

For Sale

Asking Price: €2,400,000

Sherry
FitzGerald
O'Donovan



Ballygriggan House,
Ballygriggan, Castletownroche, Co. Cork.
P51 XD54

BER B2

sherryfitz.ie



Ballygriggan House on approximately 140 Acres
(Available for sale in lots if required)

Ballygriggan House is an imposing country house which has been improved and extended over the years. Set in an idyllic rural setting in the rolling farmland of north Cork, the property commands delightful aspects with far reaching views of the surrounding countryside.

Approached by a tree lined drive, the house occupies an elevated yet secluded and private position, with a bright sunny aspect. The two storey house has a six bay front with offset entrance porch and a six-bay side elevation with recessed centre. The impressive accommodation has a practical layout extending to some 770 sq. m. (8,200 sq. ft) of manageable floor area.

The house has undergone a comprehensive programme of upgrading and extension over the years to double the existing floor area together with new heating and hot water systems and a double garage. The accommodation is all of generous proportions and includes reception hall, four reception rooms, seven bedrooms and six ensuite and family bathroom.

The property is bounded to the entire eastern and northern perimeter by the River Awbeg. The house is well placed to the centre of its lands, which extend to some 56.76 hectares (approx. 140 acres).

Ballygriggan House is located in a scenic rural area some 5km from the charming village of Castletownroche, well served with churches, school, shops, butcher, pharmacy, garages and pubs. Mallow and Fermoy provide comprehensive financial and leisure facilities, together with a range of shopping and services. The house is well served for access to Cork city, Cork and Shannon International Airports and to the M8 Cork /Dublin motorway.

The area is renowned for its natural beauty and undulating farmland and wooded river valleys located between the Ballyhoura and Nagle Mountains. The River Awbeg, a tributary of Ireland's premier salmon river - The River Blackwater- forms much of the boundary to the property.

There are many leisure and sporting amenities nearby. The area provides some of the finest fishing in the River Blackwater, Awbeg and Funcheon with golf well catered for locally at Mallow, Charleville, Mitchelstown and Fermoy. Hunting is with the Duhallow with racing at Mallow (Cork Race Course) and Killarney. There is an active point-to-point calendar over the winter months.

The House is approached by a tree-lined drive to the forecourt and carriage circle. A secondary drive which runs parallel to the main drive gives access to the Stable and House yards.

Accommodation

Entrance Porch	3.2m x 2.7m (10'6" x 8'10") Solid timber doors with fanlight over and wing windows. Ceiling cornice. Tiled floor. Half-glazed timber double doors give access to the entrance hall.
Entrance Hall	5.55m x 3.95m (18'3" x 13') Double height with turned timber staircase and gallery landing over. Ceiling cornice. Doors off to principal reception rooms and inner lobby. Double doors to sitting room.
Sitting Room	7.35m x 5.5m (24'1" x 18'1") Double aspect. Open fireplace with marble chimney piece. French windows with light over to sun terrace. Ceiling cornice and rose. Timber floor.
Dining Room	6.05m x 5.55m (19'10" x 18'3") Open fireplace with carved timber surround. Ceiling cornice and rose. Timber floor. Wall light points. Door off leading to inner lobby with doors to pantry and store room.
Kitchen	7.9m x 4.7m (25'11" x 15'5") Timber fitted kitchen with a range of floor and eye-level units with beech work surfaces. Aga cooker with extractor hood over eye-level electric oven. Island unit with 4 ring gas hob. 1 1/2 bowl sink unit with mixer taps and plate rack over. Tiled splashbacks. Plumbed for dishwasher. Cork tiled floor. Inset ceiling downlighting.
Utility Room	4.7m x 3.6m (15'5" x 11'10") Tiled floor. Door to sun terrace. Stainless steel sink with mixer taps. Plumbed for washing machine. Firebird boiler.
Pantry	2.38m x 3.53m (7'10" x 11'7")
Store Room	1.26m x 2.28m (4'2" x 7'6")
Integral Garage	6m x 5.8m (19'8" x 19')
Wine Room	2.61 x 2.09m (2.61 x 6'10")
Bathroom	2.61m x 2.84m (8'7" x 9'4") Wet room with tiled floor, shower, wash hand basin and wc
Rear Hall	16.75m x 2.41m (54'11" x 7'11") Secondary staircase to first floor. Tiled floor. Door leading gravel parking forecourt. Door leading to Study.
Study	5.55m x 4.65m (18'3" x 15'3") Open fireplace with timber surround and cast iron insert. Ceiling cornice
Library	7.55m x 5.50m (24'9" x 18'1") Triple aspect with open fireplace with timber surround and integrated wood burning stove. Timber and tiled floor. Book shelving. French door leading to sun terrace. Ceiling

Landing

Store Room	0.98m x 3.24m (3'3" x 10'8")
Hot Press	2.25m x 2.56m (7'5" x 8'5")
Master Bedroom	8.6m x 5.45m (28'3" x 17'11") Triple aspect. Ceiling cornice and rose. Walk in clothes closet. Ensuite with shower, panelled bath, and twin vanity wash hand basins, with mirrors over and wc. Tiled floor.
Bedroom 2	7.40m x 3.40m (24'3" x 11'2") Double aspect. Ceiling cornice. Ensuite with panelled bath with mixer taps and showerhead, vanity wash hand basin and wc. Tiled floor.
Bedroom 3	6.10m x 5.60m (20' 18'4") Double aspect. Ceiling cornice and rose. Ensuite with shower, pedestal wash hand basin and wc.
Bedroom 4	6m x 5.9m (19'8" x 19'4") Ensuite with bath an mixer taps, showerhead, pedestal wash hand basin, bidet and wc. Half tiled floors, timber floor.
Bedroom 5	5.4m x 4.8m (17'9" x 15'9") Ceiling cornice
Family Bathroom	2.52m x 3.88m (8'3" x 12'9") Cast iron Victorian bath, shower, wash hand basin and wc. Panelled to dado level. Heated towel rail. Timber floor.
Bedroom 7	5.45m x 4.6m (17'11" x 15'1") Ceiling cornice and centre rose. Walk in clothes closet. Ensuite with shower, wash hand basin and wc.
BER:	BER B2, BER No. 107513541

Distances

- Mallow 16 km
- Fermoy 18 km
- Cork 48 km
- M8 Motorway (J14) 19 km
- Cork Airport 53 Km
- Shannon Airport 90 km

Services

- Mains electricity
- Private drainage and water
- Geothermal and oil fired central heating
- Solar energy providing hot water
- Pressurised water system
- Intruder alarm

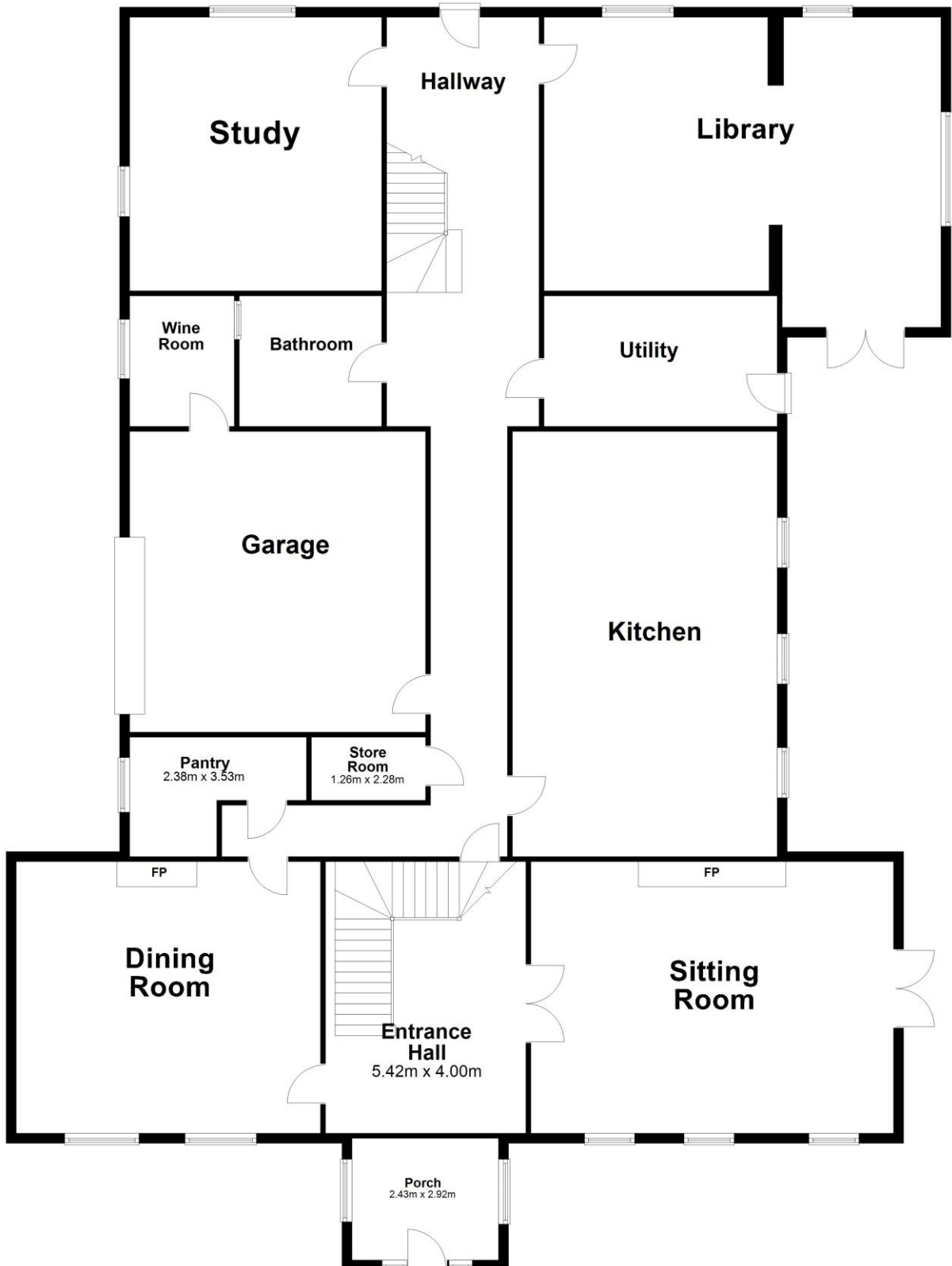






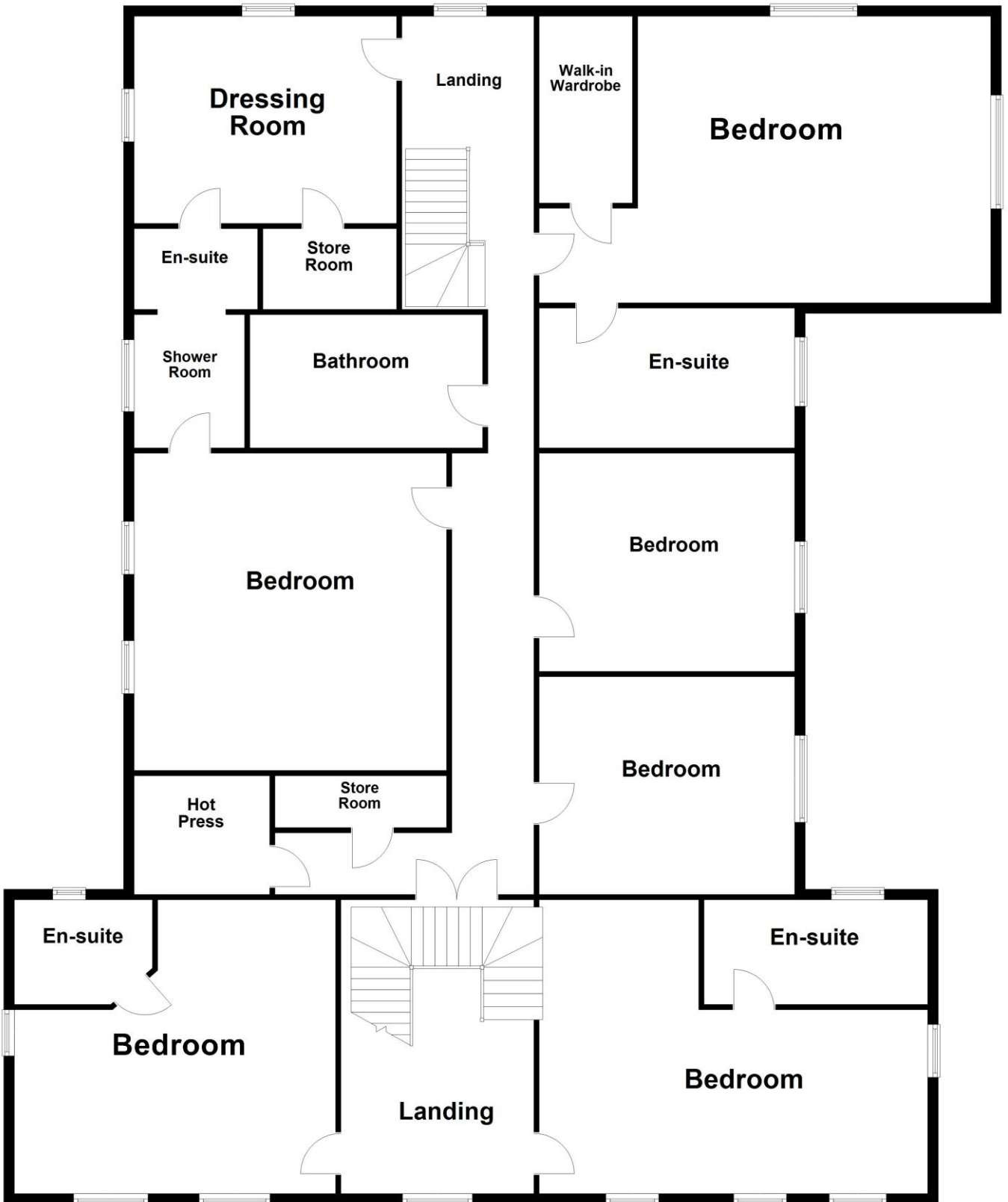


Ground Floor



Total area: approx. 634.0 sq. metres
Ballygriggan House

First Floor



Special Features & Services

- B2 Energy Rating with Geothermal & Solar panels
- Fabulous elevated setting
- 1.5km River frontage onto Awbeg
- Attractive views of the Galtees, Nagles, and Ballyhoura mountains
- 140 acres (available in smaller lots if required)
- 30m x 15m A frame Shed with 18mx15m livestock barn together with 10 stables
- Central farm roadway with mature hedging and trees
- Central location with Fermoy, Mallow & Mitchelstown 20 mins drive







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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.
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