



Rockforest House
Mallow, County Cork, Ireland





Viewing strictly by prior appointment

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Mallow 5 km. Cork 38 km. Cork International Airport 50 km. Shannon Airport 90 km.

An impressive country house with outstanding accommodation commanding a fine position with spectacular views over the Blackwater Valley

Reception Hall, Staircase Hall, Sitting Room, Drawing Room, Dining Room,

Kitchen/Breakfast Room, Utility, Cloakroom. Lower Ground Floor.

Gallery Landing with Balcony off. Four Bedroom Suites. Two further Bedrooms.

Tennis Court. Gardens. Panoramic views to Galtee Mountains

In all about 2.90 hectares (7.20 acres)

FOR SALE FREEHOLD BY PRIVATE TREATY

ROCKFOREST HOUSE

Rockforest House is a magnificent country house of historical importance set in a spectacular elevated position, overlooking the Blackwater River, with far reaching views to the Galtees and Knockmealdown mountains. The house, bow fronted to two sides, comprises the main section of a larger early Georgian mansion. The main reception rooms and bedrooms of the original house were all located to this part and provide exceptional accommodation with wonderful 4.88m (16 ft) high ceilings to the ground floor with vaulted ceiling to the first floor rooms. The proportions of the rooms together with ceiling height and large sash windows give the house a wonderfully light and spacious feel. A magnificent Venetian window lights the fine staircase and gallery landing.

The house has a rich history dating back some 500 year. The lands, having been granted to Sir James Cotter in 1672, originally belonged to the Anglo-Norman Roche clan, Barons of Fermoy. His grandson, of the same name, created Baronet in 1763 is believed to have built the house in the mid 18th Century, incorporating the earlier 16th century Roche house. Three years

before succeeding to the title he survived a famous duel nearby. The property subsequently remained in the family until 1916, when it was sold by the fifth baronet. The house together with its earlier Elizabethan gateway, dating back to the Roche era are protected structures. Politician and author William O'Brien (MP) wrote here whilst renting the house in the late 1900s and rumours have always persisted that Bonnie Prince Charlie found refuge here when on the run from crown forces in earlier times.

COUNTY CORK

Rockforest House is located in the Blackwater valley, a picturesque and unspoiled rural area of rolling countryside north of Cork, Ireland's second city. The town of Mallow is just 5 km distant with comprehensive financial, shopping and leisure facilities. There is first class access to Cork which may be reached within a 30-minute drive or via its mainline rail station, which also offers direct service to Dublin and Killarney. Cork International Airport provides a range of internal and European destinations whilst Shannon International Airport (about 65 minutes distant via the Shannon Tunnel) offers frequent scheduled flights to Europe and North America.

The property lies within an area of superb sporting and leisure facilities with golf well-served locally at Mallow, Kanturk and Charleville with several first class courses around Cork city and Harbour. Some of the finest sailing is available from both Kinsale and Crosshaven with excellent club and marina facilities. Fishing is available to the River Blackwater and racing is at Mallow, Limerick and Killarney with an extensive point-to-point calendar locally over the winter months. The property lies within the Duhallow Hunt country with the County Limerick and Scarteen being within easy boxing distance.



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ACCOMMODATION

Entrance Hall About 6.40 m x 5.50 m (21 ft x 18 ft)

Portland stone floor. Ceiling Cornice and centre rose. Dado and picture rail. Glazed double doors with fanlight over to

Sitting Room About 6.90 m x 6.40 m (22 ft 6 ins x 21 ft)

Marble fireplace with carved stone inlay and slate hearth. Dado rail with panelling under. Ceiling cornice. Wall light points. Picture rail. Portland stone floor (under carpet)

Staircase Hall

A fine staircase, lit by Venetian window to west, rising to gallery landing. Vaulted ceiling. Cast iron stove. Window seat. Dado rail. Cloakroom off, with pedestal wash hand basin, WC. Built in storage cupboards and shelving

Drawing Room About 9.75 m x 6.50 m (32 ft x 21 ft 3 ins) max

A magnificent room with bow and four sash windows. Decorative cornicing, frieze and ceiling rose. Open fireplace marble chimneypiece and slate hearth. Dado rail. Window seats. Wall light points.

Dining Room About 9.60 m x 6.50 m (31 ft 6 ins x 21 ft 3 ins)

An impressive room with wonderful Caen carved stone chimneypiece and hearth. French windows to gardens with full height flanking sash windows. Moulded ceiling cornice and ceiling rose. Dado rail with panelling under. Picture rail. Door to Kitchen.

Kitchen/Breakfast About 7.67 m x 3.50 m (25 ft 3 ins x 11 ft 6 ins)

A comprehensive range of oak base and eye level cupboards with ample drawers. 1½ bowl single drainer stainless steel sink unit with mixer taps. Built in Neff four ring hob with extractor hood over and feature copper canopy. Built in Neff eye level oven, hot plate and deep fat fryer. Built in Phillips microwave. Neff dishwasher. Work tops with tile splash backs. Cork tile floor. Exposed stone wall. Door to rear corridor

Utility Room

Plumbing for washing machine. Storage shelving. Boiler Room. Twin oil fired boilers.



LOWER GROUND FLOOR

Games Room About 7.32 m x 6.10 m (24 ft x 20 ft) max

Store Room About 6.10 m x 2.44 m (20 ft x 8 ft)

FIRST FLOOR

Gallery Landing About 7.01 m x 6.40 m (23 ft x 21 ft)

Vaulted ceiling. Marble fireplace with cast iron insert and slate hearth. Ceiling rose. Dado rail. Door to Balcony.

Master Bedroom About 7.50 m x 6.20 m (24 ft 6 ins x 20 ft 3 ins) max

A magnificent room with bow and five sash windows affording 180 degree views over Blackwater valley. Moulded cornice.

En Suite Bathroom 1

Panelled bath, shower unit, vanity wash hand basin with marble surround, mirror over and cupboards under,

WC. Fitted wardrobe.

Bedroom 2 About 9.75 m x 6.50 m (32 ft max. x 21 ft 3 ins)

A magnificent room with bow, four sash windows and vaulted ceiling. Marble fireplace and hearth. Fitted wardrobe. Ceiling cornice.

En Suite Bathroom 2

Panelled bath with shower over, vanity wash hand basin, WC. Hot press.



Bedroom 3 About 6.10 m x 5.50 m (20 ft x 18 ft)

Vaulted ceiling. Dressing Room off.

En Suite Bathroom 3

Shower unit, wash hand basin, WC.

Bedroom 4 About 5.70 m x 5.20 m (18 ft 9 ins x 17 ft)

Vaulted ceiling with cornice. Dado rail. Window seats. Fitted wardrobe.

En Suite Bathroom 4

Centre bath, shower cubicle, pedestal wash hand basin, WC. Marble fireplace with cast iron insert. Window seats.

Bedroom 5 About 5.33 m x 1.83 m (17 ft 6 ins x 6 ft)

Marble fireplace with cast iron insert. Wash hand basin.

Bedroom 6 About 6.10 m x 1.80 m (20 ft x 6 ft)

Wash hand basin.

OUTSIDE

The house is approached via a castellated entrance arch, with wrought iron gates, and a sweeping gravel drive affording magnificent views over the Blackwater valley. A fine archway leads off the graveled forecourt which is flanked by a raised lawn area with pond and fountain to the front of the old remains of the former east wing, now bedecked with creeper and clematis. To the side of the house is an all-weather tennis court with gazebo. The lawn wrap around the house interspersed with shrub borders and mature trees including Chestnut Copper, Walnut and Maple. There is exterior floodlighting.

SERVICES

Mains electricity and water. Private drainage to septic tank. Oil fired central heating.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is offered for sale subject to and with the benefit of all rights of way, either public or private, all wayleaves and easements whether specifically mentioned or not.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey of Ireland and are for reference only. All measurements are approximate only - they will be deemed to be checked by the purchaser who will have satisfied himself as the description of the property and any error or misstatement shall not annul this sale or entitle either party to compensation thereof.

TENURE & POSSESSION

The property is offered for sale freehold by private treaty with vacant possession being given upon completion.

FIXTURES & FITTINGS

Only those specifically mentioned in these details are included in the sale.

SOLICITORS

Raymond Glynn & Co.

27 O'Brien Street, Mallow, County Cork Tel. 022 22285

VIEWING

Strictly by appointment with the sole agents.

Tel. 025 31023 or 087 2627488

DIRECTIONS

From Mallow town centre proceed over the old bridge towards Cork and turn immediately left signposted Killavullen/ Mallow Golf Club. Continue for about 5 km where the castellated entrance will be seen on the left hand side.

IMPORTANT NOTICE

These particulars are for guidance only and are prepared in good faith to give a fair description of the property but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement of fact. Neither Michael H. Daniels & Co. nor any of their employees has any authority to give or make any representation or warranty whatsoever in relation to the property. Any areas, measurements or distances are approximate only.



