

For Sale by Private Treaty

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# Cooleregan

Mitchelstown • Co. Cork



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

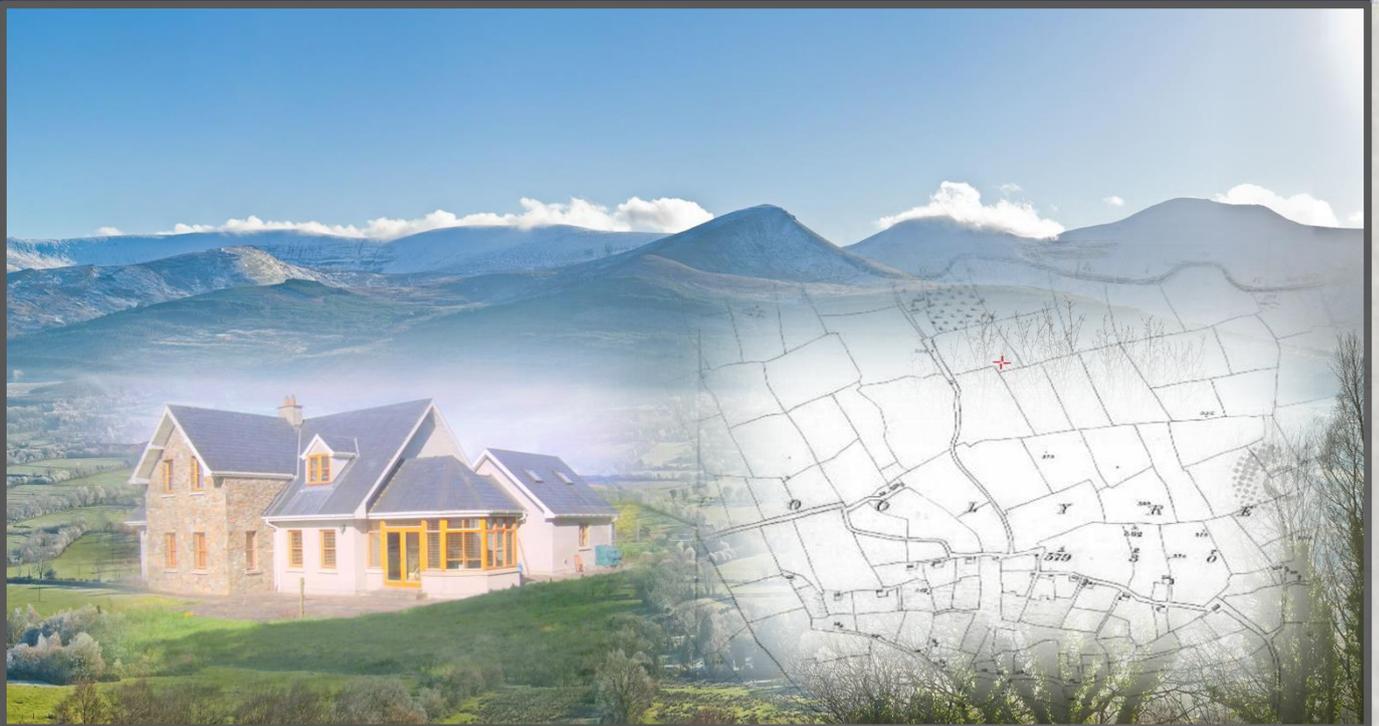
We are delighted to present to the market this bespoke family home which is within a short drive of Mitchelstown town centre. It is truly refreshing to see such a superb standard of workmanship with high quality materials & fixtures used throughout as well as unrivalled attention to detail. This property 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.

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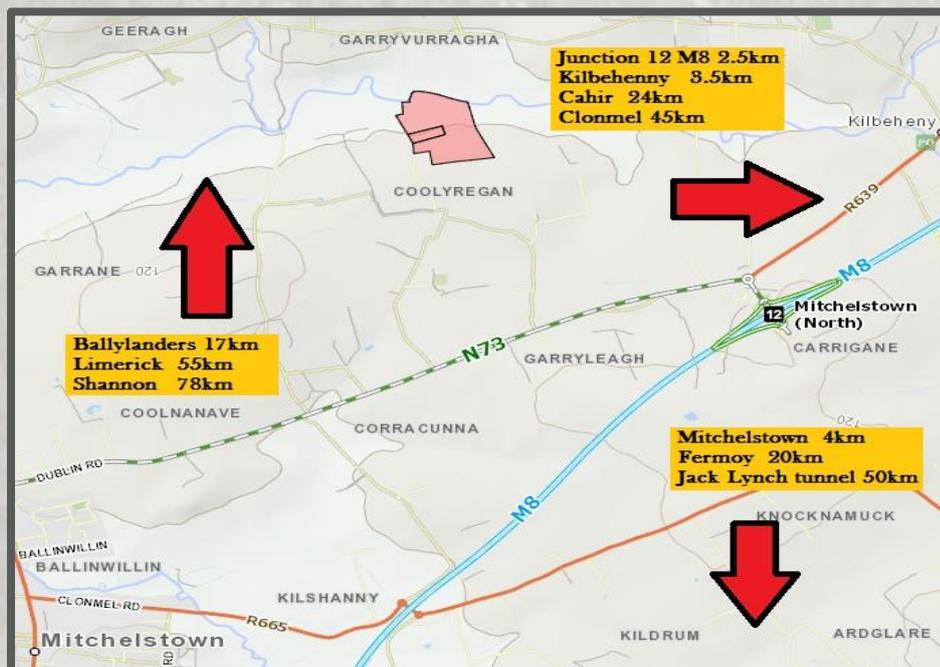
[www.daft.ie](http://www.daft.ie)  
[www.myhome.ie](http://www.myhome.ie)



# 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.33acres 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.

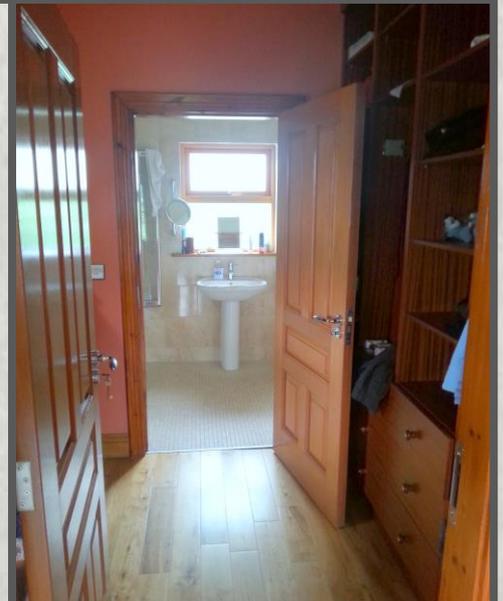


### Walkin wardrobe:

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

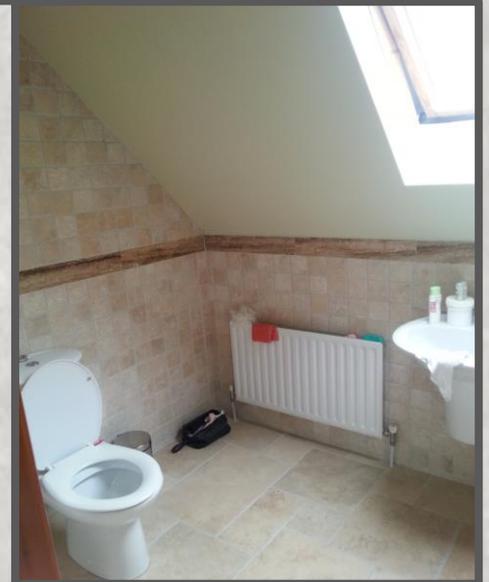


### **Walk-in wardrobe:**

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



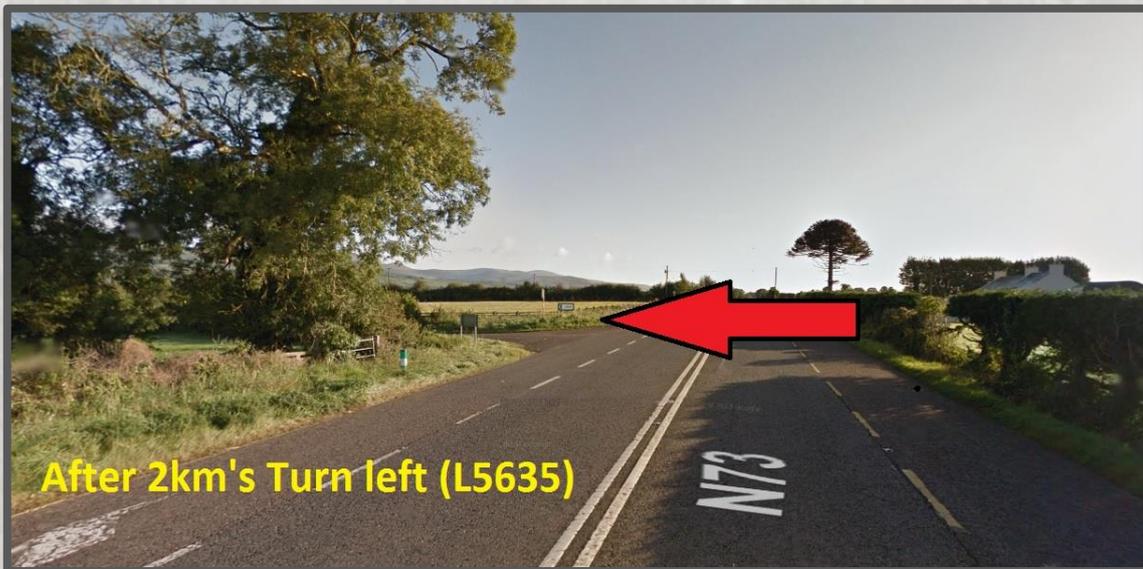
## *Outside:*



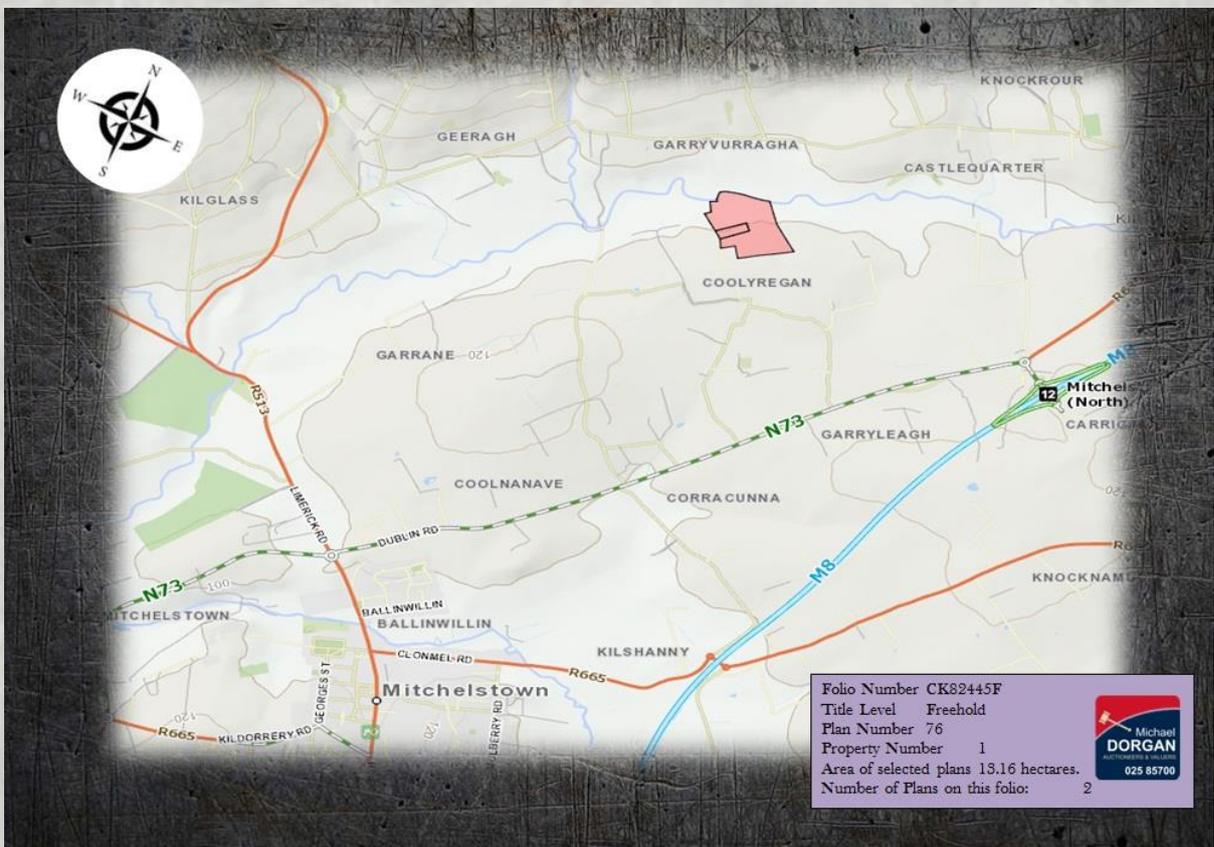
The property is nestled on c.33 acres of prime agricultural land with a stream on the northern boundary. There is a large yard with traditional hay barn & a number of loose boxes.



# Directions:



# Documents:



Folio Number CK82445F

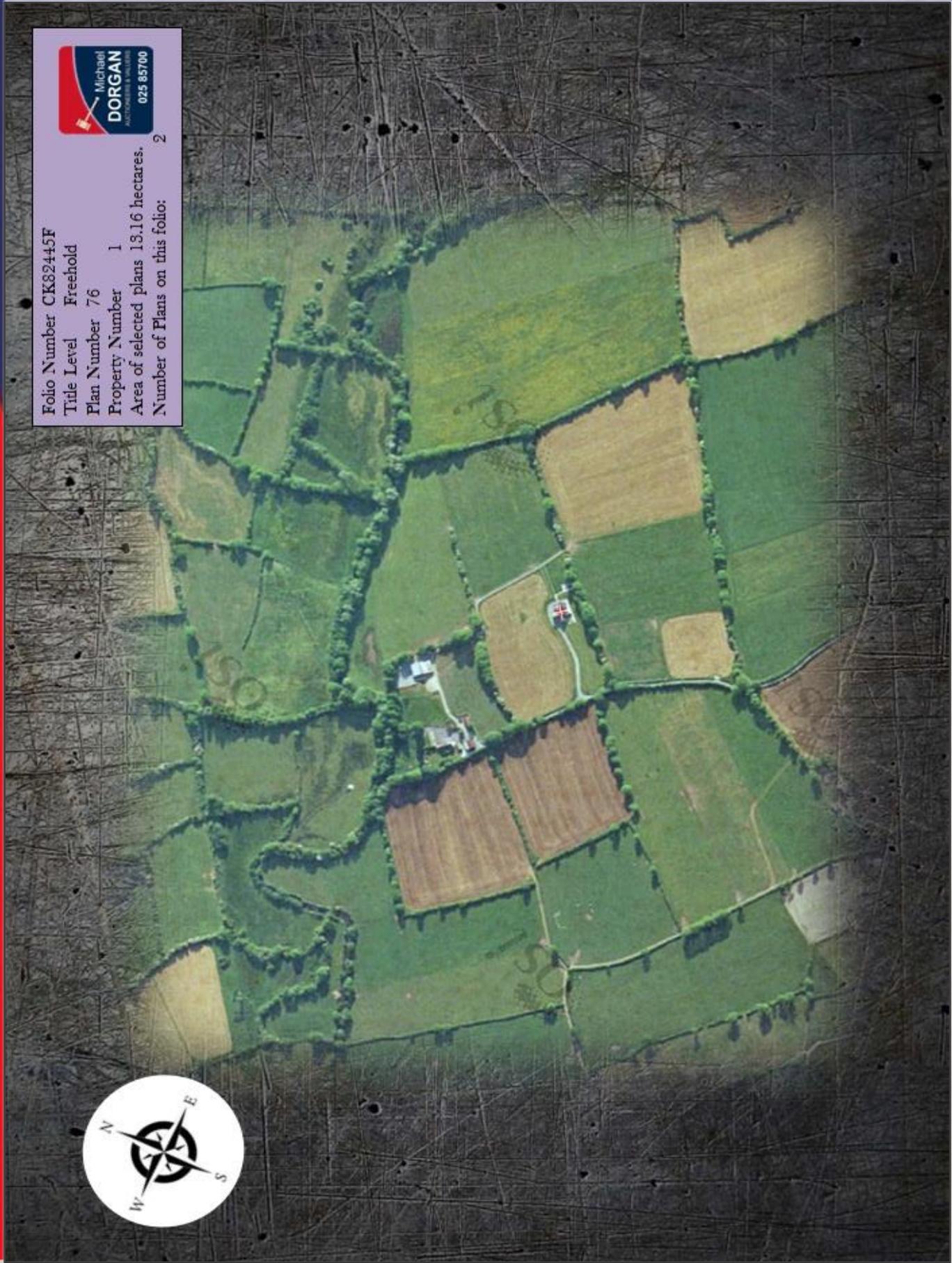
Tide Level Freehold

Plan Number 76

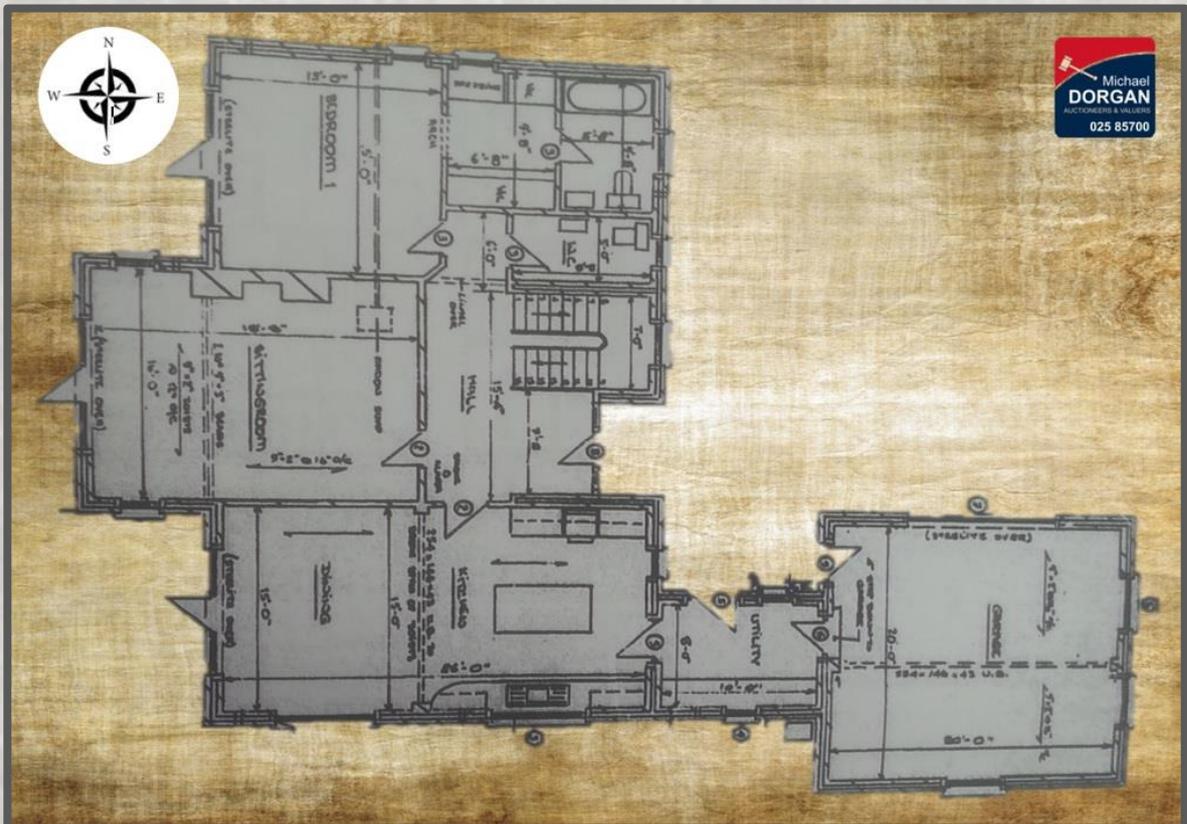
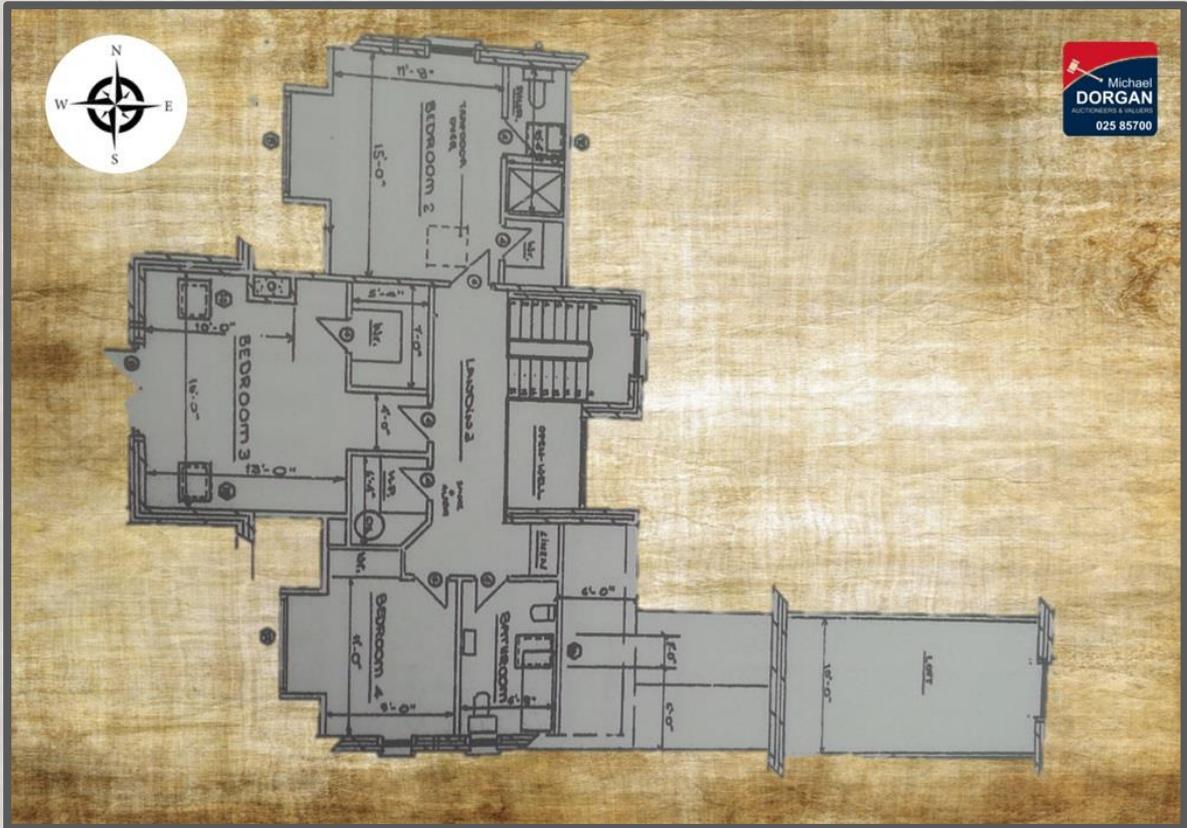
Property Number 1

Area of selected plans 13.16 hectares.

Number of Plans on this folio: 2



# Floor Plans:



# Planning:

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

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**Viewing:** Strictly by Appointment only.

## Building Energy Rating

BER: Pending

BER No.

EPI: Wh/m<sup>2</sup>/yr.

Full BER Certs & Advisory reports available on request.

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