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Casey and Kingston are delighted to present “Springfield House” to the market. Hidden away just off Maryborough Hill, Douglas. It comprises a wonderfully spacious split level 5/6 bedroomed bungalow on a very private, mature landscaped site of 1 acre. The gardens are a result of 40 years of dedication and indeed are award winning, hosting a vast range of specimen plants and trees.

Built in c. 1980, the home was refurbished in 2013 by its current owners. The gardens are a magical place and include 2 converging streams where there are peaceful seating areas and water features. There is also an orchard area with raised beds for vegetables, organic compost bins and a green house.

This home includes a modern open plan kitchen / dining room featuring an electric Aga. This is a lovely bright area with stunning elevated views over the garden. There is a self contained 2/3 roomed “granny flat” on the ground floor with independent access from the garden level. A sunny patio area off the sunroom is included, again with great garden/water views.

The property is located just off Maryborough Hill, approx. 4km from Douglas Village with its schools and other amenities and under 8 km from Cork City Centre. It will be a short drive from the proposed M28 Cork to Ringaskiddy Motorway. What’s more the 24 hour, 220 to Cork City Centre bus route passes directly outside the front door.

**Springfield House, Lower Hilltown, Maryborough Hill, Cork
P43 X434**

Advised Market Value (AMV) €900,000

**For Sale
by Private Treaty**

Entrance Hall **4.73 X 3.9m**

Red, glass panelled timber front door with glass panelled side wings. Large bright hallway with tiled floor. Ceiling rose and cornicing. Guest WC with toilet and wash hand basin. Cloak room.



Kitchen **6.07 X 3.90m**

Modern, country style L shaped kitchen/dining room with stunning elevated views of the garden. Wonderful double electric Aga with 2 hot plates, the heart of any home! Floor and eye level cream kitchen units with marble counter top. Island unit incorporating storage with oiled timber counter top and seating for 5. Ceramic hob and over head extractor fan, integrated dishwasher, American style fridge freezer and wine rack. Porcelain one and half sink unit with mixer tap. Solid maple timber wide plank floor.



Dining Area **4.96 X 4.02m**

The spacious, bright dining area includes a brick finish open fire place. There are large full length windows over-looking the garden, a perfect sunny spot for morning coffee. Solid maple wide plank floor. Access to the lower floor.

Utility Room **3.70 X 3.06m**

Large utility room which is fully fitted with floor and eye level kitchen units. It also includes a larder unit, sink, washer, dryer and extra freezer. Access to rear of house.



Sunroom **4.20 X 4.00m**

Beautiful bright, sunny room with vaulted ceiling. Painted timber flooring. Corner wood burning stove. Double sliding doors with access to a private south facing patio area over looking the gardens

Family Room **6.27 X 4.12m**

Large family room with maple semi solid flooring. Double aspect windows with elevated garden views. Marble fire-place with interesting alcoving at each side. Ornate coving to ceiling.



Master Bedroom **4.29 X 3.84m**
Great sized master bedroom with laminated wooden floor. Built in wardrobes along one wall of the room.
Ensuite **3.07 X 1.67m**
Tiled floor to ceiling. Integrated vanity sink unit with storage. Shower with Mira electric shower, heated towel rail and WC.



Bedroom 2/Office **3.06 X 2.82m**
This room is currently being used as a study and includes office storage both stand alone and integrated. Semi solid wooden floor with views over the garden.



Bathroom **3.07 X 1.20m**
Fully tiled floor to ceiling and tiled floor. Vanity sink unit with storage. "P" shaped bath with Mira electric shower. WC.

Bedroom 3 **3.67 X 3.25m**
Double bedroom with built in wardrobes incorporating a sink unit. Laminate Flooring with garden views.

Bedroom 4 **3.65 X 3.25m**
Double bedroom with built in wardrobes incorporating a sink unit. Laminate flooring.

Bedroom 5 **3.65 X 3.25m**
Double bedroom with built in wardrobes incorporating a sink unit. Laminate flooring.

Hot Press
Large hot press which has been fully shelved.

Attic Space
Stira to attic space which has been partially floored for storage.

Bedroom 6 / Office (Granny flat) **6.03 X 3.97m**
This double bedroom/office is accessed down stairs from the dining area and also has access from the parking area/garden. It also incorporates a separate WC and sink. Includes wardrobes with over bed storage, semi solid wooden flooring and integrated spot lights. Storage area in lower hall to Home Office.

Home Office **6.17 X 2.93m**
Bright room with nice views over the garden, integrated book shelves, laminated wooden flooring, spotlights.

Provision has been made to create direct access from this room to a third room – currently being used as a store room.



OUTSIDE



Access to the property is through a tree lined drive way which opens out to a large car parking area with parking for up to 6 cars.

The property is located on a beautifully site of approximately 1 acre of landscaped gardens and lawns which is fully surrounded by mature trees making is very private and unseen from the road.

There are 2 small streams which form 2 of the boundaries of the property. They converge in the corner of the garden where there is a peaceful pond, small water feature and seating area. There is an orchard area with raised beds and green house to the rear of the house and 3 large organic compost bins, used in rotation.



The property is located just off Maryborough Hill, 4km from Douglas Village and all its amenities, schools etc. Cork City Centre is just 8km away. The 24 hour, 220 bus service passes directly by the house.

The property also incorporates the integrated storage room (6.07 X 3.7m) and a boiler house. There is also a tiled roofed, part block/timber facade built storage shed (3.70 X 2.95m) which could also be used for al fresco dining.

BER: Pending

BER No:

Energy Performance Indicator:

FEATURES



- Wonderfully spacious split level 5/6 bedroomed bungalow on a very private mature landscaped site of 1 acre.
- 4km from Douglas Village and approx. 8km from Cork City Centre
- Modern electric Aga Range Cooker installed 8 years ago
- The site incorporates 2 small streams on 2 boundaries of the property with 2 water side seating areas
- Beautifully landscaped woodland gardens incorporating lawns, flower beds, path ways, orchard and raised vegetable beds
- An abundance of specimen trees and plants spanning 40 years of growth all flowering at different times of the year
- Oil Fired Central heating with Firebird Popular 115 boiler, recently serviced together with new bunded oil tank recently installed
- Solar panels which heat the water.
- Biocycle unit installed approx. 7 years ago and recently serviced
- All carpets, curtains and light fittings are included in the sale.
- Wonderful elevated garden views from all reception rooms.
- Option to build a balcony from the dining area with 3 concrete pads already installed
- Ground floor incorporates a bedroom/study which can be accessed from the garden. This could be used as a granny flat or 2nd income stream
- Large ground floor level store room which could be incorporated into the main house
- Sunny south facing patio area
- Double glazed uPVC windows through out
- Large site with further potential for development subject to planning permission

INSPECTION STRICTLY ON APPLICATION TO THE AUCTIONEERS

CASEY & KINGSTON, AUCTIONEERS, 43 GRAND PARADE, CORK

CONDITIONS TO BE NOTED

1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
2. The vendor does not make or give, nor is Casey & Kingston or its staff authorised to make or give any representation or warranty in respect of this property.
3. All descriptions, dimensions, references to condition and other details are given in good faith are believed correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself otherwise as to the correctness of each of them.
4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail