



MAGNIFICENT MANOR OVERLOOKING BANTRY BAY AT BALLYLICKEY

BALLYLICKEY HOUSE, BANTRY, CORK.





Ballylickey House

For Sale by Private Treaty

R7631

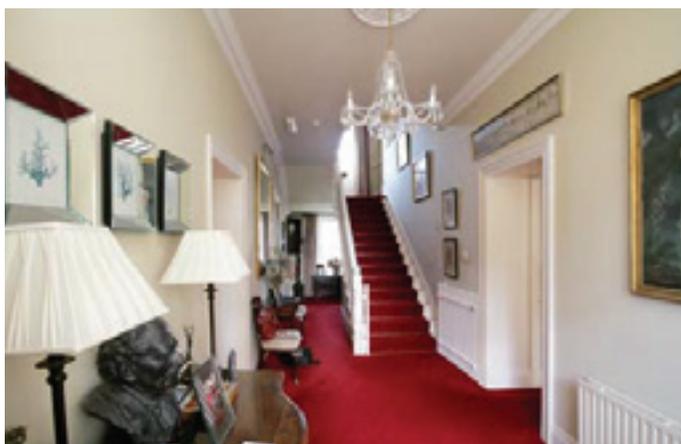
- Majestic period property
- Family home and guest house
- Magnificent mature gardens
- Beautifully resorted
- Oil fired central heating
- Pool house and Guest cottages
- Overlooking Bantry Bay
- Close to Glengarriff and Kenmare
- Approx. 4.04 hectare (10 acres)
- Approx. 713 sq m (7,677 sq ft).

DESCRIPTION

Home to the Graves family for centuries, Ballylickey House is a magnificent Manor overlooking Bantry Bay at Ballylickey. Built originally in 1650 but rebuilt after a fire in 1976 to its exact original splendour, the property stands on approx. 10 acres of mature gardens, a mix of manicured lawns and flower beds, wild gardens with riverside walks and an abundance of shrubs and trees. This charming home overlooks Bantry Bay from its private setting amongst century old trees and gardens where the River Ovale flows into the bay.

Nestled well in the heart of West Cork, Ballylickey is close to the well known scenic areas of Glengarriff and Kenmare between Sheeps Head Peninsula and the Beara Peninsula. This is a remarkable part of the world, where the pace of life is laid back. For hustle and bustle of country town life, Bantry town is only 5km east famous its renowned Friday market selling local West Cork produce.

The accommodation is currently laid out as private and guest accommodation. The private accommodation combines well proportioned living spaces with generous bedroom accommodation. The guest rooms are suites and bedrooms, all ensuite and a private guest lounge opening on to the garden. There are both private and commercial kitchens while the guests have a separate entrance and reception area.





Outside a tree lined winding driveway leads to the main house with ample parking space to the front and rear. Follow the many paths which take you through the rose garden, along the river bank and through the wild water garden while being surrounded by many mature trees and shrubs, some dating back over one hundred years. A mix of formal and wild the garden never sleeps with colour year round from the many plants including many species of roses, mixed wild flowers, varieties of hydrangeas, weeping willow and fir trees, conifers, bamboo, ferns and phormiums, steps, bridges and pathways.





ACCOMMODATION

Ground Floor

Entrance Hall

Cornice and centre rose.

Drawing Room

Brick fireplace with timber surround and stone hearth, cornice to ceiling, bay window overlooking lawn and bay.

Dining room

Brick fireplace with timber surround, cornice to ceiling, bay window overlooking lawn and Bay.



Kitchen

Egg shell blue solid wood kitchen with oil fired Aga, tiled surround, double oven, ceramic tiled floor, spotlights.

Rear Hall

Ceramic tiled floor, door leading to yard.

Guest Cloakroom

WC, WHB, coat closet.

Games room

Part timber panelled walls and arched wall, integrated lighting, beech effect timber floor.

Utility Room

Sink and shelving.

Storeroom

Delph cupboard and linen cupboard.

Commercial Kitchen

Garland gas cooker, oven, stainless steel counter top with sink, fitted open cupboards with shelving.

Integrated Garage

Ceramic tiled floor, up and over door. Strip lighting.

Library

Brick fireplace with timber surround and tiled hearth, cornice to ceiling, bay window overlooking lawn and Bay.

Guest Dining Room

Brick fireplace with timber surround and tiled hearth part timber panelled walls, floor to ceiling bay window.

Guest Reception

Fitted low level cupboards, timber floor.

Small Office area

Boiler room and toilet

Upstairs

Landing

Study area with window overlooking lawn and bay.

Laundry room

Sink, drier, shelving, two hot water tanks.

Master bedroom

Window overlooking lawn and bay (link door to bedroom2).

Bedroom 2

Access from landing also, storage cupboard.

En Suite

Fully tiled, twin whb's, WC and shower, bay window overlooking lawn and bay.

Bathroom

Dressing room, WC bidet, separate shower, WHB, bath with tiled surround. Back stairs leading to kitchen

Store Room

Piped for bathroom.

Bedroom 3

Double room with archway, inset lighting.

En suite

Twin whb's, WC, bath with shower over, wardrobe area.

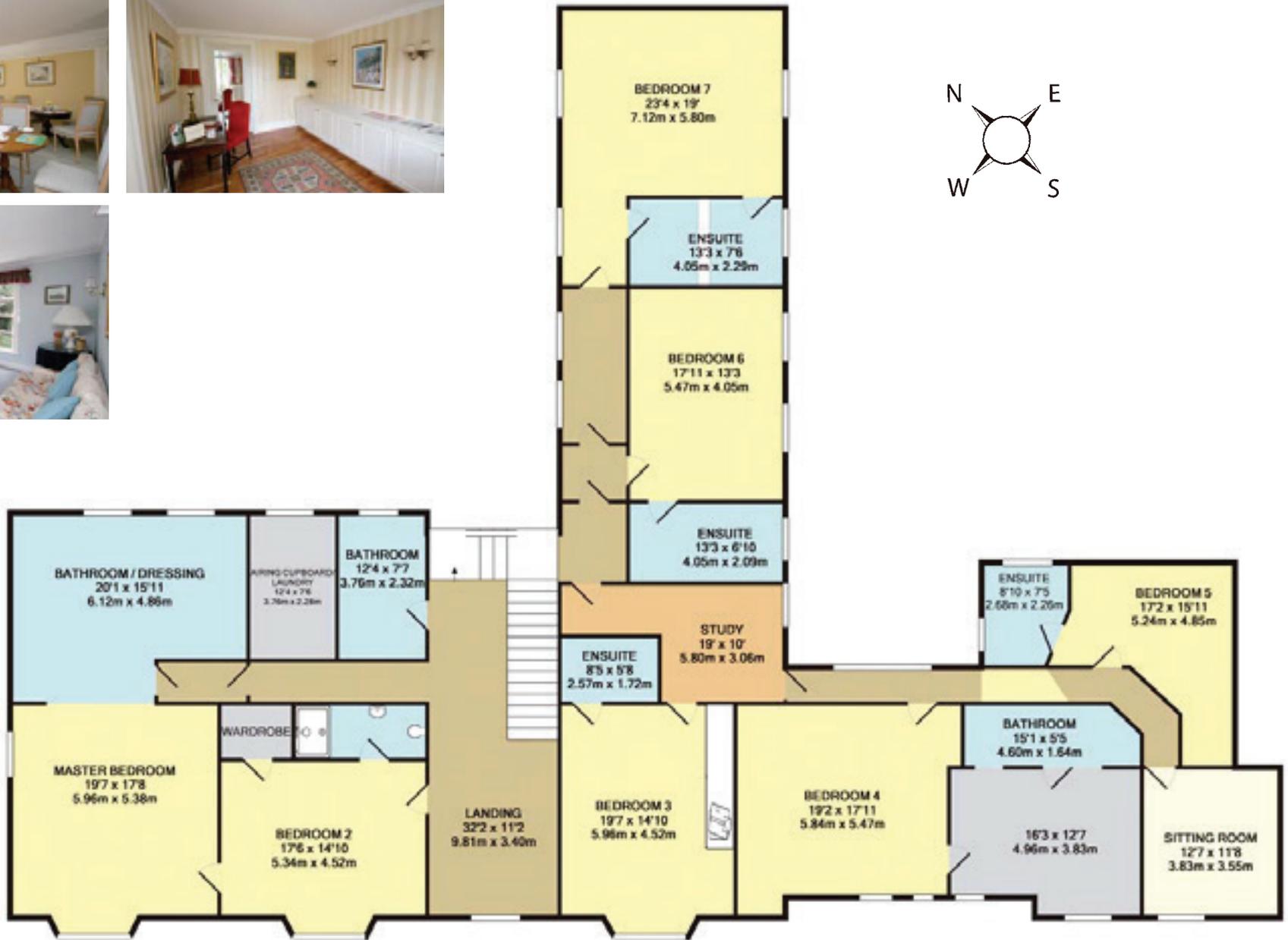
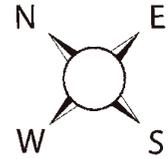
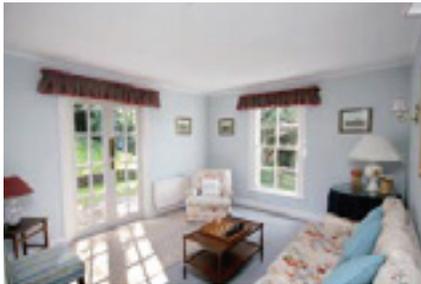
Bedroom 4

Double aspect room with brick fireplace and timber surround, brick hearth, fitted wardrobes, inset lighting.

En suite

Bath, double sink, separate shower, fully tiled, inset lighting, WC, WHB, separate with fitted shelving also at the entrance to the room.









Guest Wing

Guest Bedroom

Blue room, coving to ceiling, built in wardrobes, fitted bookshelves.

En Suite

With WC, WHB, bath with shower over part tiled walls.

Guest Suite

Suite with separate bedroom and sitting room, coving to ceiling door.

En Suite

With separate shower, bath, WC, WHB, fully tiled, wardrobe area.

Guest Lounge

French doors to rear patio, coving to ceiling

Guest Bedroom

En Suite

With WHB, WC, Bidet, cast iron bath, part tiled surround, fitted wardrobes.

OUTSIDE

Staff accommodation block to rear of house, currently in three apartments. Lean-to storage areas.

Multiple paths lead to various parts of the garden, River Ovane forms the boundary of the property which runs the full length of the western boundary. A dual level lawn runs the full length of the garden with access to the sea, with an abundance of various varieties of shrubs including hydrangea, rose beds, stone walls and pathways.

To the south western boundary of the property there is a wooded area with several pools and bridges and stone paths through. Closer to the south eastern boundary is a paddock with rhododendron and hedge border”



POOL AREA

Pool House

Approx. 120 sq m (1291 sq ft)

Double sliding doors lead to main room overlooking the pool, timber floor, indoor barbecue area, full kitchen area, lounge with bar, ladies and gents toilets. Sun terrace with Indian Sandstone patio

Outdoor swimming pool surrounded by an abundance of flowers, trees and shrubs

GARDEN COTTAGES

No 1 (2 Suites)

Approx. 10m x 7.3m

The Robin: Double bedroom with wardrobe and ensuite bathroom. Twin sinks, bath with shower over and WC tiled floor and tiled shower surround.

The Kingfisher: Double bedroom bathroom, small sitting room area to the front.

No 2 (2 suites)

Approx. 17m x 7.3m

The Gull: Double bedroom, ensuite whb, wc, bath with shower over

The Mallard: Double bedroom, ensuite whb, wc, bath with shower over

No. 3 (2 suites)

Approx. 10m x 7.3m

The Owl: Separate sitting room with Brick fireplace with timber surround and gas insert fire, double doors leading to bedroom. Ensuite twin sinks bath, WC, tiled walls and floor. Second single bedroom to rear with wardrobe.





DIRECTIONS

From Cork City take N22 in direction Tralee, beyond Ovens take left on to R585, in Crockstown turn right, stay on R585 through Beal Na mBlath and Coppeen, bear left on to R584 and continue to T Junction, turn left on N71 Ballylickey House is on LHS.

VIEWING

Ganly Walters
(t) +353 (0)1 662 3255
(e) rganly@ganlywalters.ie



Ganly Walters
8-34 Percy Place,
Dublin 4
rganly@ganlywalters.ie
+353 (0)1 662 3255



Dominic Daly
Pembroke House,
Pembroke Street,
Cork
+353(0)21 4277399

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