

For Sale

Asking Price: €485,000

Sherry
FitzGerald
O'Donovan



The Old Train House, Station
Rd, Ballyhooly, Co. Cork,
P51X6WR

sherryfitz.ie



Sherry FitzGerald O Donovan offer an unique opportunity to purchase The Old Train House Station Road Ballyhooly. The house comprises of a 6 bedroom two storey residence extending to an impressive 3,300 sq. ft. sitting on 0.77 of an acre of mature site. The property is steeped in history and character and once formed part of the Ballyhooly railway station until the last train passed through the property in 1968.

Original features remain today including the original limestone walls, exposed timber beams and the original signal box located in the garden on the eastern boundary. The spacious living accommodation incorporates 5 ensuite bedrooms at first floor level, spacious kitchen/dining area and a 750 sq. ft. attached garage which could be further developed as living accommodation or recreational space.

PVC solar panels have recently been installed increasing the energy efficiency of the building

The original platform of cut limestone is still in situ creating a split level garden with a variety of mature trees and shrubs and benefits from a south facing rear garden with superb countryside views. There is also a secluded patio area located to the rear of the property .

The Old Train House is located less than 1km from the village of Ballyhooly which has an excellent range of village amenities and approximately 10 mins to the local town of Fermoy and within easy commuting distance of Mallow town and Cork city.

BER BER To be confirmed, BER No. To be confirmed



Special Features & Services

- Unique limestone cut building
- Southerly rear aspect
- Large 0.77 acre site
- Mature gardens
- Pvc solar panels recently installed

Accommodation

Entrance Hall	3.7m x 2m (12'2" x 6'7") Radiator.
Kitchen/Dining Room	9m x 4m (29'6" x 13'1") Vinyl floor covering. Wall and floor units. Breakfast bar. Radiator. Exposed cut stone and door leading to rear garden.
Utility Room	2.7m x 2.3m (8'10" x 7'7") Vinyl floor covering. Plumbed for washing machine and dryer. Storage presses.
Guest Wc	2.3m x 1.3m (7'7" x 4'3") Vinyl floor covering. Wc., whb. and power shower.
Sitting Room	4mx 3.8m (13'1"x 12'6") Vinyl flooring. Radiator.
Play Room/Home Office	4.3m x 2.5m (14'1" x 8'2") Radiator
Primary Bedroom	4m x 4m (13'1" x 13'1") Laminate flooring. Radiator.
Walk in Wardrobe	2.5m 1.4m (8'2" 4'7") Carpet flooring
Ensuite	4m x 1.9m (13'1" x 6'3") Tiled floor to ceiling. Wc., whb., bath with overhead electric shower. Radiator.
Bedroom 2	4.37m x 3.2m (14'4" x 10'6") Laminate flooring. Radiator. Exposed timber beams.
Ensuite	3.1m x 0.8m (10'2" x 2'7") Vinyl floor covering. Wc., whb. electric shower.
Bedroom 3	4m x 3.3m (13'1" x 10'10") Vinyl flooring. Radiator.
Ensuite	2.7m x 1m (8'10" x 3'3") Tiled floor. Partially tiled walls. Wc., whb and electric shower. Radiator.

Bedroom 4	4m x 4.6m (13'1" x 15'1") Vinyl flooring. Radiator. Exposed timber beams.
Ensuite	2.5m x 0.8m (8'2" x 2'7") Vinyl flooring. Wc., whb
Ensuite	2m x 1.4m (6'7" x 4'7") Tiled flooring. Wc., whb., electric shower.
Bedroom 5	5m x 3m (16'5" x 9'10") Vinyl flooring. Radiator.
Bedroom 6	4m x 3.9m (13'1" x 12'10") Vinyl flooring. Radiator. Exposed timber beams.
Garage	8.7m x 7.3m (28'7" x 23'11")













NEGOTIATOR

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SOLICITOR

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.

PSRA Registration No 003457