

For Sale by Private Treaty

myhome.ie

Cooleregan

Mitchelstown • Co. Cork



5 Bedroom Country House on C.33 acres of Land Guide €850,000

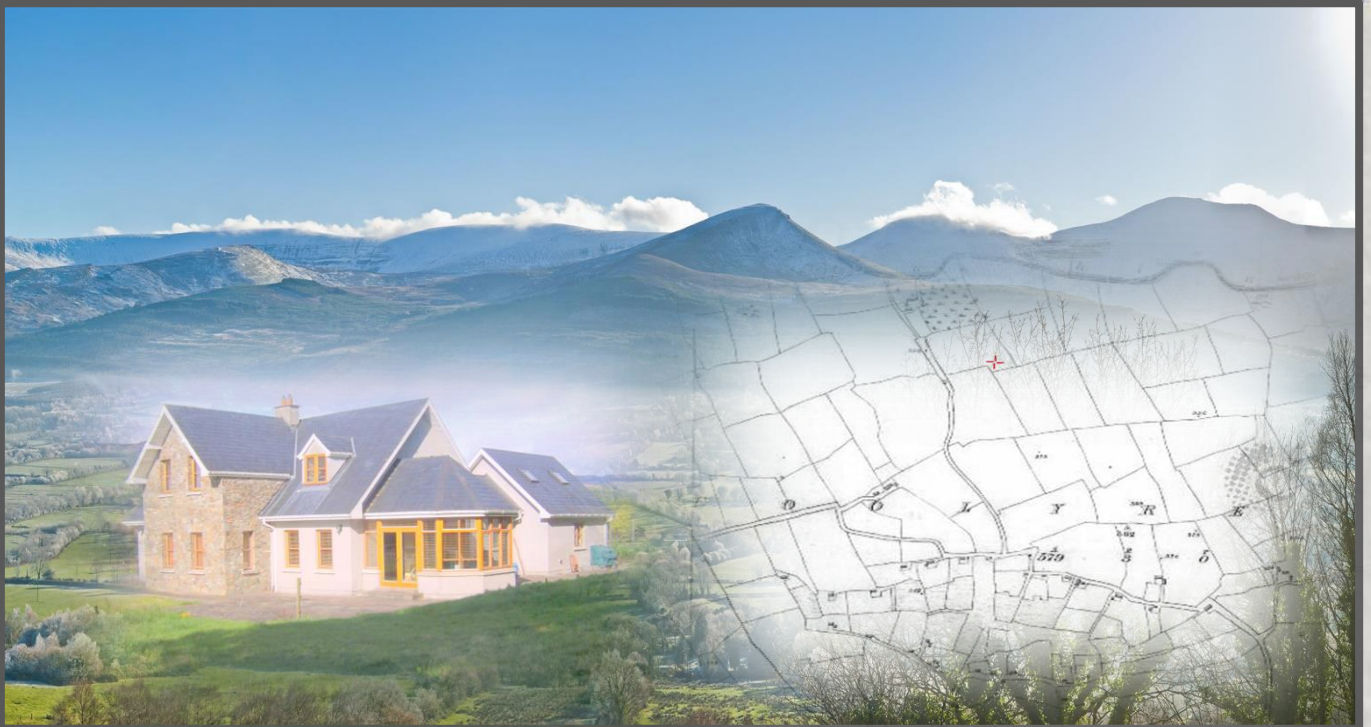
We are delighted to present to the market this bespoke family home which is within a short drive of Mitchelstown town centre. It is truly refreshing to see such a superb standard of workmanship with high quality materials & fixtures used throughout as well as unrivalled attention to detail. This property benefits from under floor heating, marble fireplaces, Cherry wood stair case, Top of the range appliances, Turkish travertine and natural stone tiling. 2.5km's from Junction 12. An impressive property that must be seen.

Michael Dorgan, Auctioneers & Valuers, Mitchelstown, Co. Cork
www.michaeldorgan.ie
T: 025 85700 F: 025 85708

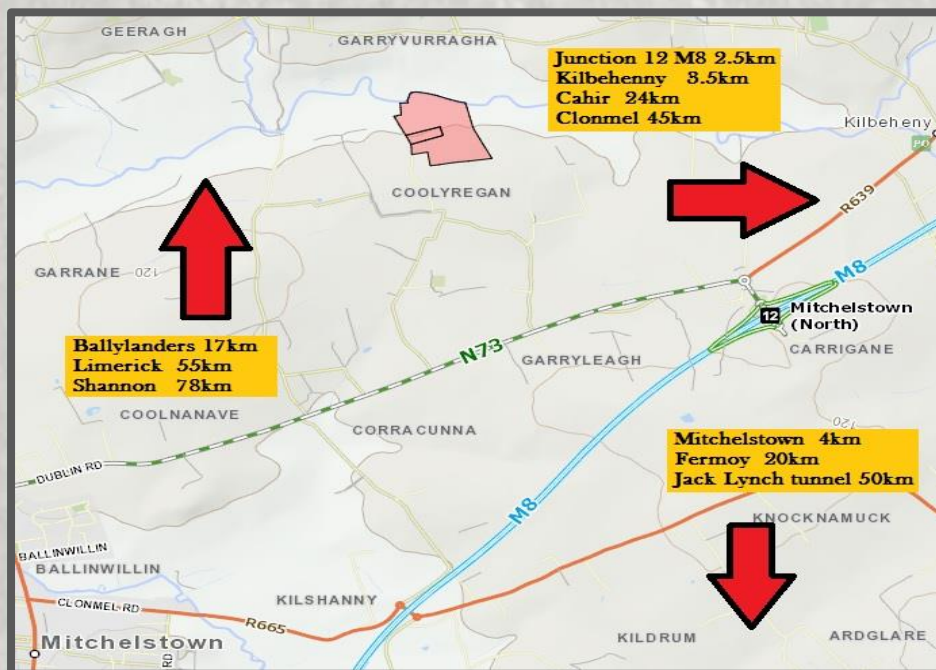
www.daft.ie
www.myhome.ie



Location:



Located just off the N73 Cahir Rd, 5 minutes from the Mitchelstown town Centre with its wealth of amenities, schools & shops. This unrepeatabe country house is just over 2.5km from Junction 12 of the M8 Motorway & just over 35minutes to the Jack Lynch tunnel.



Location Map

Features:

The property benefits from a most superb holding of C.33 acres bounded by a peaceful tributary of the nearby Funshion River.

Mature trees, mainly of Ash & Oak gently litter the boundaries of the property & complement the nearby Galtee mountain views.

- Areas are set out in Lawn, gravel & patio.
- Generous guest accommodation/granny flat.
- Dog run & Kennels.
- Septic tank, Water
- Oil fired central heating system.

Internally the property benefits from large open plan living spaces, with quality marble, tile and timber floors throughout.

- 4 bedrooms over two floors.
- Large reception rooms.
- Feature entrance hallway.
- High quality finish, fixtures & fittings.
- Feature fireplaces.





Accommodation:

(Ground Floor)

Entrance Hall:

3.28 x 6.45

(10' 9" x 21' 2")

- Turkish travertine tile floor.
- Marble fireplace with granite hearth.
- Power points.
- Feature staircase.



Livingroom:

4.85 x 5.66

(15' 11" x 18' 7")

- Solid elm wood floor.
- Venetian blinds.
- Marble fireplace with granite hearth.
- Power points.
- TV point.
- Cornicing to ceiling.

Kitchen/Dining room:

7.92 x 4.55

(26' 0" x 14' 11")

Handcrafted Cherry wood kitchen comprising of wall and floor units complemented by solid granite work surfaces. Island.

- Belfast sink.
- Extractor fan.
- AEG cooker.
- Integrated fridge.
- Integrated Dishwasher.
- Power points.
- Turkish travertine & solid ash floor.



Utility:

3.00 x 2.41

(9' 10" x 7' 11")

- Turkish travertine Tiled floor.
- Washing machine, freezer.
- Belfast sink with granite worktop.
- AEG Coffee maker.
- Power points.

Sunroom:

3.78 x 4.50

(12' 5" x 14' 9")

- Solid ash timber floor.
- Vaulted maple timber ceiling.
- Venetian blinds.
- Power points & TV point.
- French doors onto patio.



W/C:

- Adelphi ware
- Toilet & WHB.
- Turkish Travertine wall & floor tiles.



Bedroom 1:

3.94 x 4.55

(12' 11" x 14' 11")

- Solid oak timber floor.
- Power points.
- TV point.
- Venetian blinds.

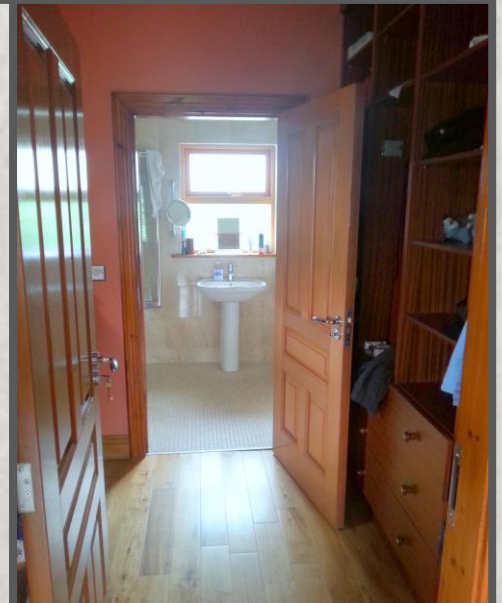


Walkin wardrobe:

2.74 x 1.88

(9' 0" x 6' 2")

- Solid oak timber floor
- Built in units
- Power points & Light



Ensuite:

1.68 x 2.90

(5' 6" x 9' 6")

- Turkish marble wall/floor tiles.
- Toilet & WHB.
- Jacuzzi bath.



(First Floor)

Landing:

1.65 x 6.15

(5' 5" x 20' 2")

Solid staircase comprising of Cherrywood newel post & handrail with larch steps, spindles are Cherrywood finished in white.

- Radiator & Power points.
- Solid pine timber floor.
- Walkin hot press, shelved with lighting.



Bedroom 2:

5.64 x 4.88

(18' 6" x 16' 0")

- Solid red deal timber floor
- Radiator
- Power points & Tv point
- Walk in wardrobe with shelving

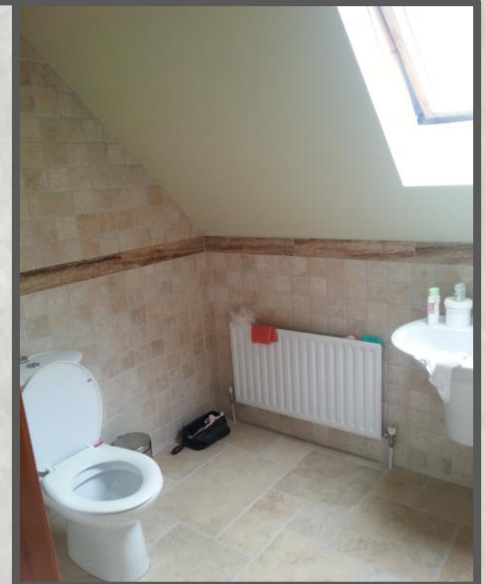


Walk-in wardrobe:

2.67 x 2.59

(8' 9" x 8' 6")

- Shelved & railed.
- Timber floor.



Ensuite:

- Turkish travertine wall & floor tiles
- Shower & Radiator
- Toilet & WHB
- Velux window



Bedroom 3:

4.55 x 4.50

(14' 11" x 14' 9")

- Solid red deal timber floor
- Power points
- Tv point
- Radiator
- Venetian blinds
- Walkin wardrobe shelved

Bedroom 4:

3.78 x 3.33

(12' 5" x 10' 11")

- Solid pine timber floor
- Power points
- Venetian blinds
- Radiator
- Walkin wardrobe.



Garage:



6.22 x 6.17
(20' 5" x 20' 3")

Vinyl & Carpet flooring
Power points
Heating control system
Telephone point
Solid teak double doors
Solid pine staircase to bedroom



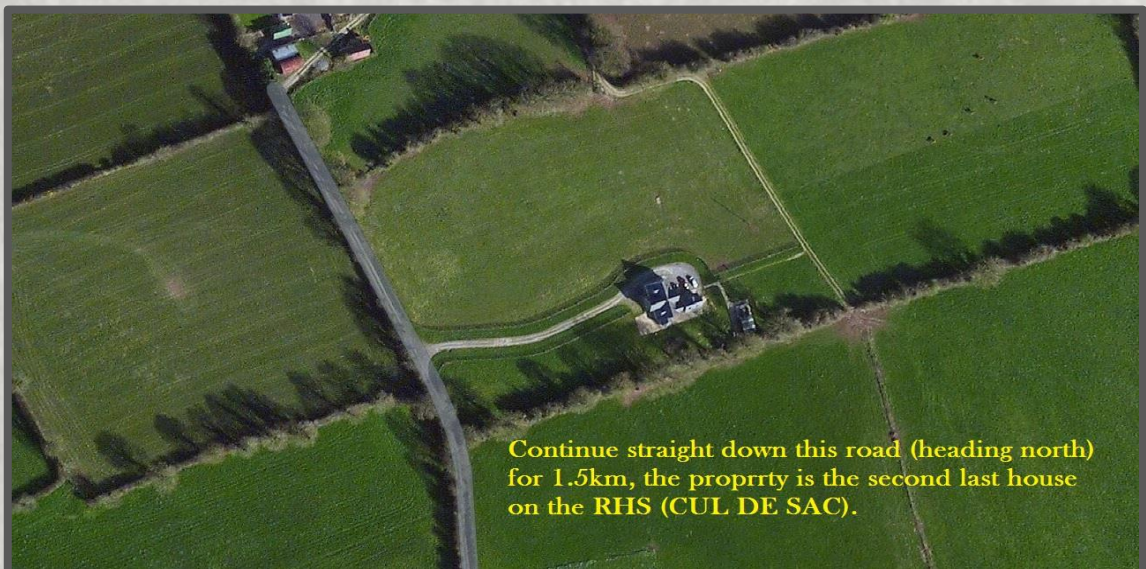
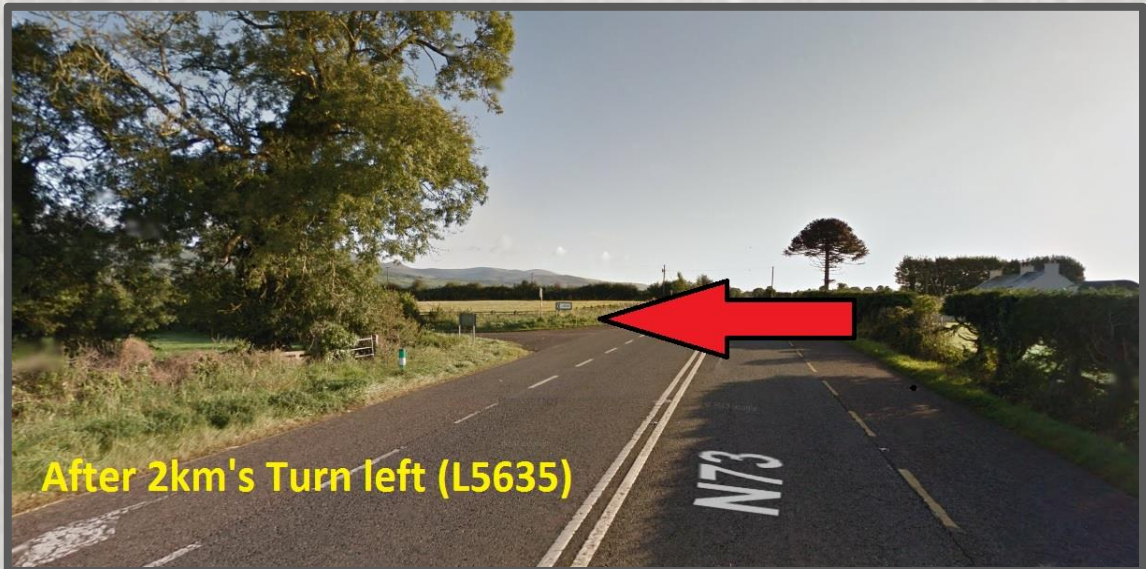
Outside:

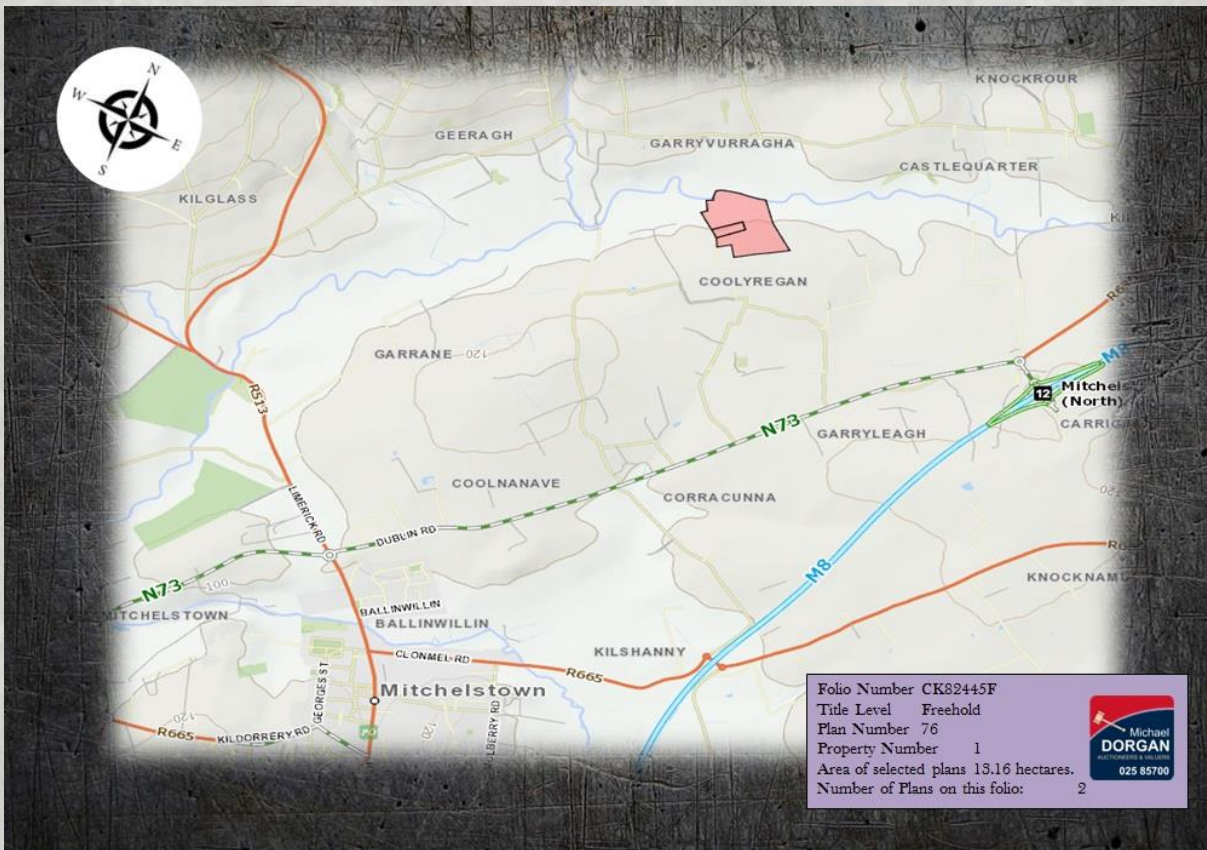


The property is nestled on c.33 acres of prime agricultural land with a stream on the northern boundary. There is a large yard with traditional hay barn & a number of loose boxes.



Directions:





Folio Number CK82445F

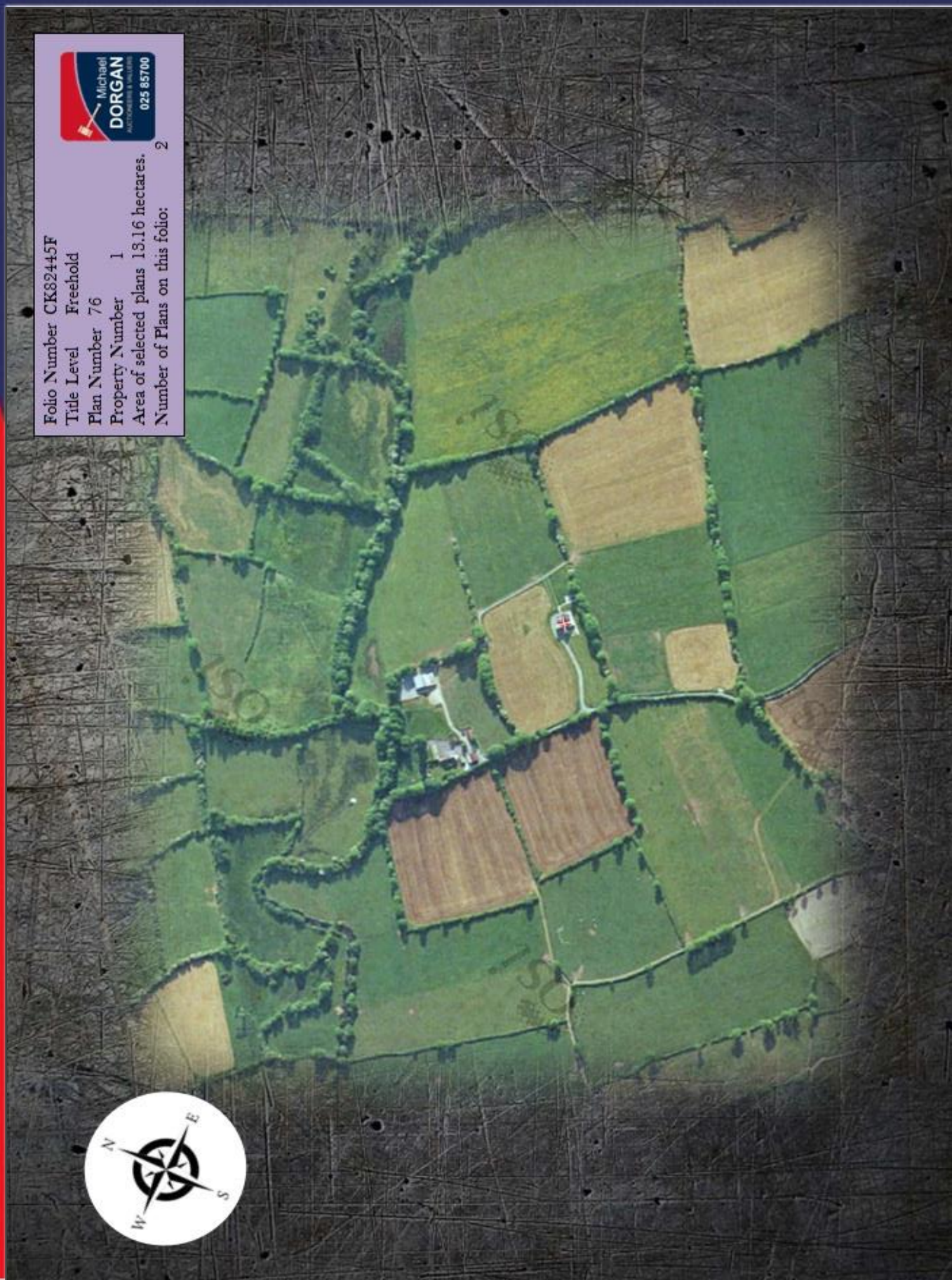
Title Level Freehold

Plan Number 76

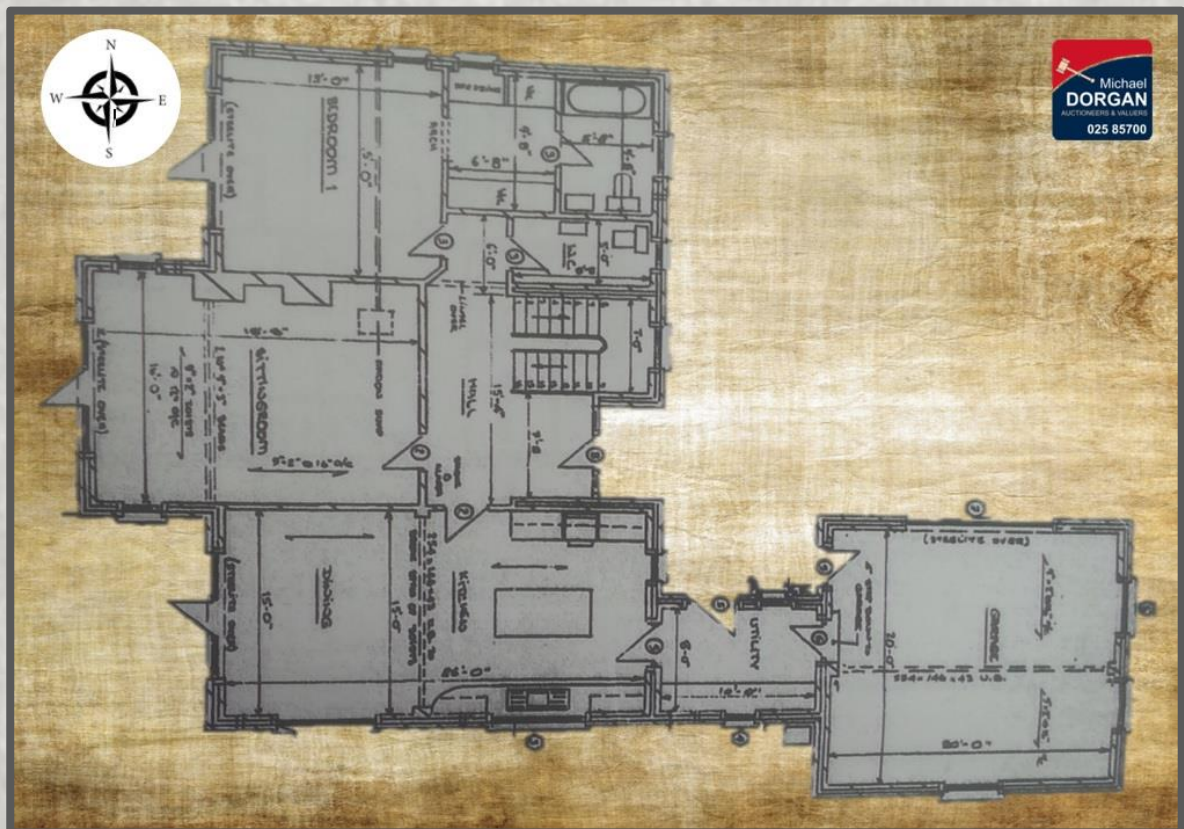
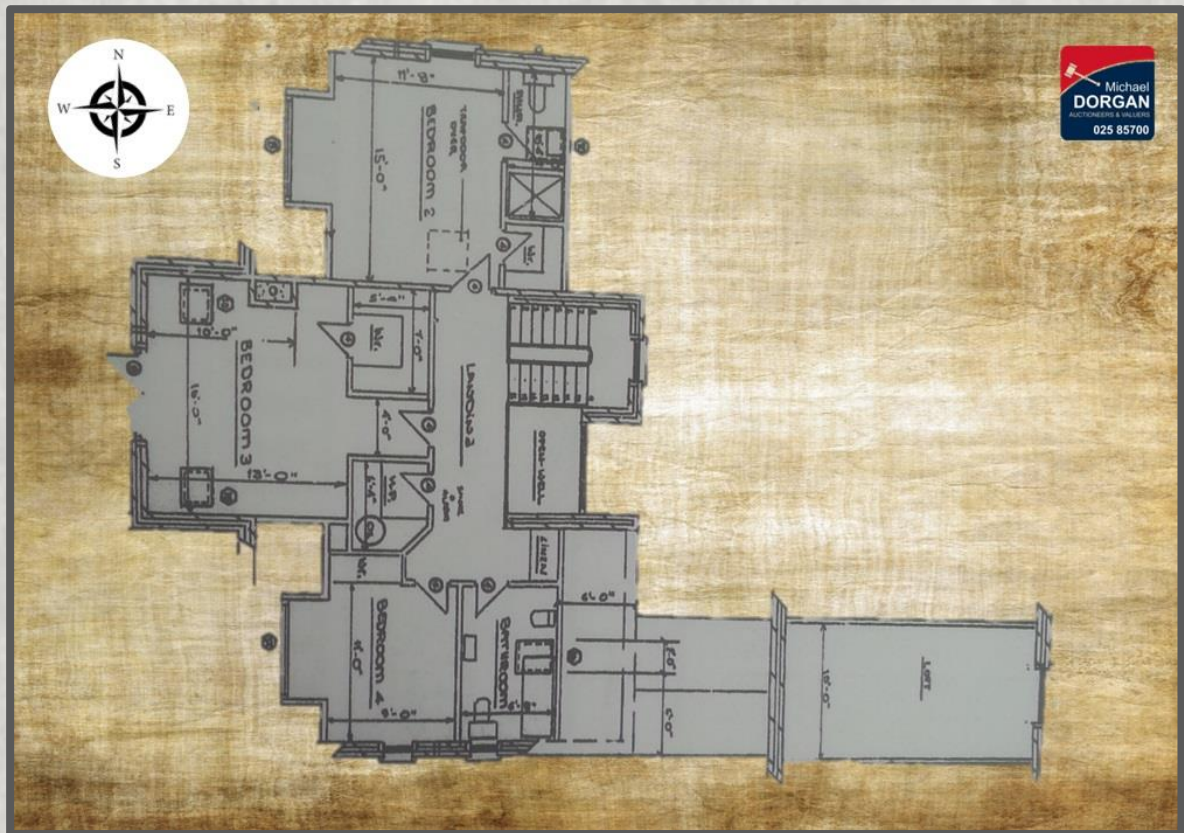
Property Number 1

Area of selected plans 13.16 hectares.


Number of Plans on this folio: 2



Floor Plans:



Planning:

			
Search	Details	Docs	Map
Planning Number 01/4451	Received Date 03/08/2001		
Applicant [REDACTED]	Application Type Permission		
Development Location COOLYREGAN , , COOLYREGAN	Description Dwelling with garage/loft		
Due Date 19/02/2002	Submission By N/A		
Decision Type Conditional	Decision Date 14/02/2002		
Grant Date 19/03/2002	Decision Status Application Finalised		
Further Info Received N/A	Further Info Requested N/A		

Terms:



Guide: €850,000

This Landmark Property is being offered for Sale by private treaty. Terms are available and to be negotiated on application with agent:

Michael Dorgan Auctioneers & Valuers
Baldwin Street
Mitchelstown
Co. Cork

(025) 85700

Email: Info@michaeldorgan.ie

Viewing: Strictly by Appointment only.

Building Energy Rating

BER: Pending

BER No.

EPI: Wh/m²/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.