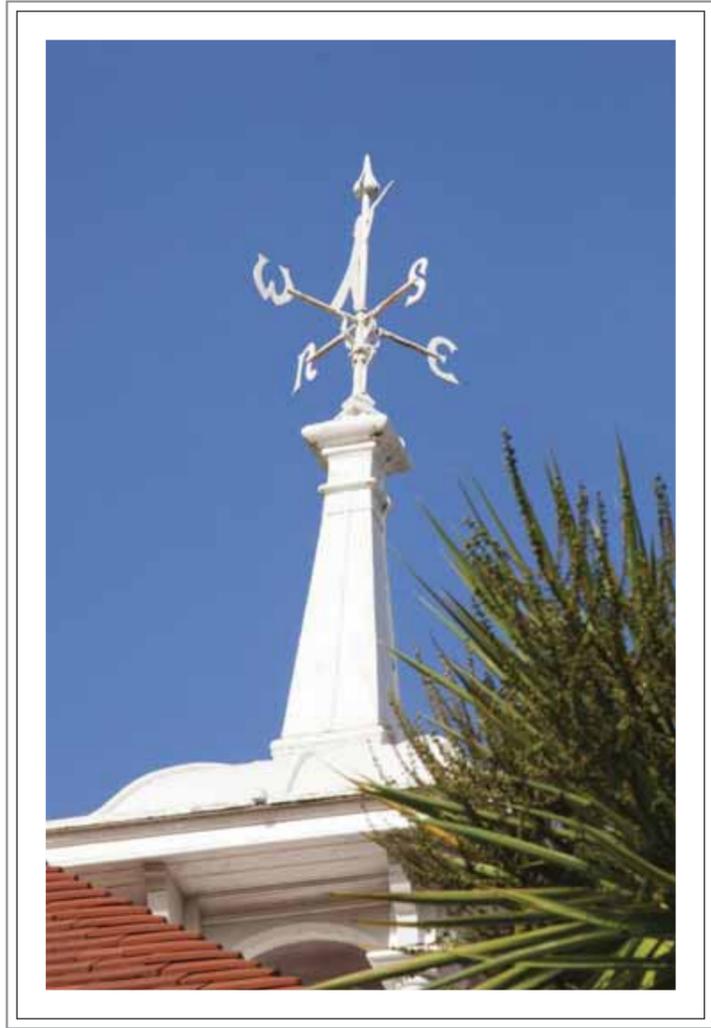
The Short and Harland firm played a vital role during the 1939-45 war and the then owners of Rathmoyle House also played their part in the war effort. Captain William Mitchell, as well as being one of the owners of Mitchell & Sons Limited was also a serving officer in the Royal Irish Rifles. He was invalided out of the army in the mid 1930's but re-enlisted on the outbreak of war in 1939. Unfortunately he was not allowed to rejoin his regiment but instead rose to the rank of Major in the Pay Corps. His son, Lieutenant Dunsmere Mitchell lived in the house for a few years before his marriage when he moved to Carrowdore Castle. Major Mitchell moved to a house in Dundrum.

During the period 1942-1947 Rathmoyle was rented to Captain Samuel Barbour Duffin. Captain Duffin had originally lived in Danesfort (now the headquarters of Northern Ireland Electricity) before he was requisitioned during the war by Gallaghers. They stayed for a year in Ballycastle before moving to Rathmoyle. The family were direct descendants of the Victorian linen magnate, Samuel Barbour. During the Second World War there was a prisoner of war camp opposite the house down by the seashore and Mr Nicholas Duffin, who was a young schoolboy, can remember going to see the Germans and swapping insignia through the wire. He also recalls signalling from the tower with a white sheet to a Royal Navy ship as it came into the Lough. His older sister was walking out with one of the young officers on board at the time and subsequently married him.

Major William C Mitchell died c.1947 and his sons sold the property to Shorts which has not had reason to regret the purchase as the company was able to use the tower and grounds for radar and other testings as well as possessing one of the most beautiful Edwardian mansions still in existence in Ireland.

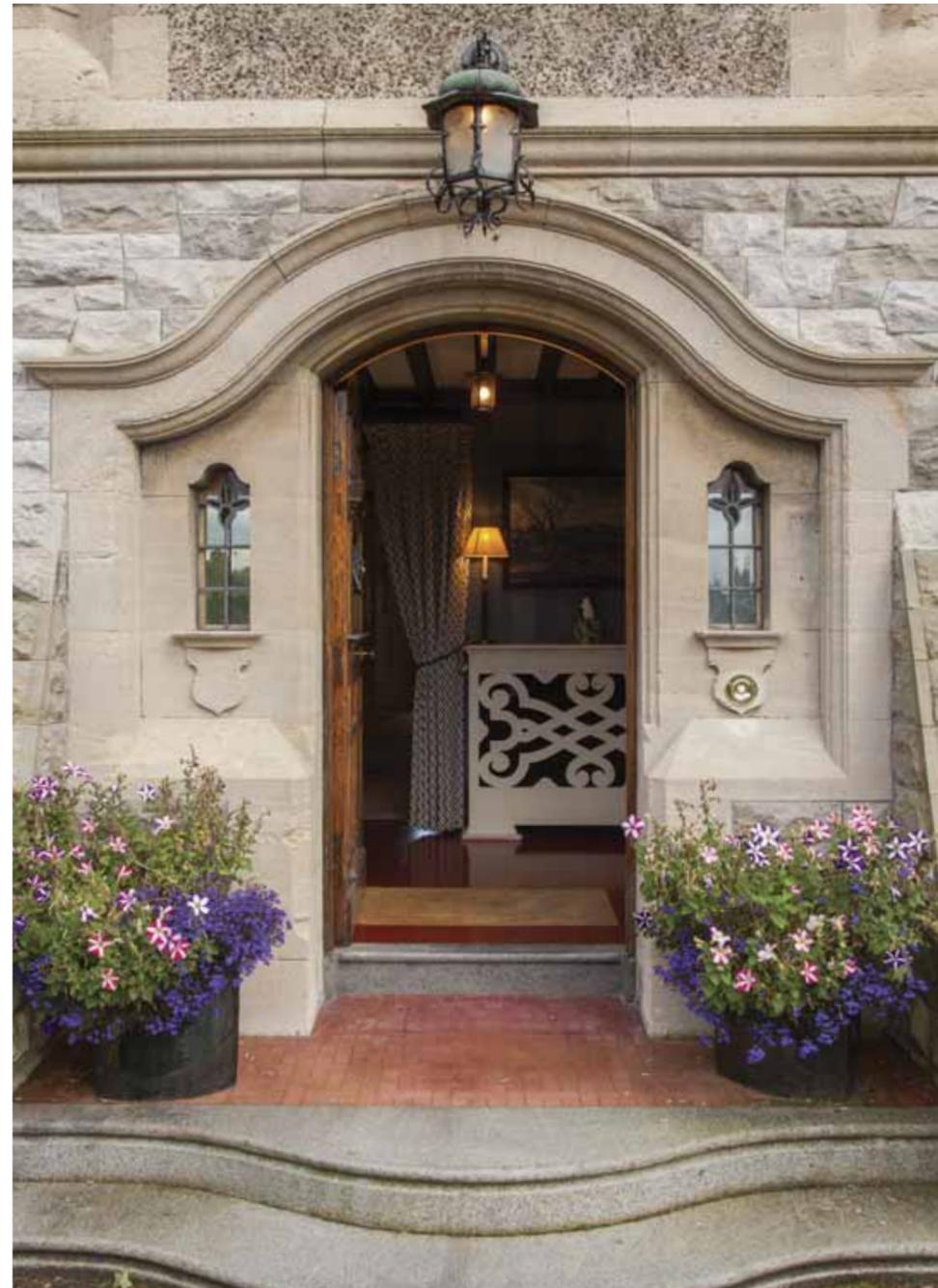
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Belfast Master Bedroom, Ensuite



Belfast Master Bedroom



Drawing Room



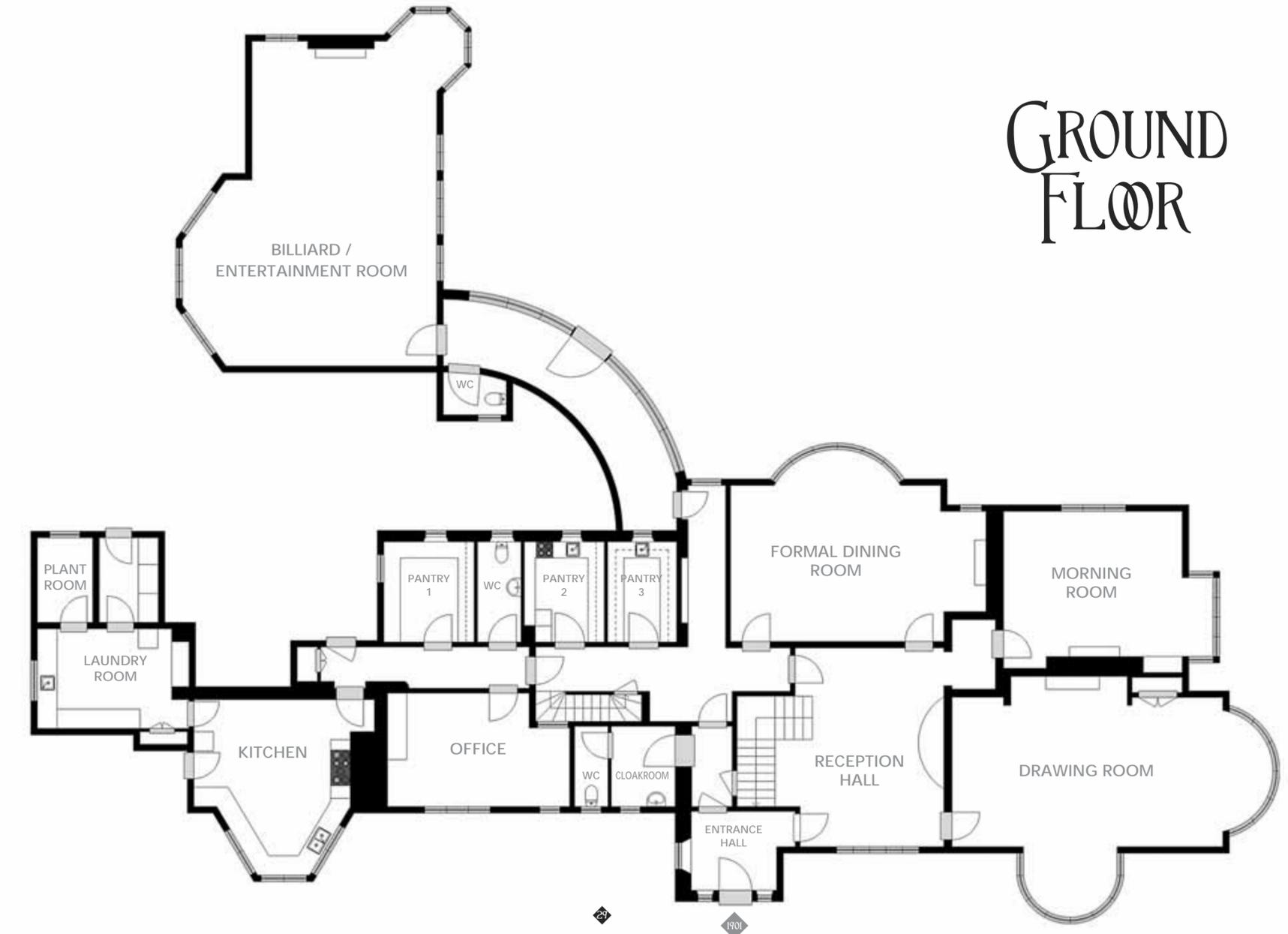
Solent Bedroom



Starbust Bedroom

GROUND FLOOR MEASUREMENTS

Entrance Hall	3.19m x 2.44m	10'6" x 8'0"
Cloakroom	2.48m x 1.96m	8'2" x 6'5"
Separate WC		
<hr/>		
Reception Hall	6.14m x 4.55m	20'2" x 14'11"
Drawing Room	9.83m x 7.44m	31'3" x 24'5"
Morning Room	6.42m x 4.98m	21'1" x 16'4"
Formal Dining Room	7.82m x 5.93m	25'8" x 19'5"
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Billiard / Entertainment Room	10.88m x 7.79m	35'9" x 25'7"
Hallway - Access to Croquet Lawn		
WC		
<hr/>		
Office	5.58m x 3.60m	18'4" x 11'6"
Kitchen	5.53m x 5.42m	18'2" x 17'10"
Laundry Room	4.64m x 3.57m	15'3" x 11'9"
Plant Room	2.61m x 1.69m	8'7" x 5'7"
Rear Hallway		
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Pantry 1		
WC		
Pantry 2		
Pantry 3		



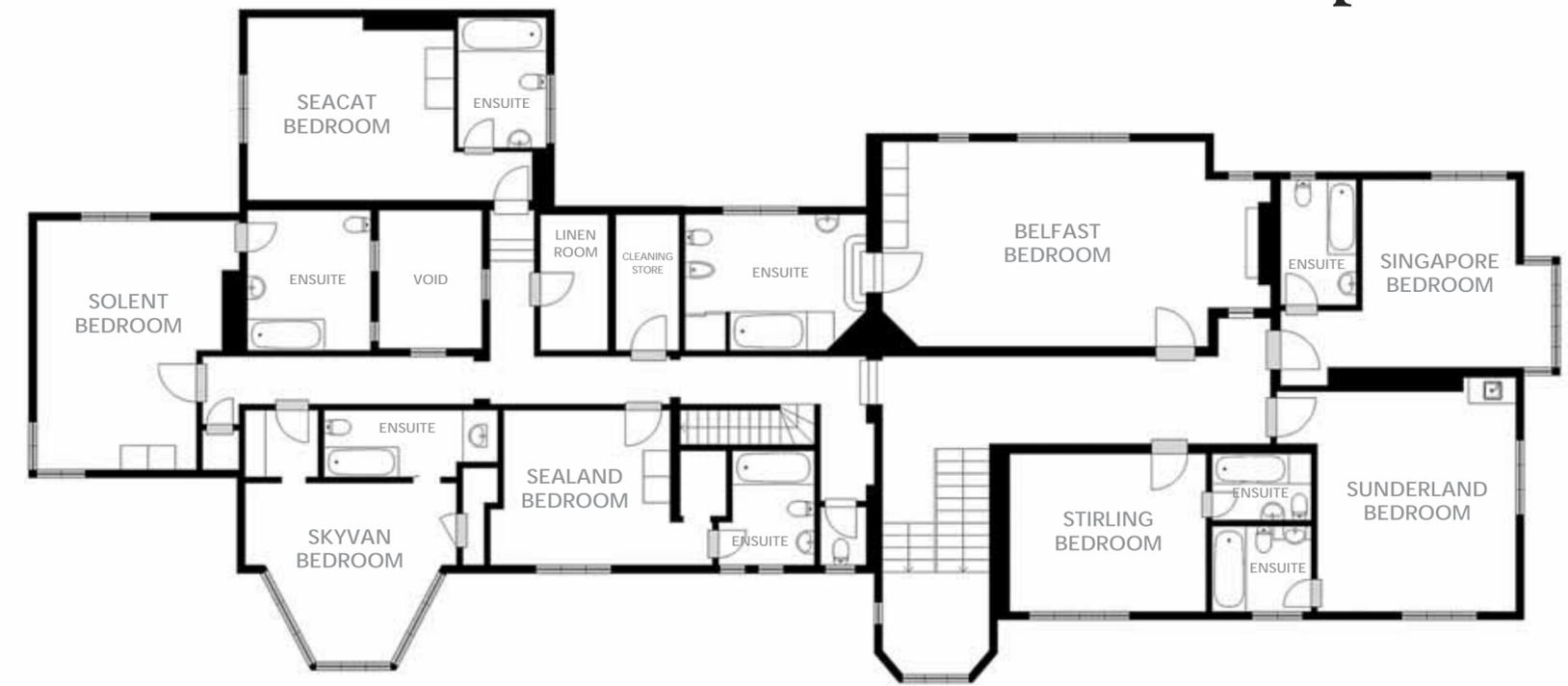
FIRST FLOOR MEASUREMENTS

Landing		
Belfast Bedroom	9.53m x 5.06m	31'3" x 16'7"
Ensuite		
Stirling Bedroom	4.82m x 3.90m	15'10" x 12'10"
Ensuite		
Sunderland Bedroom	5.79m x 4.87m	19'0" x 16'0"
Ensuite		
Singapore Bedroom	6.66m x 4.64m	21'10" x 15'3"
Ensuite		
Sealand Bedroom	5.45m x 3.83m	17'11" x 12'7"
Ensuite		
Seacat Bedroom	6.99m x 4.51m	22'11" x 14'10"
Ensuite		
Skyvan Bedroom	5.19m x 4.43m	17'0" x 14'6"
Ensuite		
Solent Bedroom	6.16m x 4.96m	20'3" x 16'3"
Ensuite		
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Linen Room		
Cleaning Store		



First Floor Landing

FIRST FLOOR



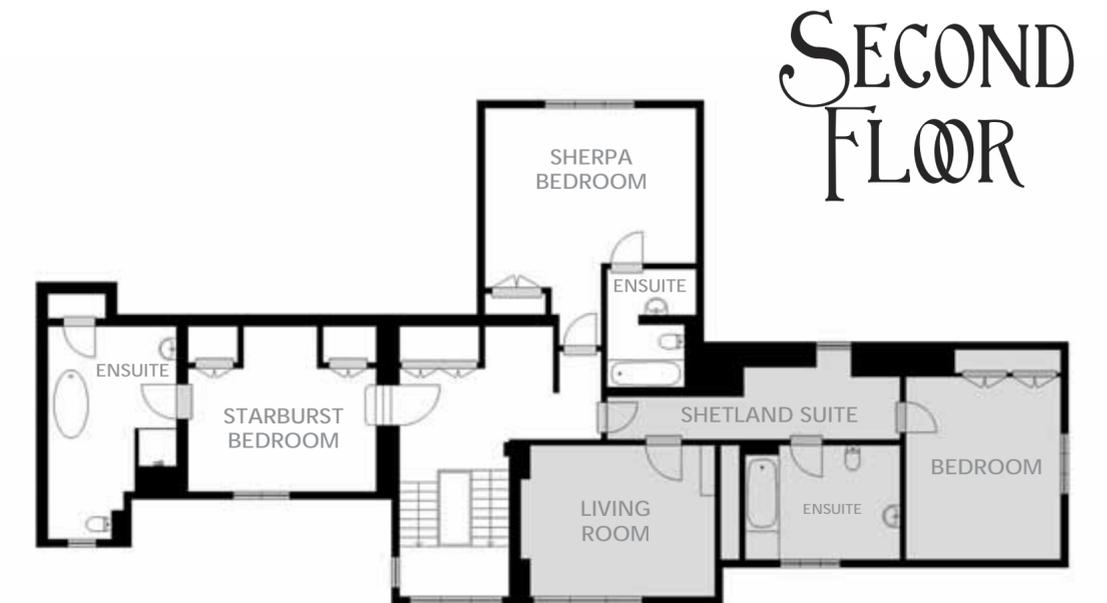
SECOND FLOOR MEASUREMENTS

<i>Landing</i>		
Sherpa Bedroom	6.16m x 5.44m	20'2" x 17'10"
Ensuite		
Starburst Bedroom	4.85m x 4.29m	15'11" x 14'1"
Ensuite		
<hr/>		
<i>Shetland Suite</i>		
Living Room	5.01m x 3.93m	16'5" x 12'11"
Bedroom	5.45m x 3.99m	17'11" x 13'1"
Bathroom	3.99m x 2.97m	13'1" x 9'9"



THIRD FLOOR MEASUREMENTS

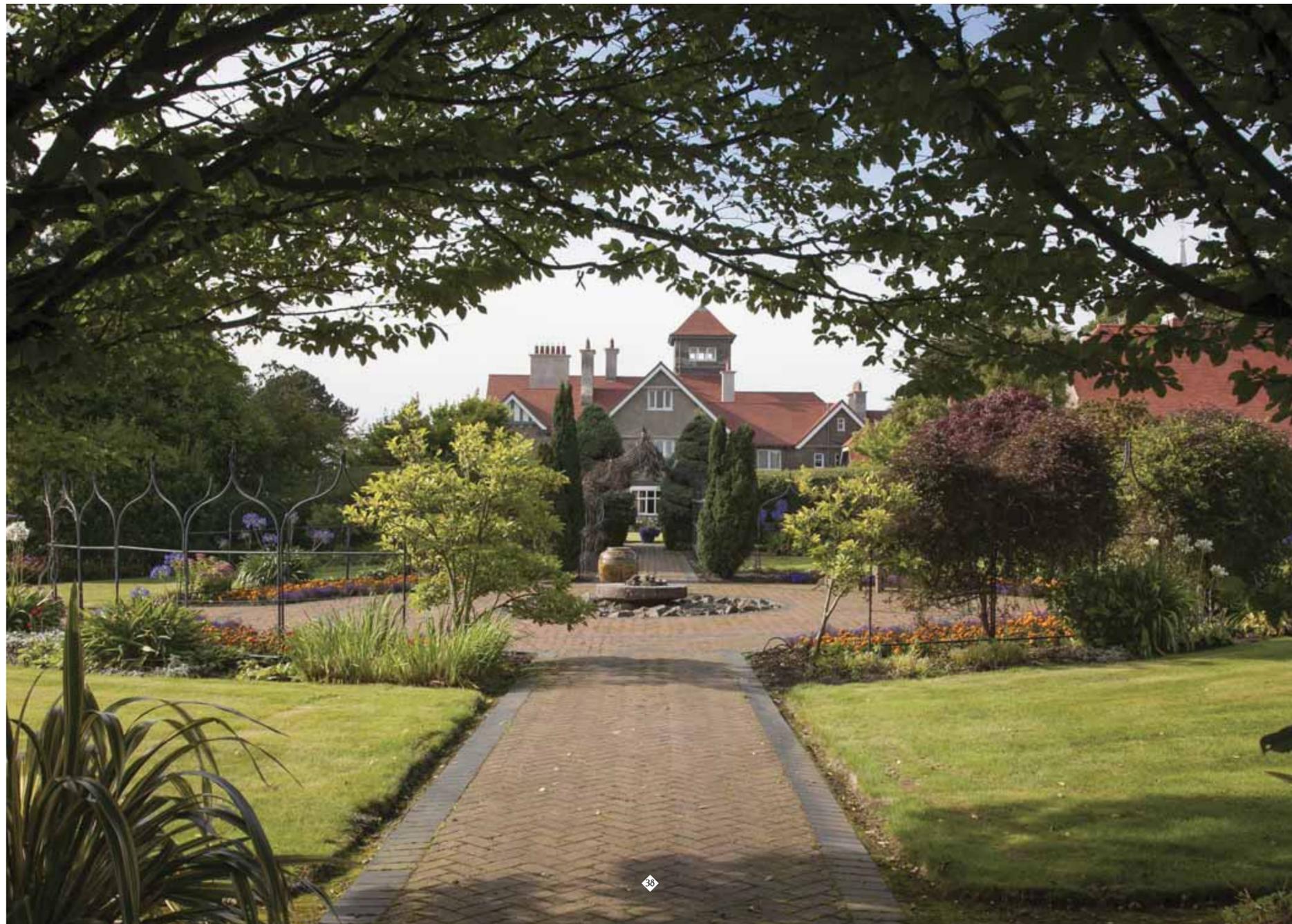
Stairs to Turret Room	2.88m x 2.82m	9'6" x 9'3"
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1901
GARDENS





1901
RATHMOYLE



KEY
RATHMOYLE HOUSE
& GARDENS - 8 ACRES





Rathmoyle House



Gate Lodge



Coach House



Outbuildings & Yard

RATHMOYLE

'Rathmoyle', A magnificent Listed Residence Set
in c. 8 Acres of Landscaped Gardens, Gate Lodge,
Coach House, Courtyard & Outbuildings

VIEWING STRICTLY BY PRIVATE APPOINTMENT



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