

Asset Ref No.	HB10/11/001 A-P: 78 Ballee Rd, Artigarvan, Strabane; Holy Hill House & Estate Related Structures	
Heritage Type	Built	
Location	OS 6-inch map sheet	TYR
	Townland	Holy Hill
	Parish	Leckpatrick
	LCA	Foyle Valley
	ITM Coordinates	
	NG Coordinates	H3838 9982
Protection Status	<i>Listed Building</i>	
Condition	<i>Substantial Remains</i>	
Ownership (if known)		
Site Description	<p>Exterior Description And Setting: House</p> <p>A detached symmetrical five-bay, three-storey-over concealed basement double-pile house, built c. 1670. The house is square on plan, facing east with full-height canted bay on the north elevation. A number of extensions project from the rear elevation creating an irregular plan here. Hipped natural slate M-profile roof (slightly sprocketed) with angled clay ridge tiles; roughcast chimneystacks with polygonal terracotta pots. Painted roughcast walls; smooth rendered plinth visible at basement level on part of south elevation. Cast iron gutters; internal downpipes not visible on the front elevation. Windows generally timber sliding sash (except where otherwise stated), diminishing to upper floors at front elevation and of various configurations to remainder. Principal elevation faces east and is symmetrically arranged about a central entrance door with lugged sandstone surround and threshold. Entrance comprises double-leaf timber glazed doors with Dutch style timber shutter behind, divided horizontally into three sections. 3/3 windows on second floor, 6/6 on first and 9/6 on the ground (lower windows all replacements). Lean-to additions to either side are screened by painted roughcast flanking wing walls, surmounted by a masonry cap with decorative scroll to angle with main block, terminating with a ball finial to outer edge. South wing features a timber and stud double door with concrete threshold and reveal. North wing has no door (currently boarded up). South elevation is asymmetrical. Painted weather slating to first and second floor right; 8/8 window to left; two 6/6 windows on the ground floor. A modern metal bridge with concrete steps projects from the second window (formerly a door) and over the coal cellar. Single-storey lean-to extension to right with natural slate roof (replacing an earlier glazed roof). Dipartite side-hung 12 light window to left and 3/3 sash to right. North elevation has full height canted bay to right; 3/3 windows on 2nd floor, 6/3 on the first floor and 9/6 on the ground floor, either side of a 9/9 window, extending to ground level with stone slab threshold. Remainder has 6/3 window on 2nd floor, single-storey lean-to extension to left (as before but with UPVC gutters). Rear elevation is abutted by several extensions: at left is a double height gabled extension (c.1850); to centre is a one-and-a-half storey gabled extension linking to the attached outbuilding (HB10/11/001B) at rear, and accessed from the main block by a short skewed link from which rises a twentieth-century lean-to sanitary extension (supported at right by a straight pier rising from the scullery). Exposed section has a single window at first and second floor to left of sanitary extension. Double-height extension has double-glazed French doors with large toplight, all accessed by four stone steps bridging a ditch; three 1/1 windows with horns. Central extension has original four-pane window to attic storey and replacement 3/6, accessed by a timber-sheeted door with brass furniture at south; further gabled addition to south. The skewed link has a single 3/6 window. Sanitary extension has 3/6 windows. Scullery has a timber sheeted door at right cheek and two six-light windows. Setting Holy Hill House occupies an extensive demesne consisting of lawns, mature parkland and pasture, sited on undulating land to the north-east of Strabane town. There is an extensive farm complex to rear with rubble walling</p>	

(HB10/11/001B-L). It is accessed from the road by wrought and cast iron gates with square stone rubble gate piers to the west of the house which would have formerly been the back avenue. Roof: Pitched natural slate Walling: Whitewashed rubble Windows: Timber sash Rainwater goods: Cast-iron U-profile.

Exterior Description And Setting: Outbuildings (HB 10/11/001B)

Single-storey range of buildings dating from c.1810 and forming part of an extensive farm complex in the demesne of Holy Hill House (HB10/11/001A-L). Rectangular on plan, aligned east-west. Located on north-east of the farmyard and just west of Holy Hill House (HB10/11/001A). All components have pitched natural slate roofs (unless otherwise stated); there are no rainwater goods; walling is thick limewashed rubble stone over painted base course; multi-pane timber windows openings with contrasting frames and no cills. The main range faces south and consists of a former slaughter house and apple house, with stick house to left end. West elevation is blank and is abutted by a low whitewashed, rubble walled enclosure, formerly used as an Ash Pit. North elevation is abutted by a lean-to structure (abutting the farmyard wall) and containing entrance door only, formerly dog house. East elevation abuts the main house (rear extension). Setting The building occupies a farmyard setting to west of the main house and abuts the farmyard wall; of rubble stone construction. The farmyard wall at this side terminates at the byres building (HB10/11/001H) at a gated access with painted cast metal gates on rubble stone piers; stone piers with painted cast metal cockerel finials, installed by current owner. Concrete farmyard and associated outbuildings are set within a demesne consisting of parkland, pasture and gardens. Roof: Pitched natural slate Wall: Whitewashed rubble Windows: Rainwater goods: None

Exterior Description And Setting: Yardman's House(HB 10/11/001C)

An attached two-storey, three-bay house dating from c.1810, forming the eastern part of an east-west range located in the centre of the farmyard of Holy Hill House (HB10/11/001A). Part of the enclosed farmyard to Holy Hill House (HB10/11/001B-L), situated north-east of Strabane town. Rectangular on plan. Pitched natural slate roof; aluminum rainwater goods; painted cement rendered chimneystack; aluminum rainwater goods. Walling is painted smooth rendered over contrasting base course. Windows are 6/6 replacement timber sash windows with painted masonry sills. North and south elevation each consist of three irregularly spaced openings to each floor including replacement timber sheeted door. East elevation has two windows. West elevation is abutted by barn and cellars (HB10/11/001D) Setting The building occupies a farmyard setting to west of the main house. Concrete farmyard and associated outbuildings are set within a demesne consisting of parkland, pasture and gardens. Roof: Pitched natural slate Walling: Cement rendered and whitewashed Windows: Replacement timber sash Rainwater goods: Aluminum U-profile.

Exterior Description And Setting: Barn with cellars

Two-storey multi-bay range of outbuildings dating from c.1810, forming part of an east-west range with the yardman's house (HB10/11/001C) located in the centre and part of the enclosed farmyard to Holy Hill House (HB10/11/001A-L), a country house with demesne situated north-east of Strabane town. Rectangular on plan, facing south. Pitched natural slate roof laid in diminishing courses; cast-iron rainwater goods to south, painted aluminum to north, downpipe approximately marks the division between the barn and yardman's house. Limewashed rubblestone walls over painted contrasting base course. Openings are painted t&g sheeted, unless otherwise stated. The principal elevation faces south and has four ventilation slits along the loft storey. At left, four concrete steps lead to a door. There are three small painted camber-headed timber doors at ground level. Central square-headed double painted timber doors with timber and iron lintels lead to the coach house. East gable is abutted by the yardman's house (HB10/11/001C). North elevation has three ventilation slits at loft storey level and one timber-framed window with mesh. Ground floor has two projecting gabled porches with pitched natural slate roofs; each has a door with timber lintel and a further camber-headed door is located between the

porches. Modern single-storey lean-to milk house extension to left has aluminum rainwater goods. The right gable is blank and has the remains of lime pit. The building occupies a farmyard setting to west of the main house. Concrete farmyard and associated outbuildings are set within a demesne consisting of parkland, pasture and gardens. Roof: Pitched with diminishing natural slate Walling: Whitewashed rubble Windows: Ventilation loops, otherwise one timber framed opening with mesh. Rainwater goods: Cast iron and painted aluminum U-profile

Exterior Description And Setting: Laundry

Two-storey, two-bay former laundry building built c.1810 and remodeled c.1870. Rectangular in plan with laundry on ground floor and coachmen's house on the first floor. Situated at the south end of the enclosed farmyard to Holy Hill House (HB10/11/001A), a country house with demesne situated north-east of Strabane town. Pitched natural slate roof and limewashed random rubble walls with painted plinth. Windows are generally timber sliding sash with exposed boxes and no sills. No rainwater goods. The front (north) elevation features a central 2/2 window at first floor level. Centrally placed painted timber sheeted door with 4/4 window to its right and a smaller painted timber sheeted door to left. The eastern end is enclosed by the farmyard wall. South elevation is exposed random rubble (formerly and internal wall, extension now partially removed). The west elevation has a replacement timber casement to ground floor, 4/2. Sash to attic, timber lintel and abuts forge building (HB10/11/001F). Setting Holy Hill house and its associated outbuildings lie in the established Holy Hill demesne with lawns, mature parkland and farmland, situated on undulating land to the north-east of Strabane town Roof: Pitched natural slate Walling: Whitewashed rubble Windows: Replacement (salvaged) Rainwater goods: None

Exterior Description And Setting: Forge

An attached single-storey single-bay lean-to former forge dating from c.1810 situated at the southern end of the extensive farm complex of Holy Hill House (HB10/11/001A), a country house with demesne situated north-east of Strabane town. Square on plan. Monopitch natural slate roof with brick bellcote rising from the north-west corner which is thickened to form a pier; topped with a masonry mantle; complete with bell. Rendered chimney behind bellcote. Limewashed rubble stone walling with contrasting base course. Entrance elevation at north comprises a painted t&g sheeted door with metal-framed lattice glazed window to its left; masonry sill. Remaining elevations are blank; east elevation has exposed concrete breeze block where neighboring building has been removed. Setting Set at southern end of farmyard at Holy Hill house and abutting Laundry building(HB10/11/001E); lawned area to south of building enclosed by rubble walling. This building and associated outbuildings occupy an established demesne with lawns, mature parkland and farmland, situated on undulating land to the north-east of Strabane town Roof: Pitched with diminishing natural slate Walling: Whitewashed rubble Windows: Metal framed lattice. Rainwater goods: None

Exterior Description And Setting: Stable for Coach Horses

A two-storey, two-bay former coach house dating from c.1810 forming part of the southern boundary of the farmyard of Holy Hill House (HB10/11/001A), located to the north-east of Strabane town. Rectangular on plan, facing south, with a single-storey lean-to boiler house to east. Pitched natural slate roof, slate eaves; metal weather vane on apex added c.2000. Limewashed rubble stone walling with painted contrasting base course. Cast iron rainwater goods to north, painted aluminum rainwater goods on south elevation; timber framed window settings (unless otherwise stated). North (entrance) elevation has a painted t&g sheeted door with replacement 8/8 window to its right. There is a timber louvered window at first floor (head at eaves level). A further range of single-storey outbuildings (HB10/11/001H) abut extreme right end. East elevation has a small camber-headed multi-pane window on ground floor (voussoirs evident beneath limewash) and central ventilation loop at loft level. Lower single storey outbuilding (boiler house) abuts left side. South elevation has five horizontal openings at mid level; four are equally spaced

with an additional one set further to the left. West gable has a timber louvered window and a multi-paned timber framed window, both at ground floor. Painted t&g sheeted door on first floor to hay loft. The boiler house has natural slate roof and limewashed rubble walls. North elevation has a large boarded window opening. Setting The building is at the southern end of the farmyard at Holy Hill; small lawn to the south enclosed in rubble walling(HB10/11/001F). Holy Hill house and its associated outbuildings occupy an established demesne with lawns, mature parkland and farmland, situated on undulating land to the north-east of Strabane town Roof: Natural slate Walling: Whitewashed rubble Windows: Multi-pane timber, some louvered. Rainwater goods: Cast iron U-profile and aluminum U-profile

Exterior Description And Setting: Byres

A long single-storey multi-bay range of outbuildings comprising four byres for pigs and a turnip house, dating from c.1810 and forming part of an extensive farm complex in the grounds of Holy Hill House (HB10/11/001A-L), a country house situated north-east of Strabane town. Rectangular on plan, with turnip house on a skew at north projecting beyond byre range at its west elevation. Pitched roof, natural slated roof to all but south end which has asbestos slates; brick eaves. Decorative finial to north apex. Pitched corrugated metal roof to turnip house. Limewashed rubble stone walling with some red brick and painted contrasting base course. Windows are replacement timber and metal casements. West elevation is asymmetrical with five windows, four doors and a through-passage to left end where the building abuts the stable range (HB10/11/001G). Doors on this elevation are t&g sheeted with the exception of that to left which comprises six shaped panels and has beaded muntin (originally an internal door from the main house); t&g sheeted timber secondary door over. The turnip house at north has a door at the south elevation and is abutted at west by a modern farm building. North elevation is blank. East elevation faces into the farmyard and has three irregularly spaced windows. Setting Set on the west of the farmyard at Holy Hill house. This building and its associated outbuildings are set within the demesne of Holy Hill (HB10/11/001A), with lawns, mature parkland and farmland, situated on undulating land to the north-east of Strabane town Roof: Natural slate Walling: Whitewashed rubble Windows: Timber and metal framed casements Rainwater goods: None

Exterior Description And Setting: Stables for farm Horses

A detached two-storey outbuilding dating from c.1810, comprising part of an extensive farmyard complex in the demesne of Holy Hill House (HB10/11/001A), a country house situated north-east of Strabane town. Rectangular on plan. Pitched natural slate roof with angled clay ridge tiles, all over brick eaves. Walling is lime rendered and limewashed random rubble. Windows are painted metal casements without sills. Principal elevation faces north and has central t&g sheeted opening to loft over a corrugated metal door; both have timber lintels and are partially formed in lime rendered brick. There is a 2/4 window to either side of door. East gable has painted timber loft door with brick relieving arch evident above, metal multi-paned lattice window on ground floor. South elevation is blank. West elevation is abutted by a modern farm building. Setting Holy Hill house and its associated outbuildings are set in the seventeenth century demesne of Holy Hill House (HB10/11/001A-L), comprising lawns, mature parkland and farmland, and situated on undulating land to the north-east of Strabane town. There is a cast-iron railing abutting to rear. Roof: Natural slate Walling: Whitewashed rubble and red-brick Windows: Metal framed casements. Rainwater goods: None.

Exterior Description And Setting: Saw Mill

A detached two-storey three-bay saw mill dating from c.1840 and located to the west of Holy Hill House (HB10/11/001A). Rectangular on plan. Pitched corrugated metal roof, timber bargeboards, rainwater goods missing; random rubble stone walling set in lime mortar. Openings are t&g sheeted throughout (unless otherwise stated), without sills. Southwest gable (entrance elevation) is mainly covered with sheets of corrugated-metal including a double-width corrugated-metal door with simple metal canopy over.

	<p>Northwest elevation is asymmetrical. First floor has three window openings (sheeted). Ground floor has louvered window and entrance door, both having rubble stone relieving arches over. Northeast gable formerly housed the mill wheel (no longer present) with retaining wall built against the rising terrain to northeast. Southeast elevation is partially built into a bank and has three openings to first floor including a loading door and two small openings with heads at eaves level. Ground floor has a multi-pane timber window with relieving arch as before, partially concealed by bank. Setting The saw mill is set in wooded surroundings on the demesne of Holy Hill House (HB10/11/001A-L), which comprises lawns, mature parkland and farmland, all situated on undulating land to the north-east of Strabane town Roof: Corrugated iron Walling: Cut stone and rubble Windows: Openings t&g sheeted, one multi-pane timber window. Rainwater goods: None</p> <p>Exterior Description And Setting: Walls, glass houses and potting shed</p> <p>A walled garden dating from c.1840 situated to the south of Holy Hill House (HB10/11/001A), a country house with demesne situated north-east of Strabane town. The garden consists of a rectangular enclosure approximately 9-10 ft high, constructed of rubble stone set in lime mortar. North and west walls are lined with red brick. There are a number of later structures abutting the inner face of the walls, as follows: Vine House Single-storey lean-to glazed timber vine house to north, rectangular in plan, with red-brick plinth wall having glazed timber frame over a continuous concrete sill. Access is at east via a half-glazed timber door. Corrugated tin boiler house connected to vine house on north side of wall. Sunken glass house Single-storey glass house, rectangular in plan, aligned roughly north-south. Red brick foundation and plinth walls support glazed roof with cast-iron frame and painted angled ridge tiles; eaves are timber. Access at north end via a timber door; top panel glazed (four panes), lower panel timber sheeted. Corrugated metal potting shed Single storey corrugated metal, rectangular in plan, aligned north-south and located on western outside face of walled garden. Lean-to with painted timber single glazed casement windows. No access to interior. Setting The walled garden is set within the demesne of Holy Hill House (HB10/11/001A-L). Walling: Rubble stone and red-brick Glass houses: Red brick/timber/cast metal/glass Potting shed: Corrugated metal.</p>
<p>Landscape Context (setting)</p>	<p>Located within parkland consisting of mature woodland and open gardens surrounded by high quality agricultural land, 1.5km south of Artigarvan, 3.5km northeast of Strabane and just southwest of the Glenmornan River.</p>
<p>Site Appraisal</p>	<p>House</p> <p>Holy Hill is a substantial three-storey five-bay country house with seventeenth century origins, located in an extensive demesne north-east of Strabane; sources dating the house back to the Plantation era are associated with the Sinclair and Hamilton families. The house retains its early style and proportions, successive alterations having been built up around the original house, the shell of which is still evident within the interior. Several early features remain intact both internally and externally, and later additions enhance the intrinsic interest of the house, including modifications to allow the insertion of windows from Ballymena Castle. The house occupies an extensive demesne with an exceptionally well preserved farmyard complex to rear (HB10/11/001B-L). The setting is well-preserved and along with the other listed structures on the demesne they represents a rare and important seventeenth group of national importance.</p> <p>Outbuilding</p> <p>An intact and good quality vernacular outbuilding range with limewashed rubblestone walls and pitched natural slate roofs; part of an extensive farm complex located within the demesne of Holy Hill, which has Plantation origins(HB10/11/001A-L). Historical evidence seems to suggest an early nineteenth century date for the farm buildings. The building retains its early style and proportions and has been well-maintained (although with isolated sympathetic replacements). Set next to the house, it makes a positive contribution to the demesne and has group value with the other listed structures at Holy Hill.. This</p>

relatively rare farmyard group reflects the development of farming techniques necessary for the efficient running of a large estate.

Yardman's House

A well detailed farm worker's house with limewashed rubblestone walls and pitched natural slate roofs; part of an extensive farm complex located within the demesne of Holy Hill, which has Plantation origins (HB10/11/001A-L). The building retains its style and proportions and has been well-maintained (although with isolated sympathetic replacements). Historical evidence seems to suggest an early nineteenth century date for the farm buildings. Attached to the barn with cellars (HB10/11/001D) in the centre of the farmyard group, it has group value with the other listed structures at Holy Hill. The outbuildings as a group reflect the development of farming techniques necessary for the efficient running of a large estate.

Barn with cellars

A well detailed outbuilding with limewashed rubblestone walls and pitched natural slate roofs, part of an extensive farm complex located within the demesne of Holy Hill, which has Plantation origins(HB10/11/001A-L). The building retains its vernacular style and proportions and has original cellars with lobbied accesses and vaulted ceilings. Attached to the yardman's house (HB10/11/001C) in the centre of the farmyard group, it has group value with the other listed structures at Holy Hill. The outbuildings as a group reflect the development of farming techniques necessary for the efficient running of a large estate.

Laundry

A well detailed two-storey vernacular outbuilding, built in the early nineteenth century and converted to use as a laundry c.1870. The building retains its style and proportions and forms part of an extensive group of ancillary structures associated with Holy Hill House, a substantial country house dating from the Plantation era(HB10/11/001A-L). The building is constructed of rubble stone in traditional style, using local materials. Although some elements have been replaced, the changes have been sympathetically carried out using salvaged materials. The building makes a positive impact to the demesne and the outbuildings, as a group, reflect the evolving needs and efficiencies associated with the running of a large estate. Has group value with the other listed structures at Holy Hill.

Forge

A vernacular outbuilding with limewashed rubblestone walls, bellcote and monopitch natural slate roof, part of an extensive farm complex located within the demesne of Holy Hill, which has Plantation origins(HB10/11/001A-L). Historical evidence seems to suggest an early nineteenth century date for the farm buildings. The building retains its vernacular style and proportions and has been well-maintained (although with some alteration). Set adjacent to the laundry building (HB10/11/001E) and next to the house, it makes a positive impact to the demesne and the outbuildings, as a group, reflect the requirements of running of a large estate. Along with the adjoining walling It has group value with the other listed buildings in the Holy Hill estate.

Stable for Coach Horses

A vernacular outbuilding with limewashed rubblestone walls and pitched natural slate roofs, part of an extensive farm complex located within the demesne of Holy Hill, which has Plantation origins (HB10/11/001A-L). The stable building retains its vernacular style and proportions and has its original marked cast metal stalls inside. The complex retains its early aspect and has been well-maintained (although with isolated sympathetic replacements). Set next to the house, it makes a positive impact to the demesne and the outbuildings as a group reflect the improvements necessary for the efficient running of a large estate. It has group value with the other listed buildings in the Holy Hill estate.

	<p>Byres</p> <p>A vernacular outbuilding with limewashed rubblestone walls and pitched natural slate roofs, part of an extensive farm complex located within the demesne of Holy Hill, which has Plantation origins(HB10/11/001A-L). The building retains its vernacular style and proportions. Set within the farmyard enclosure, it forms the western wing of the yard and makes a positive impact to the demesne and the outbuildings. As a group the buildings reflect the development of farming techniques necessary for the efficient running of a large estate. It has group value with the other listed buildings in the Holy Hill estate.</p> <p>Stables for farm Horses</p> <p>A vernacular outbuilding with limewashed rubblestone walls and natural slate roof, part of an extensive farm complex located within the demesne of Holy Hill, which has Plantation origins(HB10/11/001A-L). The building retains its vernacular style and proportions and has group value with the enclosed farmyard at Holy Hill. With its original interior largely intact, despite losing part of its original setting with the addition of modern farm buildings, it makes a positive impact to the demesne and the outbuildings. It has group value with the other listed buildings in the Holy Hill estate.</p> <p>Saw Mill</p> <p>A two-storey sawmill constructed in the mid-nineteenth century to service the Holy Hill demesne (HB10/11/001A-L). The demesne has Plantation origins and the saw mill represents one of the latest phases of improvement still in evidence at the estate. It displays good proportions, is plainly detailed and features traditional materials including rubble stone, timber and corrugated metal. The wooded setting remains intact and the building is a key ancillary structure within an important and well preserved demesne. It has group value with the other listed structures in the Holy Hill estate.</p> <p>Walls, glass houses and potting shed</p> <p>An extensive walled garden of mid-nineteenth century date comprising rubble stone walls and forming a key part of the structures associated with the Holy Hill demesne (HB10/11/001A-L). The walling is well maintained and the enclosure retains later nineteenth century garden structures. The garden structures display good proportions and are good examples of small Victorian glass houses, now increasingly rare. The interiors have heating systems for raised beds still intact. Together, the ancillary structures provide evidence of a once-thriving commercially independent estate and their survival is of considerable importance within the context of Strabane. The structures have group value with the other listed structures on the Holy Hill estate. AT 28.06.2010.</p>
<p>Sensitivity</p>	<p>This site is a private residency and as such is not accessible to the public</p>
<p>Associations:</p>	<p>Historical Information: House</p> <p>Holy Hill House demesne is located in the townland of Hollyhill and the parish of Leckpatrick. Since the seventeenth century, the house name has variously been recorded as Holyhill, Holihill, Holly Hill and Holy Hill; likewise, the townland name has changed from Balliborne (as recorded on the 1609 Bodley Map), Balliburny (as recorded on the 1655-1667 Civil Survey of Ireland), Ballyburny, Holihill (survey book, c.1680) and Hollyhill. The Townland Valuation Records (1820s) record the “Ho. and offices” of James Sinclair Esq. valued at £25.3s.0d. Griffith’s Valuation shows that Captain James Sinclair holds the house in fee. The following buildings are listed all with measurements: porch, main building, basement, addition, rear addition, basement, addition, addition kitchen, dairy, dairy, granary house, coach ho. &c., fowl house, boiler shed, stable, shed, cow house, stable, office, office. A marginal note states Sawing mill 35x21x13 used only for farming purposes of Captain Sinclair. Wheel 18x2.6x0.10. Fall of water 10 or 20 ft. overshot. Power applied at top. “Saw Mill” is captioned on the second and third OS Map editions (1855 and 1906). The Valuation Revisions record that the house continues to be owned by the Sinclair family</p>

with few changes until around 1926. In 1875, there is a change in value from £40 to £43 and a marginal note: "Laundry built 3 years". William Sinclair (d.1899), son of James, had served as High Sheriff in Co. Donegal in 1854 and became Deputy Lieutenant of Tyrone in 1876. His grandson, William Hugh Montgomery, served from 1900 in the consular service in Manilla, Boston and Buenos Aires and during that time his mother sold off most of the estate to its tenants between 1904-1905 under the terms of the Land Act of 1903. William married the American heiress Elizabeth Elliott Hayes. Upon her death in 1957, the estate was left to a distant Sinclair relation, General Sir Alan Adair, who sold many of the heirlooms, burned many of the estate records, and sold the property in 1983 to Hamilton Thompson, a chemist of Strabane. (The Sinclairs of Holyhill) As part of the Ulster Plantation, the lands were held by the first Earl of Abercorn (died 1618), who granted them sometime before 1611 to his younger brother, Sir George Hamilton of Greenlaw, who built a timber house that year. The Hamiltons resided in Scotland and left the estate in the care of others. A book of Survey and Distribution from c.1680 states that "Ballyburny alias Holihill" belonged to "James Hamilton Esq. a Minor Sonne to Sir George Hamilton ye Elder" before 1641 and was distributed to Sir George Hamilton afterwards. This first house was burned in 1641; and sometime thereafter the property was granted to the family's agent in the Strabane barony, David Maghee, whose son, Captain George Magee, sold the house to "the Rev. John Sinclair, who came to Ireland from Caithness and was instituted in the parish of Leckpatrick (in which Holy Hill is situated), in 1665-66 and to Camus in 1668" (Young, p.241). The residence purchased was rebuilt after 1641, either by James Hamilton, his son, George, David Magee or his son, George. Young writes that the house received a narrow reprieve from being burned by Jacobite troops upon their retreat from the Siege of Derry (Young, p.241). Sinclair purchased the substantial house with incomes from two parishes; his 1703 memorial re-erected in Leckpatrick Parish Church of St. Patrick (HB10/11/005) praises his staunch defence of the established church and persecution of dissenters. The Abercorn papers contain many letters about and between Abercorn and Sinclair going back as early as 1749. On 14 January 1756, the Earl of Abercorn wrote to his agent Mr. Nathaniel Nisbitt. "When you chance to see Mr. Sinclair of Hollyhill, tell him I have not the counterpart of his deed of Holyhill; and that I therefore desire he will give me a copy of it. If he seems to think his title called in question, you may say you know of no such thing, but that you believe I am desirous of having my privileges ascertained". Upon his retirement in 1757, Nisbitt recommended to Abercorn that Sinclair take his place as he was "a rough honest man". With income as an Abercorn agent, John expanded his demesne in the late 1760s; he was succeeded at Holy Hill by son George, who had been apprenticed to a linen merchant (Sinclair of Holy Hill). George died in Limerick between 1803 and 1804, with his body being buried in the old parish graveyard in 1804. George was succeeded by his nephew, James, who later served as J.P. in both Donegal and Tyrone, and took part in parliamentary inquiries in the 1830s and 1840s, including the Devon Commission and the inquiry into the Orange Order, which he held in very low regard, and spoke in favour of Catholic Emancipation at a public meeting of "the nobility, gentry, clergy and freeholders of the County of Tyrone". In 1810, James planted "€1,412 spruce firs, 62 Scotch firs, 78 silver and balm of Gilead firs, 1,520 larches, 1,230 ashes, 171 horn beams, 273 birches, 870 alders, 1,041 beeches and 509 oaks"; he died in 1865 and was succeeded by barrister son William. (Bradley, p.154; "The Sinclairs of Holy Hill" OS Memoirs are lavish in their praise of Mr. Sinclair, the only resident proprietor [in the parish of Leckpatrick] (p.117)."the prosperity of this new colony is chiefly imputable to the watchful care of the proprietor, whose skill in every department of agriculture enabled him to suggest the most effectual means of improvement, whilst his liberality induced him to supply in a great measure the means. It would afford a good practical lesson to many of our proprietors to visit these newly formed farms. It would suggest, since so much has been done where climate and soil were to be contended with, what might not be done under more favourable circumstances" (p.119). The survey identified a thick wall between the front and back rooms within the main square plan of the house (shown on plan). Along this wall were framed openings, with shelving or sinks inset. These were found to resemble window architraves and corresponded to two at each side on the first floor and one on each side on the second floor. It is likely that this is the previous front to the house.

Historical Information: Outbuildings

The outbuildings are present on all three editions of the OS map (1833, 1854, 1905). Griffith's Valuation (1856-64) lists the following outbuildings with measurements: two dairies, a granary house, a coach house, a fowl house, a boiler shed, two stables, a shed, a cow house and two offices. John Sinclair commissioned William Starrat in 1736 to draw up a map of the estate, which unfortunately omitted all buildings. An estate map in the Abercorn papers, dated 1804, captions Holly Hill George Sinclair Esq. but again omits any buildings. According to secondary sources Holy Hill estate appears to have been cultivated and improved and the house enlarged in the 1730s and 1760s, by John Sinclair, owner from 1718 until 1770. During the ownership (1770-1804) of his son, George, who had been apprenticed as a linen merchant, the estate was cultivated and a mill established after 1779. Under the ownership of his nephew James, J.P., from 1804-1865, the estate was greatly cultivated and many estate buildings were erected. OS Memoirs are lavish in their praise of Mr. [James] Sinclair, the only resident proprietor [in the parish of Leckpatrick] and his skill in every department of agriculture [which] enabled him to suggest the most effectual means of improvement, whilst his liberality induced him to supply in a great measure the means. The woods of Holyhill yielded timber for [his tenants] houses and farming implements and its nurseries provided quicks and trees for their gardens and fences, to ask for which was as great a source of satisfaction to the donor as to receive it would have been to others. It would afford a good practical lesson to many of our proprietors to visit these newly formed farms. It would suggest, since so much has been done where climate and soil were to be contended with, what might not be done under more favourable circumstances" (p119). Mr. Sinclair gets 6 guineas an acre for his turf bog, but his tenants are not charged with it. Turnips have long been cultivated with much success by Mr. Sinclair. The value of irrigation has been satisfactorily evinced at Holyhill the happy effects of the good examples set by our solitary resident proprietor and the resident incumbent who display both skill and taste for farming, are daily evinced in the adoption of their principles by their neighbours. Mr. Sinclair and Mr. Brownlow maintain each a number of labourers. Holyhill mountain affords a good deal of labour in providing turf for Strabane and Lifford and their neighbourhoods" (p.121) Clay has been burned by Mr Sinclair for manure. Mr Sinclair and Mr Brownlow have watered their meadows with great success. "Few oxen have been used in husbandry and these only by Mr Sinclair" (p.122) According to the current owner the buildings were in use as a slaughter house, apple house and kennels. The ash pit was used to collect offal from the slaughterhouse, which was then used as fertiliser. From inspection, it seems likely that the farmyard was largely constructed in a single phase of improvement, with some later additions. While their vernacular characteristics make them hard to date with certainty, their appearance suggests an early nineteenth century date. This is supported by the OS Memoirs record of the agricultural efficiencies put in place by James Sinclair, who resided from the period beginning 1804.

Historical Information: Yardman's House

The building abuts the barn with cellars (HB10/11/001D) and was built to provide accommodation for a yardsman or coachman, according to the current owner. From inspection, it seems likely that the farmyard was largely constructed in a single phase of improvement, with some later additions. While their vernacular characteristics make them difficult to date with certainty, their appearance suggests an early nineteenth century date. This is supported by the OS Memoirs record of the agricultural efficiencies put in place by James Sinclair, who resided from the period beginning 1804. It was sympathetically refurbished in the late twentieth century.

Historical Information: Barns with cellars

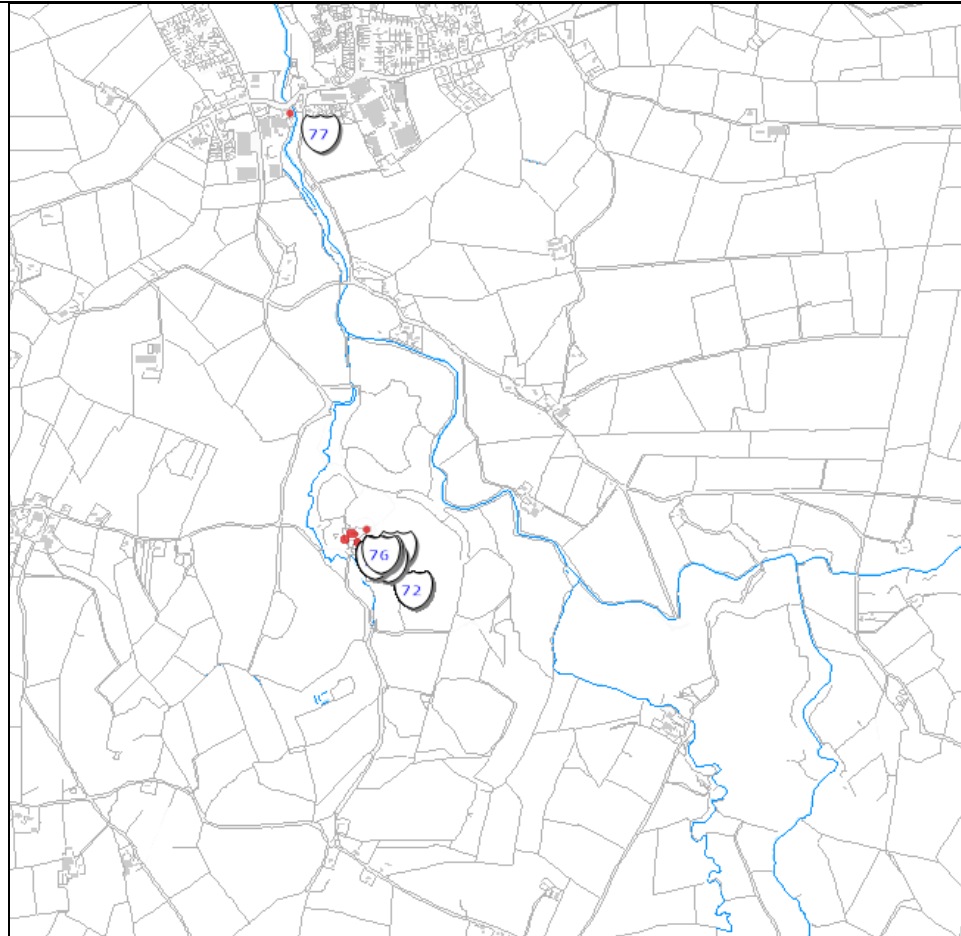
The outbuildings are likely to date from one of the major periods of development carried out by the Sinclair family, although their vernacular characteristics make them difficult to date with certainty.

	<p>Historical Information: Laundry</p> <p>The building that is now identified as a laundry appears on all three editions of the OS Map (1833, 1854, 1905). However, according to a marginal note in the Valuation Revisions, “Laundry built 3 years [ago]”, the building underwent major remodelling in 1872 that converted it to a laundry. The laundry added £3 to the value of the house and buildings, a relatively substantial increase in value for the time. It is possible that the tongue and groove sheeting through the laundry and accommodation was added around this time, leading to the increase in value of the building. During the 1870s Holy Hill was owned by William Sinclair (d.1899), son of James, who had served as High Sheriff in Co. Donegal in 1854 and became Deputy Lieutenant of Tyrone in 1876.</p> <p>Historical Information: Forge</p> <p>The forge is not mentioned in any primary records but is likely to have been an early addition to the facilities of the estate. The building is present on all three editions of the OS Map (1833, 1854, 1905). Griffith’s Valuation (1833, 1854, 1905) lists the following outbuildings with measurements: two dairies, a granary house, a coach house, a fowl house, a boiler shed, two stables, a shed, a cow house and two offices. John Sinclair commissioned William Starrat in 1736 to draw up a map of the estate, which unfortunately omitted all buildings. An estate map in the Abercorn papers, dated 1804, captions Holly Hill George Sinclair Esq. but again omits any buildings.</p> <p>Historical Information: Stable for Coach Horses</p> <p>The building is present on all three editions of the OS map (1833, 1854, 1905). From inspection, it seems likely that the farmyard was largely constructed in a single phase of improvement, with some later additions. While their vernacular characteristics make them hard to date with certainty, their appearance suggests an early nineteenth century date. This is supported by the OS Memoirs record of the agricultural efficiencies put in place by James Sinclair, who resided from the period beginning 1804.</p> <p>Historical Information: Byres</p> <p>This outbuilding is shown on all three editions of the OS map (1833, 1854, 1905).</p> <p>Historical Information: Saw Mill</p> <p>The building first appears on the second edition OS map of 1856. It is captioned on the 1854 and 1906 editions. The woods of Holyhill yielded timber for [his tenants] houses and farming implements and its nurseries provided quicks and trees for their gardens and fences, to ask for which was as great a source of satisfaction to the donor as to receive it would have been to others”(p.117, 119). This suggests some form of saw mill may have been in existence earlier, but no evidence was found.</p> <p>Walls, glass houses and potting shed</p> <p>The walled garden appears on the second edition map of 1856. The vine house is the only internal structure shown at this date, and the sunken glass house does not appear until the third edition map, making it a mid twentieth-century addition.</p>
<p>Recommendations</p>	<p>This site is a private residency and as such is not accessible to the public. However, if possible to visit would succeed as a self contained visitor attraction due to its varied architectural elements, parklands and general size.</p>

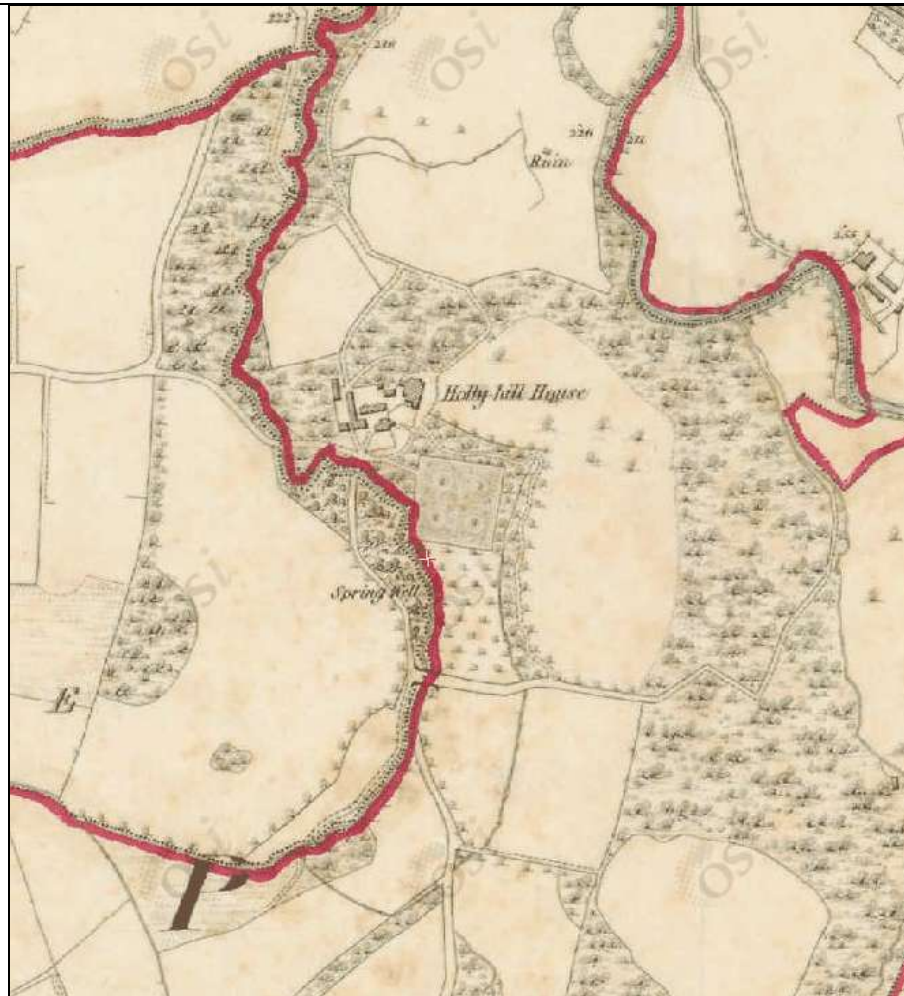
Mapping



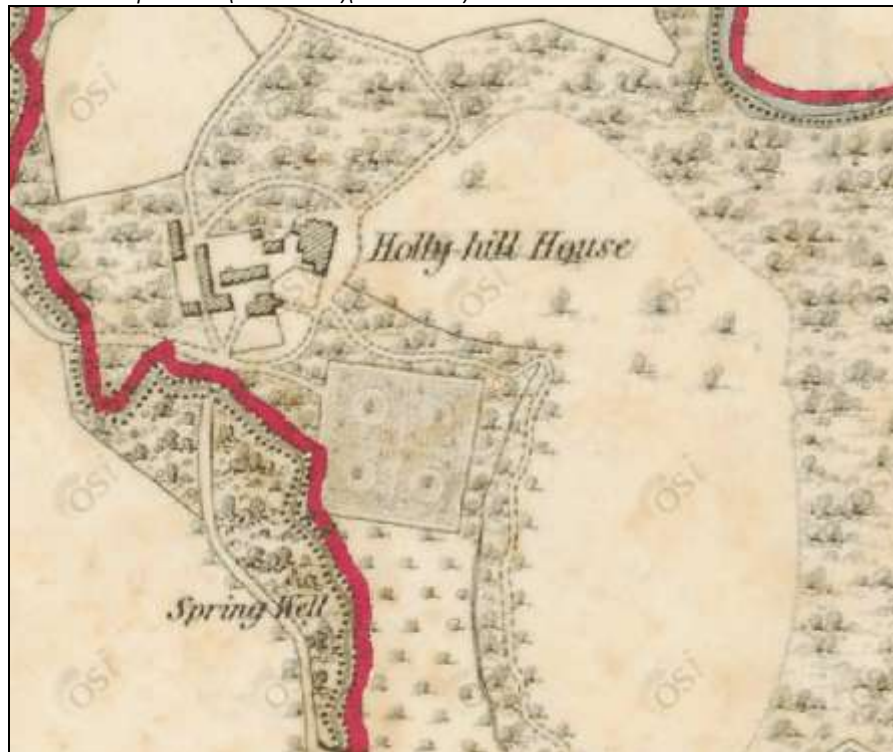
NIEA map: HB10/11/001 A (Country House) is marked as no. 71, HB10/11/001 B (Estate Related Structures) are marked as no's. 72 – 76.



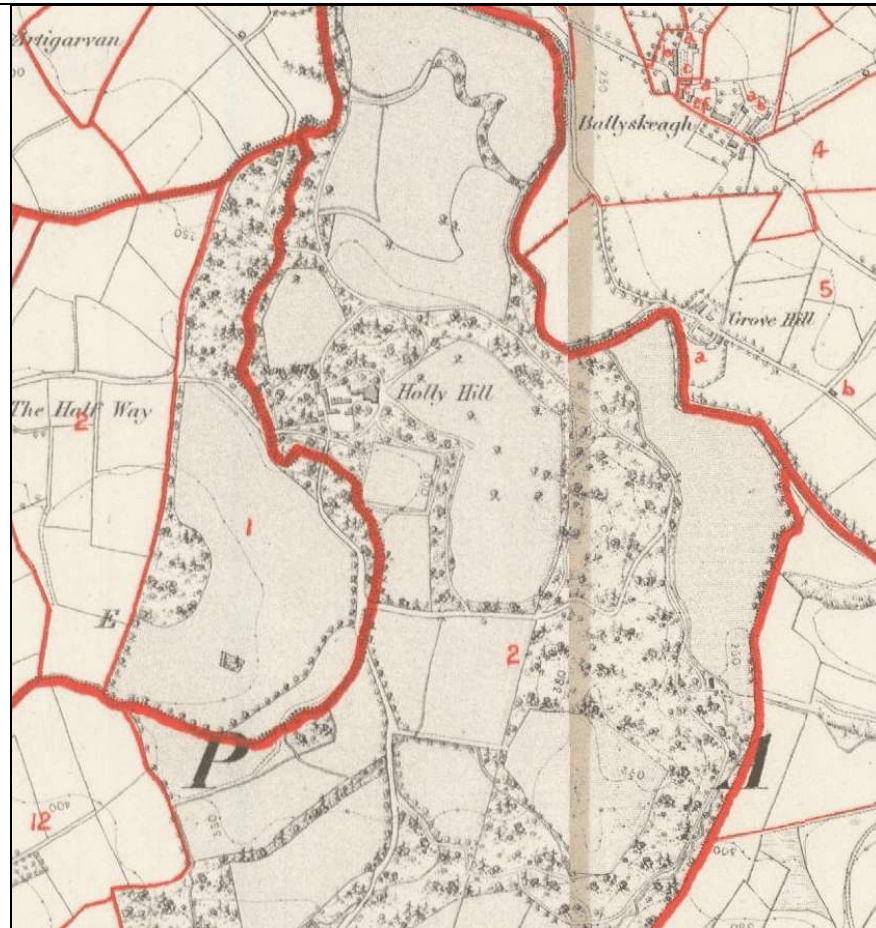
NIEA map: HB10/11/001 A (Country House) is marked as no. 71, HB10/11/001 B (Estate Related Structures) are marked as no's. 72 – 76; HB 10/11/009 (Mill) in Artigarvan is marked no.77



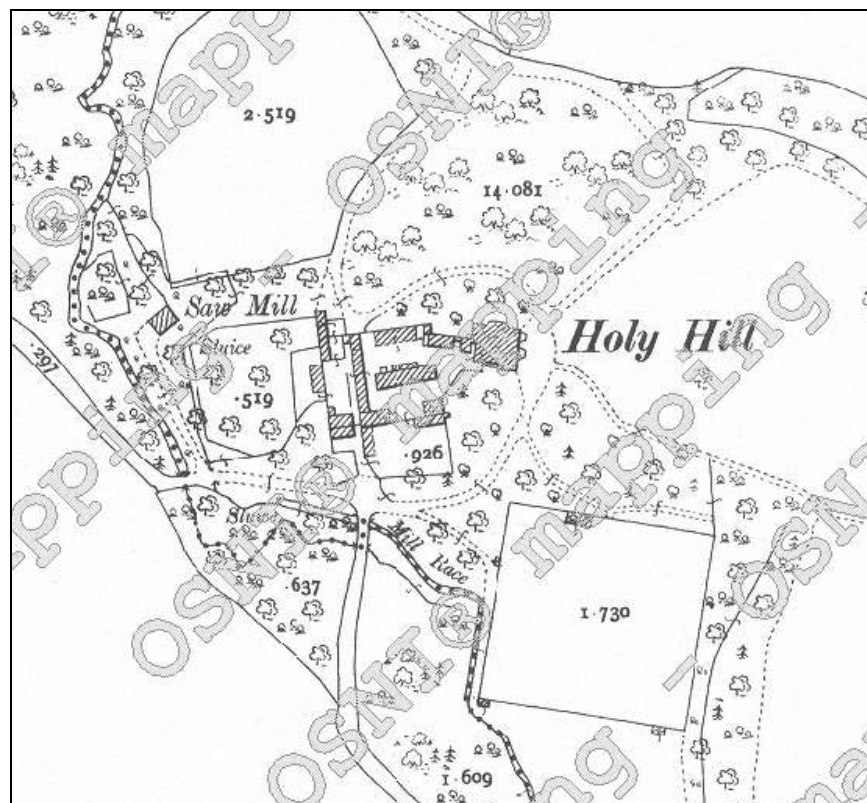
1st ed OS Map extract (1829-1842)(www.osi.ie)



1st ed OS Map extract (1829-1842)(www.osi.ie) close up



Griffith's Valuation Map 1858



2nd ed OS Map extract (1905) (www.osni.gov.uk)



OSI 1 to 50,000 Discovery Series Map extract(NIEA Map Viewer)

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Plates	
Additional Notes	