



ARDBOULA HOUSE RESEARCH REPORT

Ardboula Farm and Its History



Ardboula House was believed to have been built sometime in the eighteenth century by James Molony of Kiltannon who occupied the lands and property surrounding it. During the nineteenth century, the Kiltannon Molonys were one of the largest landlords in the civil parish of Tulla, owning at one time over 10,000 acres. The family had acquired the Kiltannon Estate in 1702 and they later purchased further lands in order to expand and increase the value of the estate during their time at Kiltannon in the nineteenth century. A branch of the family had owned Ardboula previously but had been forced to sell it due to financial constraints in the mid-eighteenth century. However, in or about January 1773, James Molony's grandfather was referred to as the lessee of Ardboula in a deed of transfer from The O'Callaghan of Maryfort to himself for lands at Ardboula, part of Kildonalballagh, an old name used to describe a substantial part of the northern area of Tulla parish. The lease description of Ardboula was as follows:

*All that and those of the Town and lands of Kiltannon being one quarter of a plough land one cartron and onehalf in Offagh commonly known by the name of Lissernan and Erribal three cartons in Cuildonalballagh otherwise Killdonalballagh commonly known by the name Ardbouly*¹

Today, Kildonalballagh encompasses the area of Nutgrove (probably Nutgrove Cottage), Eyrehill, Drumullan, Ardboula, Cloonaleary, Poulaforia, Kilduff townlands (Lower, Middle and Upper), Derryulk townlands (Lower, Middle and Upper), the Gurteen townlands (Gurteenaneelig and Gurteenaguppogue) and Balloughtra.

Kildonalballagh is an old Gaelic name translated to "the wood by Donal's road" or "the track by Donal's wood". It was referred to as part of the "Termon of Tulla" in the Black Book of St. Mochulla which has been lost but gave a detailed account of St. Mochulla and the area of Tulla. These lands had been given to the Church in or about 1397 A.D. according to the above account. The present area of Ardboula was also included in the lands of Kildonalballagh, (also known as Drumcaha which translates to "the hill of the battle").² Ardboula has an interesting history with a certain amount of legend to it. There was some reference to a famous battle having been fought on the lands in the 6th century by the Tuatha de Danaan. In addition, there is some local folklore that claims that in the last century, firearms and ammunition were buried on the lands within the townland, which today are divided and known as Ardbouley Upper and Ardbouley Lower. The term "Termon" refers to church lands or lands that may have had some affiliation with a religious house. It would seem that with a holy well and a burial ground (known as a cillín) situate within its borders,

¹Molony, Charles. *The Molony Family*, (Chichester: the author), 1971, p. 84. Accessed through National Library of Ireland, November 2015.

²Westropp, T. J. (1908). Types of the Ring-Forts and Similar Structures Remaining in Eastern Clare (Quin, Tulla, and Bodyke). *Proceedings of the Royal Irish Academy. Section C: Archaeology, Celtic Studies, History, Linguistics, Literature*, 27, 371–400. Retrieved from <http://www.jstor.org.proxy.lib.ul.ie/stable/25502769>

the townland of Ardboula Lower may have had some religious significance attached to it. Traditionally areas with both of these antiquities would have been seen as revered or an area of some religious importance. Hence, the ancient name of “Kildonalballagh” and “Drumcaha” may attest to this.

Ardboula was advertised for lease in 1805.³ The property was described as “Ardboule and Derulk, containing Arable and Pasture, Improvable Mountain”. The area to be let was approximate 258 acres, and it was stated within the advertisement that the owner was encouraging “small resident farmers to build comfortable farm houses and farm yards for such.” It was shortly after this advertisement that James Pepper came to Ardboula to rent some of those lands. It is possible that a house was already upon the lands, but this is not certain.

In the Tithe Applotment Book of 1824, John Pepper was listed as occupying the house and farming thirty acres out of the seventy acres that were allotted to the property.⁴ The other occupiers of Ardboula Farm were Michael Digatedan and Martin Jones who each leased smaller portions. John Pepper was one of a number of Protestant farmer families who had been invited to Tulla by James Molony as had other families namely the Robbs, Angus’, Macreas, Murdocks, Sinclairs, and Dodds in order to improve the class of farming and to increase the Protestant population.⁵

It would appear that Ardboula House was the main residence in the Ardboula area and John Pepper was the land agent and main tenant. This is further borne out by the Primary Valuation of Ireland (Griffith’s Valuation) which was published for County Clare in 1855. The purpose of the Primary Valuation was to list and value every field in the country in order to charge a rate or tax to each occupier on that field. Several notebooks contained information about the names of the townlands as well as the main tenants who resided therein. The books were known as Names Books and Ardboula was listed as being situated in the north portion of the parish of Tulla, Barony of Tulla Upper, County of Clare where it lies about ¾ mile north of Cloondony (Cloondorney) Lough. John Pepper was the agent on the property who resided in the house and had a lease of one life or twenty-one years. He was listed as the Authority of the Townland and resident in Ardboula House. The townland was listed as cultivating potatoes, oats with water supplied from adjoining townlands (see Ardboula Upper). It was also listed as having a small burial ground for children and a holy well. In the Townland/Place Names Books, John Pepper was listed as James Molony’s agent who had the task of collecting rents from his property at Ardboula.

³Ennis Chronicle & Clare Advertiser, 11 December 1805.

⁴Tithe Applotment Books, 1824-1837. Tulla Parish. www.titheapplotmentbooks.nationalarchives.ie. Accessed 6 June 2015.

⁵Molony Charles, *The Molony Family*, (Chichester: The author) p. 105.

The lands adjoining Ardboula Lower were those of Ardboula Upper. It is possible that these lands were one townland or area which was divided for some unknown reason. The lands of Ardboula Upper were different from that of its counterpart south of it in that they were let to four tenants who did not have leases but rented on a year-to-year basis from James Molony. The land agent for this townland was John Pepper, although he did not reside there or appear to have any lands within it. The listed authority was John Lynch, a tenant in the area who appeared to have resided near the Affick River which was noted for being the water source for this townland. This townland also produced potatoes and oats. The acreage of this townland was sixty-eight acres.⁶

The House Books which were also part of the Primary Valuation and were enumerated in the years of 1853-54 for County Clare. Ardboula House was noted within the book for Tulla Parish. John Pepper was again noted as the occupier with a house which was classed as 1B house with offices, a dairy, car house and old offices. The "1B" classification simply meant that the house was built with stone, brick or mortar and lime and was at least 25 years with some repair needed.⁷ The dimensions of the house were given as 37 feet long, 19.6 feet wide and 16 feet high. The height would indicate that the house was most likely a two-storey residence –which would confirm its current style. In addition, there was noted an office classed as 1C and being of the dimensions of 32 feet x 14 feet x 8 feet. Again, this was an indication of a single storey shed. The dairy and car house were classed as 1B and 1B+ respectively, and the dimensions for the dairy were 20 feet x 80 feet x 7 feet. The car house was 15 feet x 13 feet x 6.6 feet. The two old offices were noted as being added to the valuation in the amount of 3 shillings. They were not classed buildings.⁸ The 1C classification for the office was probably due to its age being more than 25 years old and in need of repair. However, this building would also have been built with either brick, stone, lime and mortar. The 1B & 1B+ classification for the dairy and car house respectively indicate that those two buildings were probably recently built and in good repair.⁹

The house remained with approximately 54 acres until 1869 when George Pepper became its occupier. It appeared that John Pepper may have died shortly before this time and George Pepper inherited the property. In 1870, about a quarter acre of ground was transferred to Patrick McGrath, thus decreasing the Ardboula holding to 53.75 acres. William Mills Molony was noted as the lessor in fee due to the death of James Molony in 1874. In 1879, Margaret Pepper became the occupier of Ardboula. In 1896, the lands

⁶Griffith's Valuation. Name Books Microfilm. Accessed through Local Studies Centre, June 2015.

⁷<http://timeline.ie/griffiths-valuation-house-books/>. Accessed 27 February 2016.

⁸Griffith's Valuation, House Books Microfilm Reel No. 5.0088 Tulla Parish. Accessed through the National Archives, Ireland 3 February 2016.

⁹<http://timeline.ie/griffiths-valuation-house-books/>. Accessed 27 February 2016.

were transferred from Margaret Pepper to James Vaughan where they remained in the Vaughan family until 1994 when William O'Brien became the registered owner.

Today, the house has been renovated by its current owners where it is used as a self-catering facility. Many of its original features have been brought back to life and organic gardens and pastoral scenery surround the farmhouse.

This concludes the Ardboula House Research Report.

Jane Halloran Ryan.

Dalcassian Origins

Family History and Genealogy Research.

APG Member



Affiliate AGI (formerly APGI)

Member, Connecticut Society of Genealogists



Back of Ardboula House before Renovation



Front of Ardboula House pre-renovation



Ardboula House Side View pre-renovation

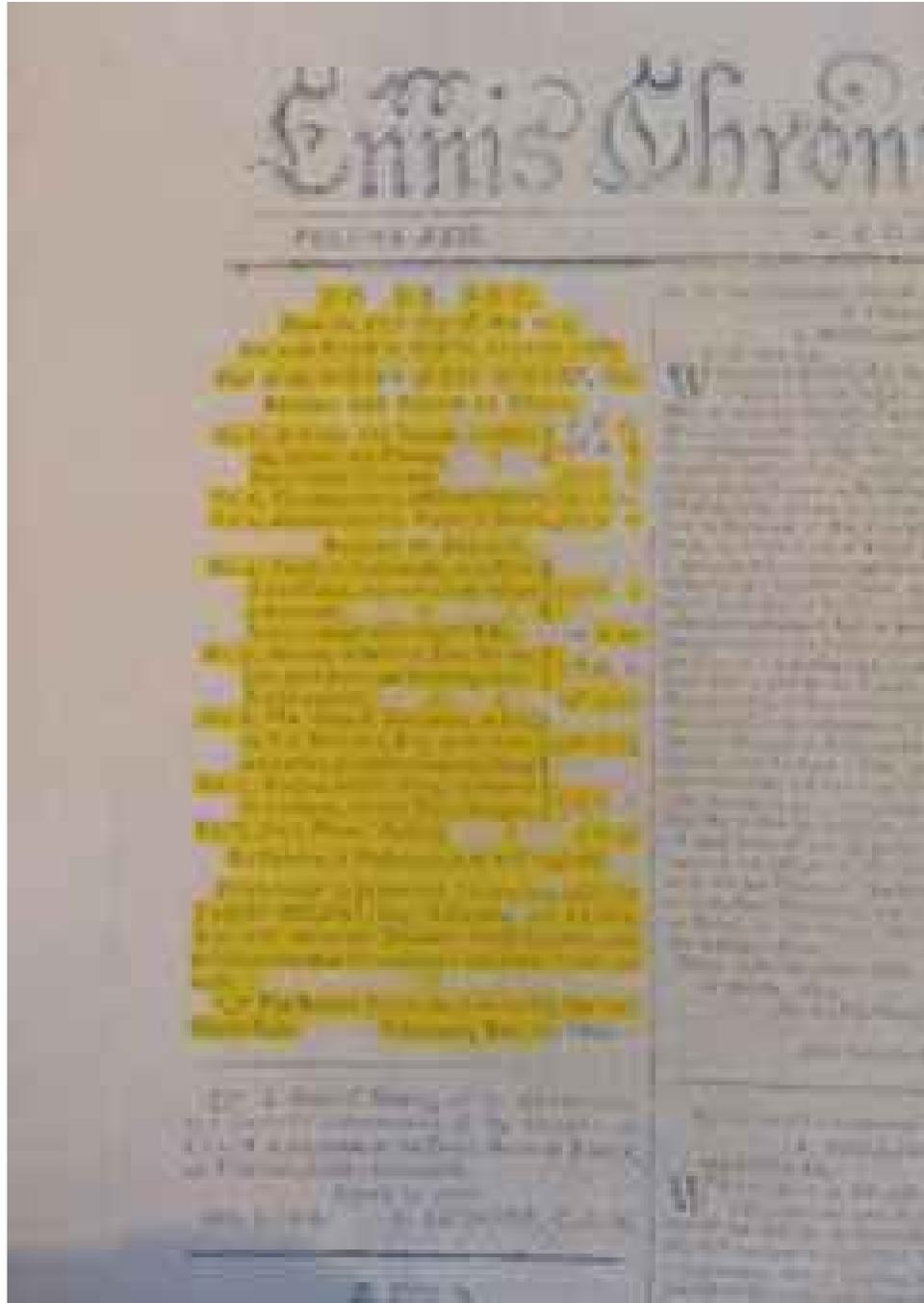
Photos courtesy of Ardboula Farmhouse.

LIST OF REPOSITORIES VISITED:

1. National Archives of Ireland, Bishop Street, Dublin 8. 3 February 2016.
2. Valuation Office, Irish Life Centre, Abbey Street, Dublin 1. 3 February 2016.
3. Local Studies Centre, The Manse, Harmony Row, Ennis, Clare. June 2015 & December 2015.

DOCUMENTS ATTACHED TO THE REPORT

1. Ennis Chronicle & Clare Advertiser, 11 December 1805.
2. Tithe Applotment Books, Tulla Parish p. Accessed through National Archives.
<http://titheapplotmentbooks.nationalarchives.ie/search/tab/results.jsp?surname=Pepper&firstname=&county=Clare&parish=&townland=&search=Search>. 29 February 2016.
3. Griffith's Valuation, Tulla Parish, Townland of Ardbooley Lower p. 58.
4. OSI Map of Ardbooley Lower Townland. Accessed via OSI website on 29 February 2016.



1. Highlighted Text showing Letting for Ardboula in *Ennis Chronicle & Clare Advertiser* 11 December 1805.

VALUATION OF TENEMENTS

PARISH OF TULLA

No. and Letter of Reference to Map.	Names.		Description of Tenement.	Area.	Rateable Annual Valuation.		Total Annual Valuation of Rateable Property.	
	Townland and Occupiers.	Immediate Lessors.			Land.	Buildings.		
AFFICK—continued.								
30	a			A. I. P.	£ s. d.	£ s. d.	£ s. d.	
31	a	John Corbett.	Rev. Jas. William Rynd.	House and land,	10 3 17	2 15 0	0 5 0	3 0 0
32	a	Henry Byrne.	John Flynn.	House and land,	2 3 10	0 10 0	—	—
33	a	Martin Flanagan.	Same.	House and land,	9 0 20	2 5 0	—	4 5 0
34	a	James Meany.	Same.	House and land,	3 2 30	1 10 0	—	—
35	a	John Flynn.	Rev. Jas. William Rynd.	Herd's ho., off., and ld.	1 2 18	0 10 0	0 5 0	0 15 0
36	a	Patrick Kelly.	Same.	House, office, & land,	1 0 4	0 5 0	0 5 0	0 10 0
37	a	John Conilline.	Same.	House, offices, and land,	1 1 18	0 7 0	0 5 0	0 12 0
38	a	Peter Murphy.	Same.	House, offices, and land,	88 1 33	42 0 0	0 10 0	42 10 0
39	a	Henry Spaight.	In fee.	Herd's ho., hos., off., & ld.	42 3 18	15 0 0	0 10 0	22 15 0
40	a	Martin Donohoe.	John Halloran.	House,	14 2 32	7 5 0	—	—
41	a	James Ready.	Henry Spaight.	House and land,	5 1 11	2 15 0	—	2 15 0
42	a	Anne Mulconry.	Same.	House, office, & land,	16 0 12	0 10 0	0 10 0	7 0 0
43	a	Peter Donohoe.	Same.	House, office, & land,	20 2 36	7 10 0	0 10 0	8 0 0
44	a	John Hastings.	Same.	House, office, & land,	145 1 23	88 0 0	2 0 0	90 0 0
45	a	Thaddeus Murphy.	Same.	House and garden,	1 1 0	0 15 0	0 5 0	0 5 0
				House, office, & land,	5 1 30	2 0 0	0 5 0	1 0 0
				House, office, and land,	1 1 0	1 5 0	0 5 0	1 10 0
				House and garden,	0 1 30	0 5 0	0 5 0	0 10 0
				Total.	1679 0 15	336 1 0	17 7 0	353 8 0
ANNAGH. (Ord. S. 27.)								
1	a	Michael Hogan.	James Maloney.	House, offices, and land,	31 2 0	16 5 0	0 15 0	16 0 0
2	a	James Molony.	In fee.	Land (plantation).	0 1 20	0 4 0	—	0 4 0
3	a	James Molony.	In fee.	Land (bog).	26 1 2	0 6 0	—	0 6 0
				Water (Cloonloorney Lough).	17 0 1	—	—	—
				Total.	75 0 23	16 15 0	0 15 0	16 10 0
ARDBOOLY LOWER. (Ord. S. 27.)								
1	a	John Pepper.	James Moloney.	House, offices, and land,	54 1 8	40 0 0	3 10 0	43 10 0
				Total.	54 1 8	40 0 0	3 10 0	43 10 0
ARDBOOLY UPPER. (Ord. S. 27.)								
1	a	Michael Cunningham.	James Molony.	House and land,	10 3 31	4 15 0	0 10 0	5 5 0
2	a	Michael Dooly.	Same.	House, office, and land,	14 2 34	8 5 0	0 10 0	8 15 0
3	a	John Lillis.	Same.	House and land,	12 0 5	4 0 0	0 5 0	4 5 0
4	a	John Baulton.	Same.	Houses, offices, & ld.	11 2 8	4 5 0	0 5 0	8 15 0
5	a				12 3 34	4 0 0	0 5 0	—
				Total.	68 0 32	25 5 0	1 15 0	27 0 0
BALLYBLOOD. (Ord. S. 33.)								
1	a	Thaddeus Byrne.	Col. George Wyndham.	House, offices, & land,	10 3 35	3 15 0	1 0 0	8 10 0
2	a	James Greene.	Same.	House, offices, and land,	6 0 30	3 15 0	—	13 5 0
3	a	Patrick Halloran.	Same.	House, office, and land,	27 1 10	12 0 0	1 5 0	19 15 0
4	a	Daniel Reddan.	Same.	House, office, and land,	33 1 25	18 0 0	0 15 0	45 5 0
5	a	Thaddeus Stephens.	Same.	Land,	91 2 34	42 10 0	2 12 0	14 15 0
6	a	Anne Kenury.	Same.	House, office, and land,	1 3 30	0 3 0	—	12 0 0
7	a	Patrick Daly.	Same.	House, office, & land,	25 3 20	14 0 0	0 15 0	10 10 0
8	a	Cornelius M'Grath.	Same.	House, office, & land,	22 2 23	10 0 0	0 10 0	10 10 0
9	a	Bryan Connell.	Same.	Land,	5 0 10	1 10 0	—	8 10 0
10	a	John James Connell.	Same.	Land,	20 0 10	10 0 0	0 10 0	47 0 0
11	a	Matthew M'Grath.	Same.	Land,	18 1 36	8 5 0	0 5 0	0 14 0
12	a	Margaret M'Grath.	Same.	Land,	78 2 20	43 0 0	4 0 0	0 1 0
13	a			House, office, and land,	1 0 35	10 14 0	—	9 10 0
14	a			Land,	0 0 25	0 1 0	—	—
15	a			Land,	16 2 0	8 15 0	0 15 0	—
16	a			Land,	7 3 5	4 5 0	—	—
17	a			Land (reclaimed bog),	1 0 29	0 15 0	0 8 0	—
				Land,	5 3 55	2 0 0	—	7 15 0
				Land,	1 1 10	0 2 0	—	—
				Land (reclaimed bog),	5 2 10	0 5 0	—	—

3. Primary Valuation of Ireland, Tulla Parish, Ardbooley Lower & Ardbooley Upper Townland p. 58.

The screenshot displays the OSi Mapviewer interface. The browser address bar shows the URL: maps.osi.ie/publicviewer/#V2,548089,683163,10,7. The map itself is a historical Ordnance Survey map of Ardbooly Lower, with a red boundary highlighting a specific area. The map includes a compass rose, a scale bar, and a status box in the bottom left corner with the following information:

STATUS	
Scale	1:5000
XY	548487,683081
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On the right side, there is a menu with the following options:

- BUY MAP
- SEARCH
- LEGEND
- HISTORIC LAYERS
- RESET VIEW
- PAN
- ZOOM IN
- ZOOM OUT

Below the menu is a 'PREVIEW MAP SERIES' section with the following options:

- STREET MAP
- ORTHO 2005
- ORTHO 2000
- ORTHO 1995
- HISTORIC 6"
- HISTORIC 6" B&W
- HISTORIC 25"

The status bar at the bottom of the browser shows the system tray with the date and time: 29/02/2016, 10:08, and the language set to ENG UK.

4. Ardbooly Lower Map 1842. www.osi.ie/mapviewer. Accessed 29 February 2016.