

BER E2



St. Olan's
Coachford, County Cork



Viewing Strictly by Prior Appointment

St. Olan's Coachford, County Cork

Coachford 5 km. Macroom 11 km. Cork 29 km. Cork Airport 32 km.
(All distances & times approx.)

A handsome Georgian rectory dated 1840 with impressive accommodation and surrounded by wonderful grounds and gardens

Entrance Hall, Staircase Hall, Drawing Room, Dining Room, Sitting Room, Games Room. Breakfast / Sun Room, Study, Kitchen, Utility, Office, Cloakroom. Five Bedrooms, Three Bathrooms.

House Yard. Rear Courtyard with Three Cottages. Separate Service Yard with Garaging and Boat Storage. Lands in Paddocks, Woodland and Amenity. Private Lake.

In all about 4.05 Hectares (10 Acres)

FOR SALE FREEHOLD BY PRIVATE TREATY



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ST. OLAN'S

Published in 1837, Lewis's Topographical Dictionary of Ireland states that a glebe of 30 acres was purchased at Ahavrin by The Board of First Fruits to build a rectory. On the First Edition Ordnance Survey map of 1842, the erection date of the property is given as c. 1840 and is labelled as St. Olan's Rectory. Interestingly, it is noted also that the rector did not initially take possession as he felt the annual rental was too high.

The four bay house provides well-proportioned accommodation arranged over three storeys and extending to over 470 sq metres (5000 sq ft). The raised ground floor includes two fine interlinked reception rooms running across the entire house front which overlook the grounds, together with an impressive barrel-vaulted staircase hall lit by large arched window.

A rear yard has traditional outbuildings which have been recently converted to provide three character self-contained cottages. The house occupies a secluded private position surrounded by mature tree and gardens.

MID CORK

St.Olan's is located in a scenic rural area of the picturesque River Lee Valley in mid Cork, a region of rich undulating farmland and wooded glens centered on the Inniscarra Reservoir, noted for its fishing, sailing and water sports.

Cork city and International Airport are within easy reach. Coachford provided local amenities whilst Macroom provides a comprehensive range of shopping, leisure and financial services together with pubs and restaurants.

There are many leisure and sporting amenities nearby together with a peaceful pace of life. This area provides some of the finest fishing to the Rivers Lee and Bandon and golf at Killarney, Macroom, Blarney and Lee Valley. The lakes and mountains of Killarney together with the beaches of West Cork are all within an hours drive. Hunting is with the Muskerry and South Union with racing at Mallow (Cork Race Course) and Killarney.



ACCOMMODATION

Entrance Hall

Solid timber door with fanlight over. Arched alcove. Tile floor. Ceiling cornice. Solid timber door to

Staircase Hall

Impressive hall and staircase to first floor with barrel-vaulted ceiling lit by arched window. Ceiling cornice. Stairs down to Lower Ground Floor. Cloakroom off with wash hand basin and WC.

Study off. **Approx. 3.05 m x 3.05 m**

Dining Room (S&E) **Approx. 6.10 m x 5.50 m**

Double aspect with three sash windows. Open fireplace with polished stone chimneypiece and cast iron insert. Ceiling rose, cornice and picture rail. Wall light points. Glazed screen with double doors to

Drawing Room (S) **Approx 7.35 m x 5.00 m**

Double aspect with two sash windows and glazed screen with double doors opening to Sun Room. Open fireplace with marble chimneypiece. Ornate ceiling cornice.

Sitting Room **Approx. 4.90 m x 3.70 m**

Fireplace with wood burning stove. Oak floor. Part paneled walls. Ceiling cornice and picture rail.

Sunroom / Breakfast Room (S&W) **Approx. 8.75 m x 4.50 m**

Walnut floor. Glazed double doors to sun terrace. Vaulted ceiling with inset spotlights. Doors to kitchen, sitting and drawing rooms.

Kitchen **Approx. 6.00 m x 4.80 m**

Fitted kitchen with ample base and eye level units, drawers and centre island. Polished granite work surfaces. Belfast sink. Oil fired 4-oven Aga range cooker with 4-ring gas hob. Fisher and Paykel dish washer. Corner seating. Maple floor. Glazed double doors to Sunroom. Door to

Utility Room

Larder off. Door to rear yard. Stainless steel sink. Zanussi washing machine. Whirlpool tumble dryer. Shelving.

FIRST FLOOR

Landing

Master Bedroom 1 **Approx. 5.20 m x 4.90 m**

Double aspect. Fireplace with marble surround and cast iron insert. Ceiling cornice. Walk in clothes closet.

En suite Bathroom

Bath, shower, wash hand basin and WC.

Bedroom 2 **Approx. 4.90 m x 3.75 m**

Fireplace with marble surround and cast iron insert. Ceiling cornice.

Bedroom 3 **Approx. 4.90 m x 4.90 m**

Fitted wardrobe. Ceiling cornice.

Bedroom 4 **Approx. 3.70 m x 3.70 m**

En suite Bathroom

With shower, wash hand basin and WC.

LOWER GROUND FLOOR

Lower Hall

Games Room **Approx 6.10 m x 4.75 m**

Bedroom 5 **Approx 4.90 m x 4.90 m**

Bathroom

Office **Approx 3.00 m x 3.00 m**

Wine Cellar

with 9 bins





OUTSIDE

House Courtyard

Tarmac yard with parking. Workshop and stores.

Rear Courtyard & Cottages

The property includes three delightful cottages, converted from the original coach house (The Coach House - 3 beds) and stable buildings (The Stables - 4 beds, Robin's Nest - 1 bed). The cottages have their own separate access, almost immediately off the public road, from the rear drive and are served by a large graveled courtyard. All are currently let on short-term leases.

Garage Yard

This yard comprises of three detached Heritage Oak buildings - two with three garages in each and a third housing three stables. A modern steel shed behind these is used for boat storage.

GARDENS & GROUNDS

The private and mature landscaped gardens and grounds are a particular feature of the property. Laid out in the 19th century they offer a high degree of shelter and seclusion being wooded in the main and including specimen cedar, beech, oak and rhododendron. To the front and sides of the house are lawns, with croquet lawn, interspersed with shrub borders.

A spring fed private lake is ringed by camellias and rhododendron.

SERVICES

Mains electricity. Private drainage and water. Oil fired central heating to ground and lower ground floor.

GENERAL REMARKS AND STIPULATIONS

FIXTURES & FITTINGS

Only those mentioned in these particulars are included in the sale. All items known as vendor's fixtures and fittings including fitted carpets, curtains, light fittings together with garden effects, ornaments and statuary are expressly excluded.

TENURE AND POSSESSION

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

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 have been checked by prospective purchasers who will have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale or entitle either party to compensation in respect thereof.

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.

SOLICITORS

Messrs. Joseph O'Hara, Cross Street, Athenry, Co. Galway,

VIEWING

Strictly by prior appointment with the sole agents.

BER CERTIFICATION

BER: E2

BER No.: 107053373

Energy Performance Indicator: 366.62 kWh/m²/yr

DIRECTIONS

From Cork proceed west to Dripsey via the N22 and R618. Turn right in the village at The Weigh Inn pub signposted Aghabullogue. Follow this road, which follows the Dripsey River, until reaching the R619 then turning left, signposted Aghabullogue/Coachford/Macroom. After less than 1 km, turn right signposted Aghabullogue and almost immediately left opposite The Dew Drop Inn. Following this road for 2 km and on reaching the crossroads turn right up the hill, signposted Aghabullogue, where the entrance gates to the property will be seen to the right hand side approx 500m with a name plate. Please note that there is no signboard erected at the property.

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. Some images of the property may have been taken from outside the curtilage. Neither Michael H. Daniels & Co, nor any of their joint agents nor 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.





