



# Tinhalla

4 Montenotte Road, Cork

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INTERNATIONAL REALTY

## Tinhalla, 4 Montenotte Road, Cork

Tinhalla, listed as a protected structure, is among Ireland's most historic homes and ranks as one of the finest period residences to be brought to market in recent years. This magnificent 4 bedroom end of terrace three-bay three-storey over basement house, built c.1830, projecting pedimented entrance porch and single-bay flat-roofed to north elevation is truly remarkable. Tinhalla forms part of an early nineteenth century terrace, which is full of interesting architectural details. It forms part of a group with the adjoining four houses which were built in the nineteenth century to accommodate the growing middle class. The survival of the original fenestration is notable, while the high-quality ironwork contributes to both the setting of the house and to the streetscape.

Period properties are unique and a rarity in Ireland which increases their desirability. Additionally, this distinguished home retains many of its original features, including high ceilings, sash windows, a stained-glass arch lobby, centre roses and picture rails. This Georgian dwelling showcases period embellishments such as pediments and surrounds on the windows and front door, along with charming, canted bay windows to rear. Square-headed window openings with stone sills, the windows are a mix of original timber sash and PVC. Basement area bounded by wrought-iron railings with spear heads and pinecone finials.

The well-proportioned Accommodation spanning over 442 sqm (4,757 sqft) includes an impressive entrance hall, lobby, a living room, dining room, home office and bathroom all on ground floor level. The first floor comprises three bedrooms, finished with a family bathroom and separate WC. The dormer attic offers a separate living area which comprises a master bedroom, en-suite bathroom, walk in wardrobe and storage cupboard. The basement level offers an open plan kitchen with two functional rooms offering direct access to the garden terrace, a laundry room, boot room, bathroom and is completed with a unique wine cellar.

The property is set on an exceptionally tiered garden of approximately 0.2 acres, featuring beautifully landscaped grounds with a sculpted pond, mature trees, and thoughtfully designed planting that enhances the overall privacy of this home. Steps with a cast iron handrail lead down through the tiered garden, where you will find a detached glasshouse and garden shed, along with a sweeping footpath extending to the boundary wall. The garden enjoys a desirable south-facing aspect offering commanding views overlooking the River Lee. The garden also offers direct access to Beale's Hill via a gated entrance, which has the potential for restoration by the new homeowners.

Situated in the highly sought-after Montenotte area, this property is within easy walking distance of St Luke's Cross, which offers a variety of local cafés, amenities, and restaurants. Additionally, The Montenotte Hotel and Spa is within close proximity, and is within walking distance of McCurtain Street, a thriving area formally known as the Victorian Quarter. Convenient access to Cork city centre and the N40 South Ring Road further enhances the appeal and convenience of this exceptional residence. This is an ideal opportunity for a growing family to own a home with full exclusivity and privacy whilst availing of the excellent schools in the area and the close proximity of Cork city centre.

In summary, Tinhalla is far more than simply a residence — it is a home of exceptional character and distinction. Blending a rich sense of history with contemporary elegance, it stands amongst Cork city's most historic homes. For buyers in search of a remarkable family residence in a prime setting, Tinhalla offers a rare and truly once-in-a-lifetime opportunity.





## Features

- Excellent location in Montenotte, walking distance from Cork city centre.
- High ceilings, sash windows, stained glass, corning and centre roses.
- 442 sqm (4,757 sq ft) over three levels above basement.
- Listed on the National Inventory of Architectural Heritage.
- Private terrace and a tiered garden with pond feature.
- Exceptionally spacious living and bedroom Accomodation with basement including wine cellar.
- Directly south facing gardens with commanding views overlooking River Lee.





# Accommodation

## Ground Floor

**Entrance Hallway:** Bright and spacious entrance hall with double height ceilings, Maltese tiled flooring throughout, original front door and cornicing's.

**Lobby:** Exceptionally large lobby with arched stained glass, cornicing, centre rose and tiled flooring.

**Formal Dining Room:** Located to the rear of the property directly south facing, this elegant timeless dining room features an attractive bay window with panelling, high ceilings, centre rose and cornicing. Mantlepiece and fireplace, Finished with carpet flooring.

**Drawing Room:** Located off the lobby area, this room captures the evening southerly sunshine. Again, original features of high skirting boards, cornicing, centre rose and sash windows. Fireplace fitted with marble mantlepiece, carpet flooring.

**Reception Room:** Overlooking the front of the property, this office space has a mantlepiece with fireplace, carpet flooring, cornicing and double doors leading to Living room.

**Guest WC:** Located off the entrance hall, this bathroom offers a two-piece suite to include WC and wash hand basin, carpet flooring.

## First Floor

**Landing:** Sweeping staircase with varnished handrail. Front facing window at half landing with access to all three bedrooms. Cornicing and at landing level a drop-down light. Finished with carpet flooring.

**Bedroom 2:** A fine double bedroom overlooking front of property with carpet flooring, fireplace, sash windows and light fitting.

**Bedroom 3:** Large double room with sash windows, fireplace, carpet flooring, cornicing and beautiful views overlooking the rear garden and River Lee, directly south facing aspect, built in press for storage.

**Bedroom 4:** Large double room with sash windows, fireplace, carpet flooring, cornicing and beautiful views overlooking the rear garden and River Lee, directly south facing aspect, built in press for storage.

**Family Bathroom:** A three-piece suit to include a fitted shower, a back to wall integrated bath and wash hand basin finished with tiled flooring and light fitting. Generous size airing cupboard perfect for storing linen.

**W.C:** A two-piece suit to include a WC and wash hand basin finished with tiled flooring and light fitting.

## Second Floor

**Master Bedroom:** This master bedroom offers an abundance of natural light as you enter the room, with panoramic windows stretching horizontally across the entire wall offering commanding views of Cork Harbour and the River Lee. This room benefits from a direct southerly facing aspect, finished with carpet flooring and light fitting.

**En-suite Bathroom:** A spacious four-piece suit to include a corner shower, freestanding bath, WC and wash hand basin, built in presses for storage, finished with tiled flooring and light fitting.

**Walk in Wardrobe:** Directly located off the master bedroom, this area offers space for a new purchaser to transform into a walk-in wardrobe, finished with carpet flooring and light fitting.

## Basement Level

**Kitchen:** The kitchen keeping with its traditional style makes a practical space for family cooking, work top area and storage

space. There are two functional rooms which could potentially be transformed into one, with direct access via French patio doors onto the garden terrace off the breakfast room. Ideally any new purchaser would look to renovate and modernise the kitchen area.

**Laundry Room:** A fine sized utility room offering two large sinks, finished with tiled flooring and light fitting. The gas boiler and heating system controls are located in this room.

**Boot Room/Hallway:** This room has direct access to the garden terrace and serves a purpose for storing garden utensils, boots and other items, finished with tiled flooring.

**Bathroom:** Located off the boot room, this bathroom offers a WC and wash hand basin with sensor light and finished with tiled flooring.

**Wine Cellar:** Located off the landing via double doors, this hidden away antique wine cellar offers all the charm and characterises in which you'd expect from this Georgian home. There is direct access to the side of the property with a staircase leading to the front property.

**Outdoor Storage:** A fine size attached storage area which can be accessed directly from the garden terrace or via the side of the house. Ideal for storage and for garden utensils.

## BER Information

BER: Exempt

## Eircode

T23 E2A3

## Asking Price

€1,150,000



### **Water and Heating and Foul Drainage**

The property is serviced via mains water. Gas central heating. Foul drainage is mains.

### **Broadband and Security**

There is high speed broadband. The house has an operational security alarm system.

### **Legal**

Solicitor acting on the owner's behalf is Kevin O'Donoghue of O'Donoghue & Associates solicitors. The property is offered for sale on a Freehold title with full vacant possession upon any sale completion.

### **Fixtures and Fittings**

All fixed and plumbed kitchen appliances are included in the sale (Aga, fridge/freezer, etc.) Any personal items within the house are excluded from the sale.





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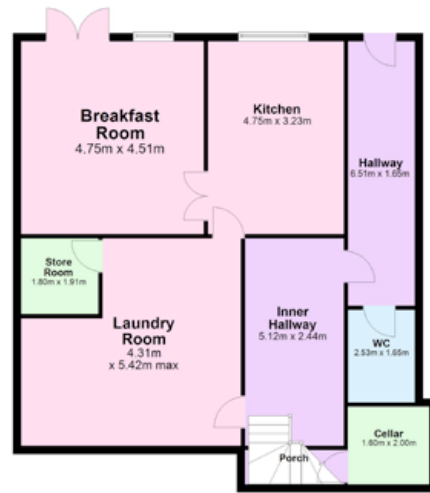
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FLOOR PLANS Not to scale - for identification purpose only.

Basement



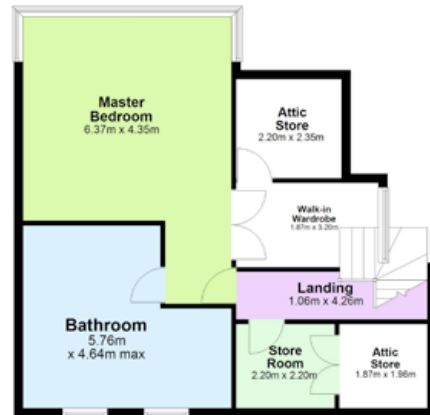
Ground Floor



First Floor



Second Floor



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