

# Halcyon

Curraheen • Conna • Co.Cork

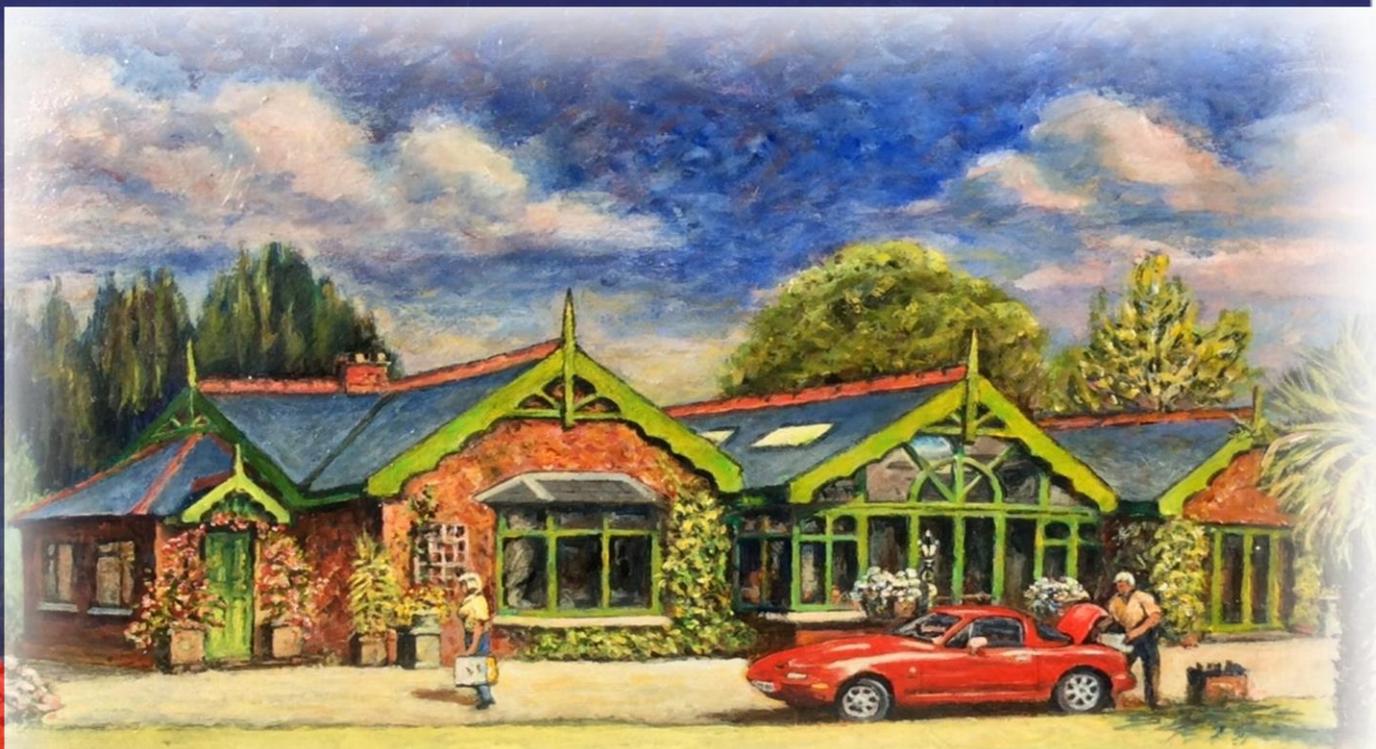


## 4 Bedroom Country House

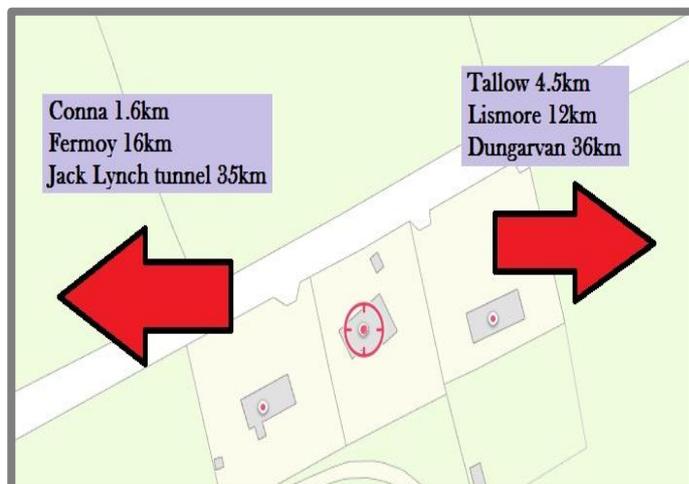
**Guide €269,950**

Michael Dorgan Auctioneers & Valuers are delighted to present this superb family home to the market, formerly part of actress Angela Lansbury's estate, the property is graced with room to room ceramic floor tiles & deep carpets, art deco fireplace & a bespoke glass addition result in character oozing from every corner. The property is perched on a mature landscaped site with areas set out in lawn, gravel & patio. The location on the outskirts of Conna village is convenient with the property looking out onto the rolling countryside & the fields of the former Grand National winner Montys Pass. Jack Lynch Tunnel 30minutes, Viewing by appointment with agent:

## Location:



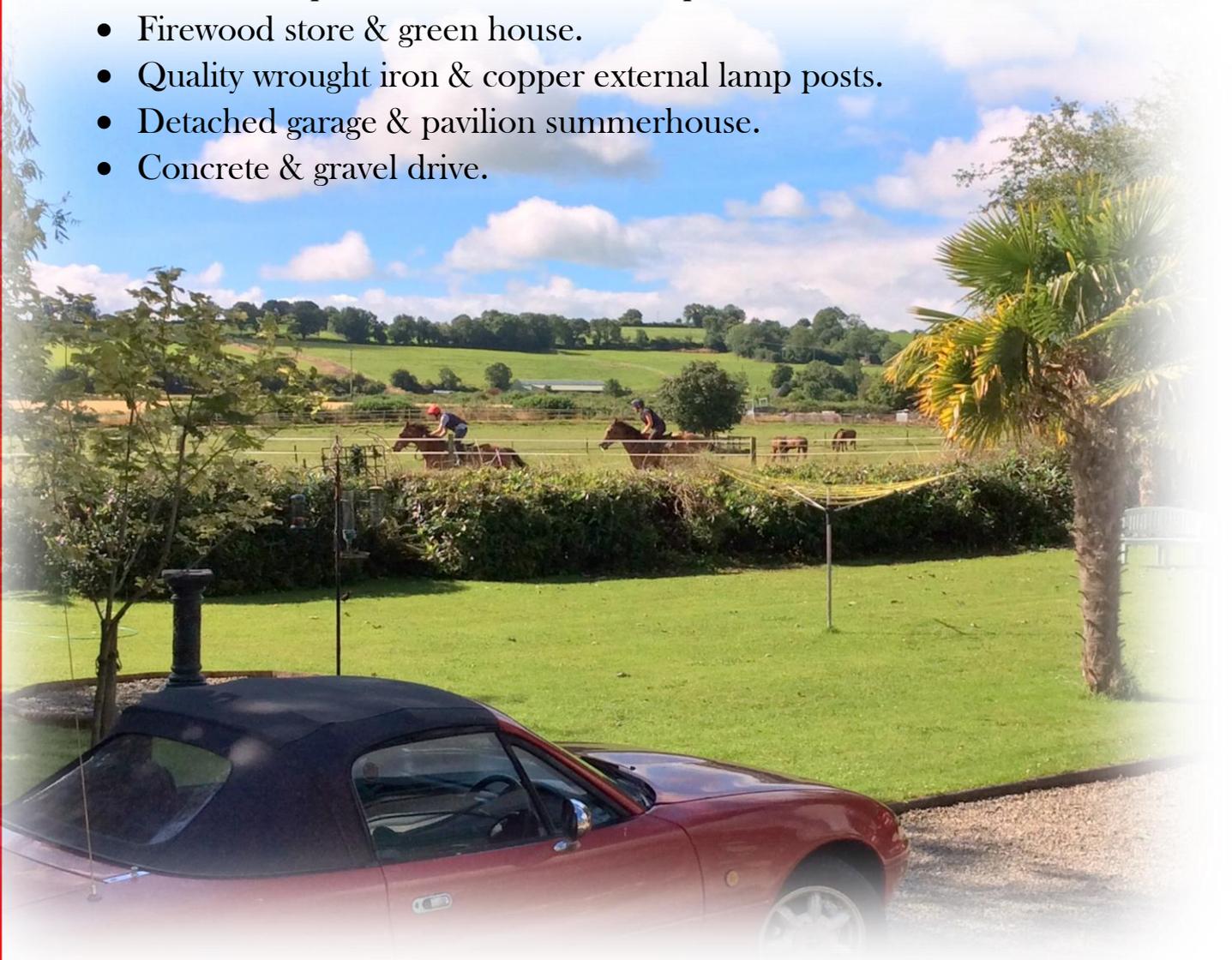
Located just off the R628, a stones throw from the amenities of Conna village, 15minutes from Fermoy & Rathcormac. Tallow, Lismore & Dungarvan are all within a short drive. The M8 Motorway is easily accessed at Junction 16 (15 minutes), with the property just 30minutes from the Jack Lynch tunnel. Despite such convenience the property benefits greatly from a picturesque scenic location with the most superb countryside views.



## Features:

This immaculately presented property plays host to a number of attractive features:

- Superb countryside views onto a horse gallop & fields.
- 15 mins from junction 16 of the M8 Motorway.
- Spacious living accommodation.
- 30minutes to the Jack Lynch tunnel.
- A short drive from shops and schools.
- Double glazed windows.
- OFCH, 2 solid fuel stoves, Septic tank.
- Mature gardens with patio.
- Secret garden, enclosed entertaining space with barbeque, external fireplace & water feature/sculpture.
- Firewood store & green house.
- Quality wrought iron & copper external lamp posts.
- Detached garage & pavilion summerhouse.
- Concrete & gravel drive.



# Accommodation:

## Entrance hallway:

5.92m x 1.12m

(19' 5" x 3' 8")

- Quality carpet.
- Power points.
- Radiator.

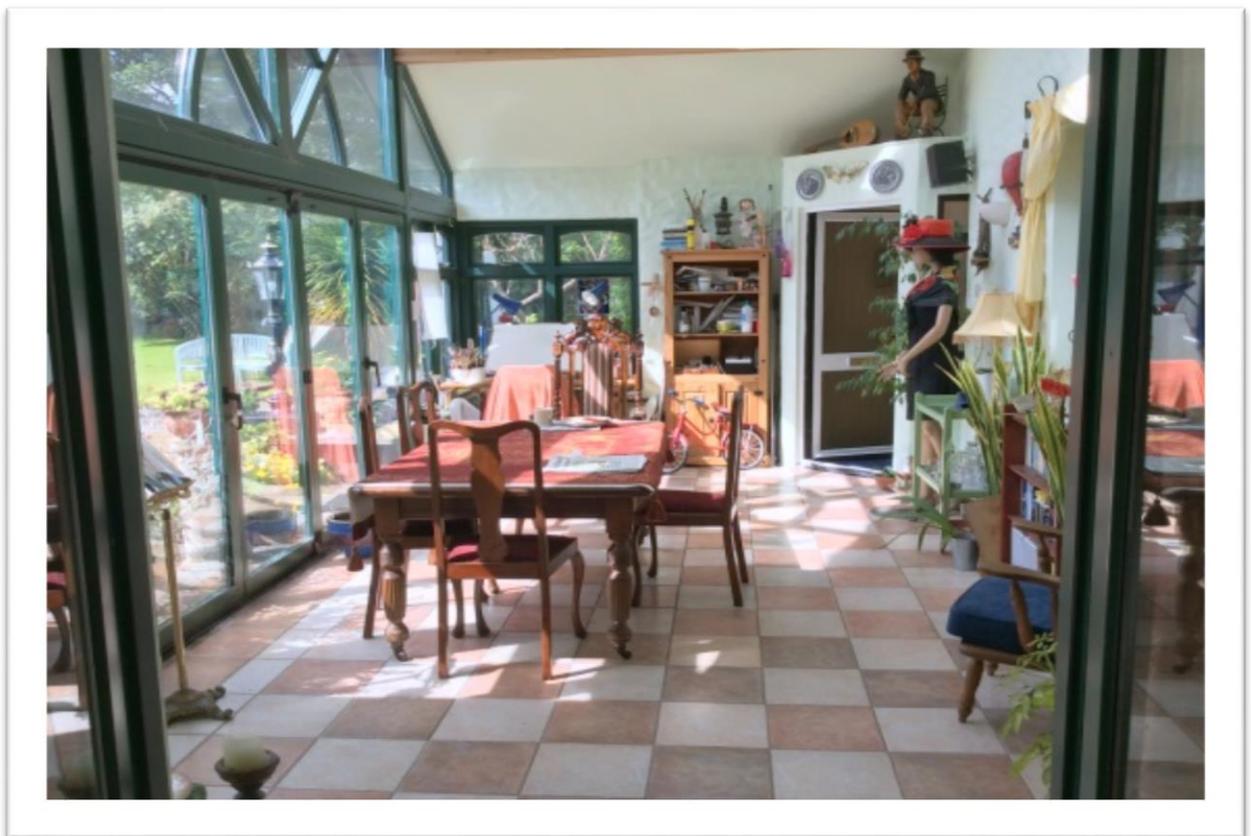
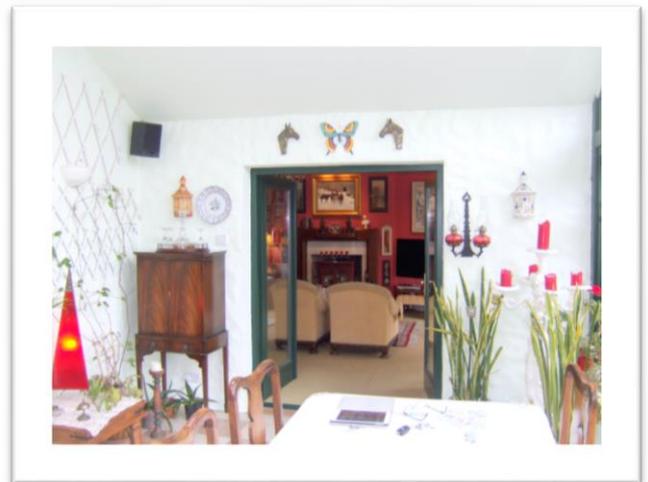


## Dining room:

6.55m x 3.56m

(21' 6" x 11' 8")

- Ceramic floor tiles.
- Light fitting.
- Power points.
- Under floor heating
- French doors onto living room.



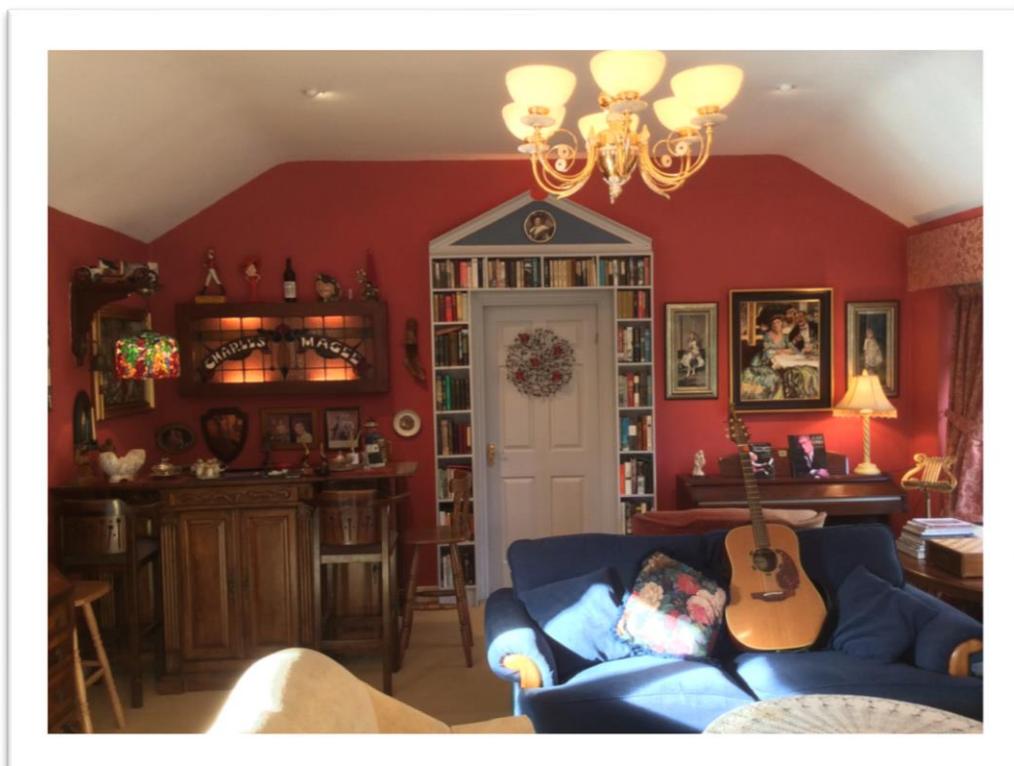
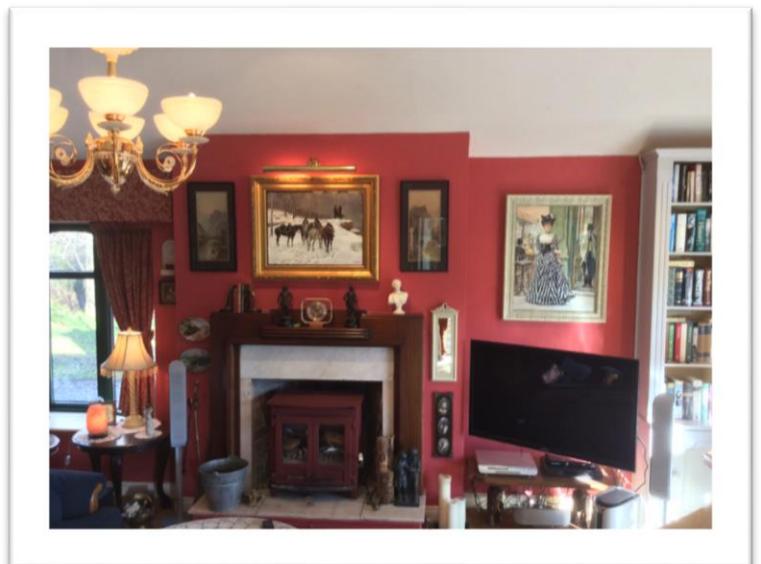
### Livingroom:

7.85 m x 5.16m

(25` 9`` x 16` 11``)

Reclaimed Art deco fire place with carrara marble heart & solid fuel stove.

- Quality carpet.
- Light fitting.
- Recessed lighting.
- Under floor heating.
- Vaulted ceiling.
- Power points.
- Television points.
- Bar area.
- Picture lighting.
- Bay window.
- Dual doors onto garden.



### Utility:

4.76m x 2.21m

(15' 8" x 7' 3")

Neutral wall & floor units with dark work surfaces.

- Dual stainless steel sinks.
- Ceramic floor tiles.
- Plumbed for utilities.
- Power points.
- Radiator.



### Kitchen/dining room:

5.35m x 2.95m

(17' 7" x 9' 8")

Neutral wall & floor units, dark granite work surfaces.

- Stainless steel sink.
- Ceramic floor tiles.
- Power points.
- Integrated elec oven.
- Gas hob, extractor fan.
- Internal heating boiler.
- Breakfast counter.
- Radiator.





**Bedroom 1:**

3.25m x 3.15m

(10` 8``x 10` 4``)

- Quality carpet.
- Power points.
- Bay window.
- Built in wardrobe.
- Under floor heating.



**Ensuite:**

3.15m x 1.75m

(10` 4``x 5` 9``)

- Ceramic floor tiles.
- WHB & Toilet.
- Bidet & Power shower.
- Recessed lighting.



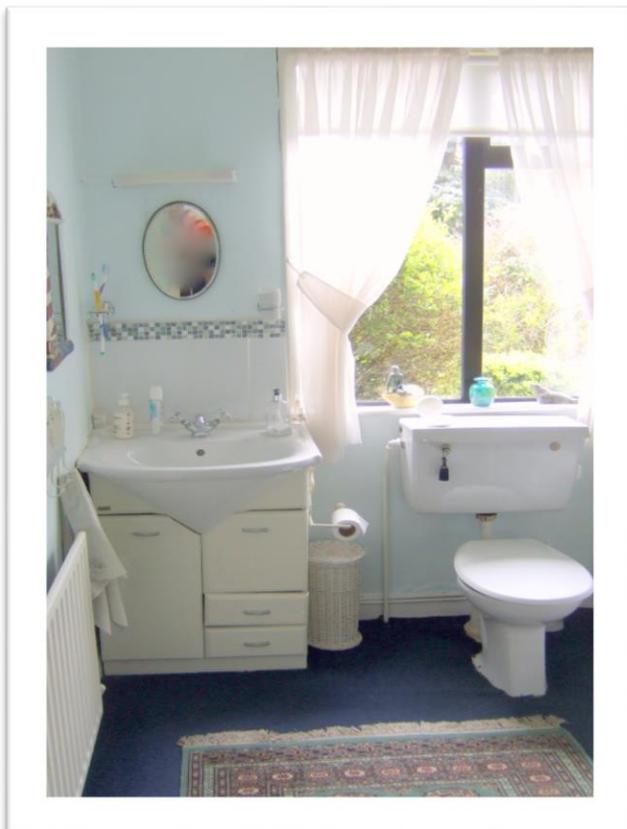
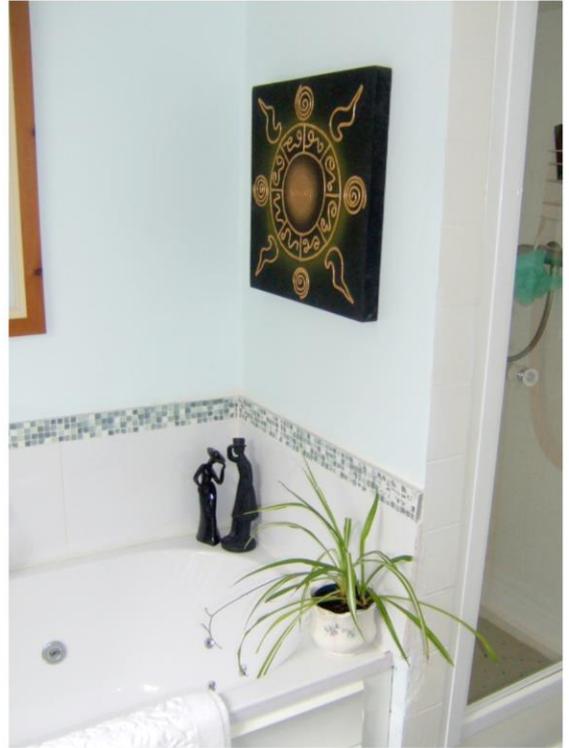


**Bathroom:**

2.62m x 2.41m

(8` 7``x 7` 11``)

- Quality carpet.
- WHB & Toilet.
- Jacuzzi bath.
- Immersion type shower.
- Radiator.
- Shaving light.



**Bedroom 2:**

3.71m x 2.64m

(12` 2``x 8` 8``)

- Quality carpet.
- Radiator.
- Power points.



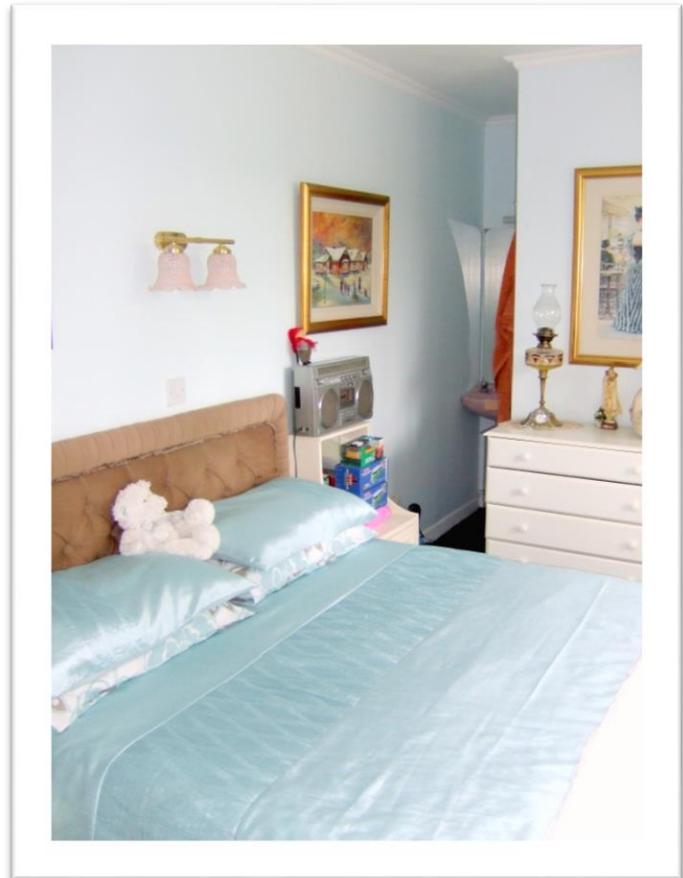
**Bedroom 3:**

4.09m x 2.72m

(13` 5`` x 8` 11``)

South western facing room with picture window onto farmlands & gallop.

- Quality carpet.
- Power points.
- Velux type window.
- WHB.
- Radiator.



**Ensuite:**

1.98m x 1.12m

(6` 6`` x 3` 8``)

- Velux type window.
- Electric shower.
- Toilet & Bidet.
- Radiator.



**Master Suite (4):**

The West Wing.

5.56m x 5.33m

(18' 3" x 17' 6")

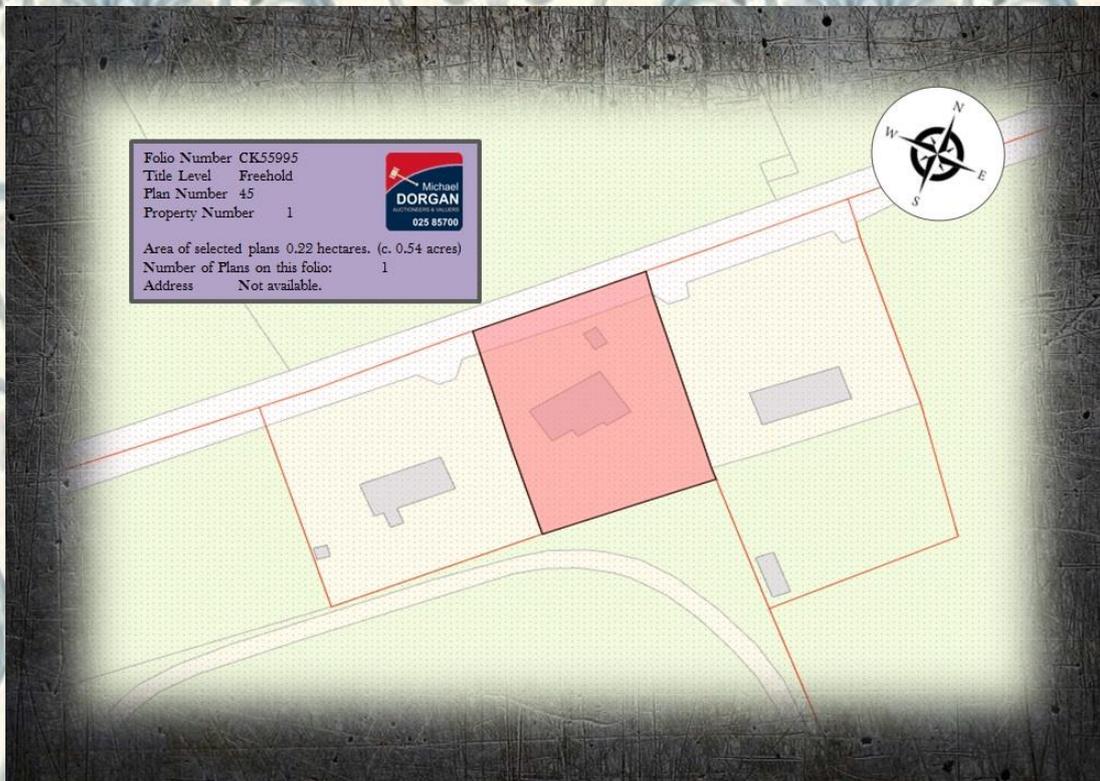
- Quality carpet & Timber floor.
- Feature stone fireplace, inset stove.
- Bay window & Radiator.
- Power points & Light fitting.
- Television point.
- Cornicing & rose.



# Directions:



# Documents:



# Floor plans:



Halcyon  
CURRAHEEN  
CONNA  
CO. CORK  
P51 W9R9  
Ground floor, not to scale.



For Illustration Purposes Only

for

Halcyon  
CURRAHEEN  
CONNA  
CO. CORK  
P51 W9R9  
Ground floor, not to scale.



For Illustration Purposes Only

for

# Terms:



**Guide: €269,950**

This unrepeatable property is being offered for Sale by private treaty. Terms are available and to be negotiated on application with sole agents:

Michael Dorgan Auctioneers & Valuers  
Baldwin Street  
Mitchelstown  
Co. Cork

(025) 85700

Email: [Info@michaeldorgan.ie](mailto:Info@michaeldorgan.ie)

**Viewing:** Strictly by Appointment only.



**Building Energy Rating**  
BER: D1  
BER No. 107820458  
EPI: 237.6 kWh/m<sup>2</sup>/yr

Full BER Certs & Advisory reports available on request.



The above particulars are issued by Michael Dorgan, Auctioneers & Valuers on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars but the company do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to vendors. These particulars do not form any contract for Sale subsequently entered into.