

For Sale by Private Treaty

Asking Price €795,000

Sherry
FitzGerald
O'Donovan



Gairdín na hAbhann
Castlehyde
Fermoy
Co Cork

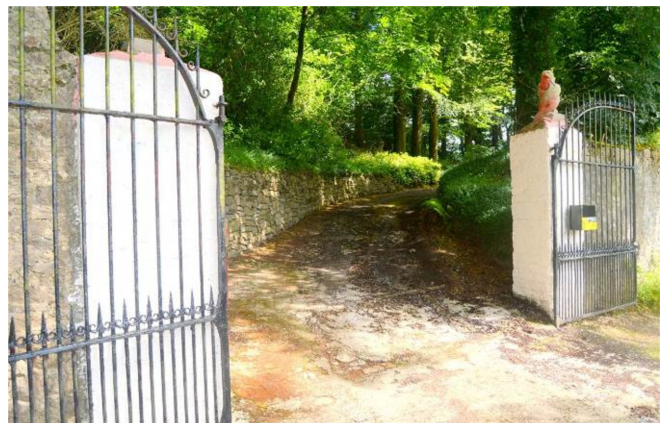


Set on approximately 3.9 acres of mature woodland and gardens is this Jewel in the Crown Only minutes' drive from Fermoy town.

Elevated, well above the river and south facing this is in no doubt one of the finest sites overlooking the Blackwater River to come on the market for some time. Located less than 5 mins from Fermoy town centre (4.5 km), there is no description to describe this setting and only when it is seen can it be appreciated for its uniqueness. Set only 500m off the N72 between Fermoy & Mallow, Gairdín na hAbhann in a hidden gem that not many realise even exists.

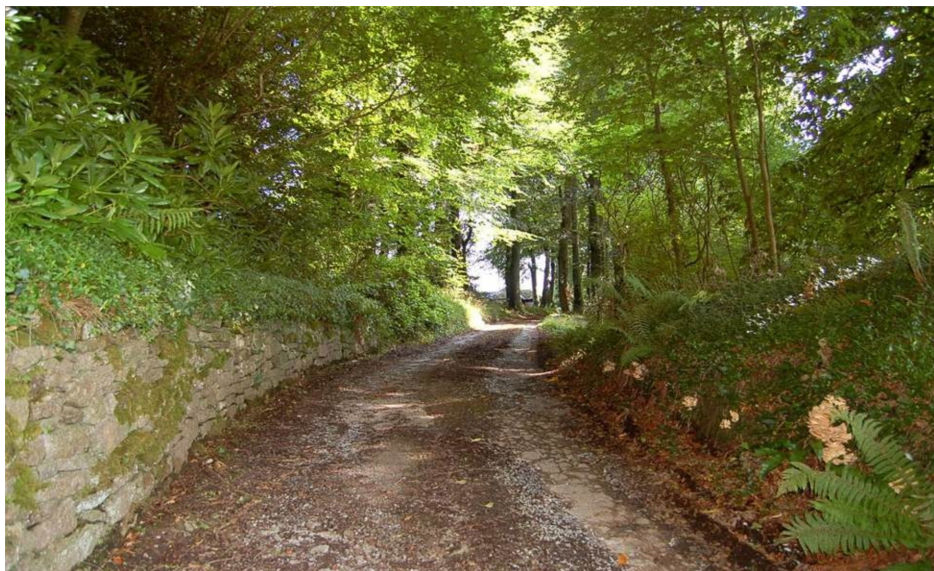
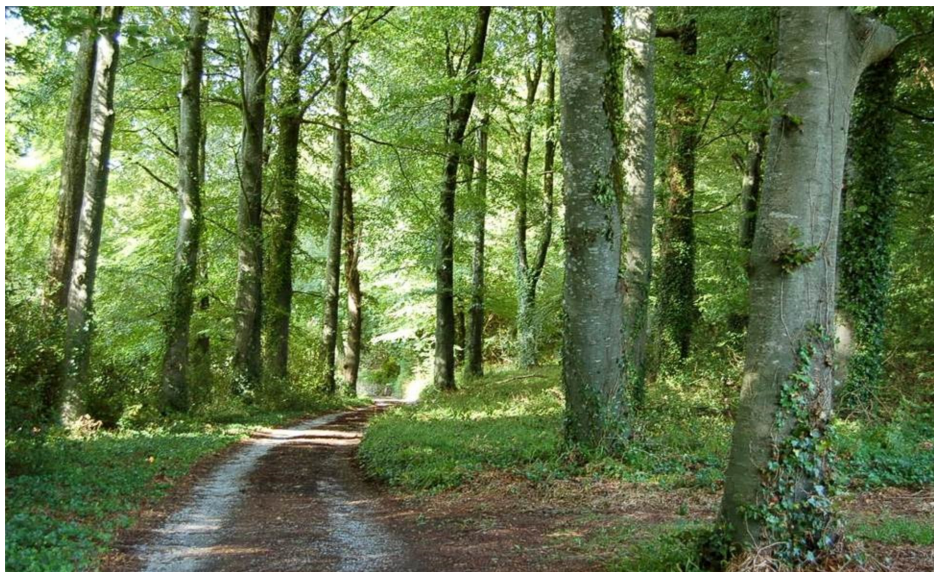
The house itself is a traditional 3/4 bedroom bungalow which no doubt has character with every room having a view of the river, however it is inevitable that the purchaser will use the existing dwelling as a beginning to something much greater.

Adjacent to Castelhyde house, overlooking the Blackwater as the cattle graze peacefully on the opposite bank, as two swans linger peacefully on the river, it does not get any better than this for a family home.



Accommodation

Entrance Hall	13m x 1m (42'8" x 3'3") Carpet.
Kitchen	2.8m x 2.52m (9'2" x 8'3") Fitted units.
Dining Area	5.8m x 3.5m (19' x 11'6") Vinyl floor covering.
Sitting Room	5.5m x 4.67m (18'1" x 15'4") Carpet. Radiator. Featured fireplace.
Bedroom 1	3.2m x 3.5m (10'6" x 11'6") Carpet.
Ensuite	1.93m x 2.63m (6'4" x 8'8") Tiled floor. Radiator. WC., WHB, Bath.
Bedroom 2	3.6m x 3.1m (11'10" x 10'2") Carpet. Radiator.
Ensuite	2.6m x 1.7m (8'6" x 5'7") Carpet. WC., WHB & Bath
Bedroom 3	3.5m x 3m (11'6" x 9'10")
Guest WC	1.7m x 1m (5'7" x 3'3") Toilet & WHB. Carpet.





Special Features & Services

- Elevated south facing site
- Approximately 3.9 acres
- Overall size 130 sq m
- Private and secluded
- Easily accessible (5 mins from the town)
- 500m from N72
- Mature gardens
- Two resident swans
- Exceptional property

Directions

From Fermoy take the Mallow road (N72). Continue on for approximately 4 km and turn left down a cul de sac. Gairdin is the last gate on the left.











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Viewing

Viewing by appointment only

sherryfitz.ie

Conditions to be noted:

- 1 These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
 - 2 The vendor does not make or give Sherry FitzGerald O'Donovan or its staff authorised to make or give any representation or warranty in respect of this property.
 - 3 All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them.
 - 4 In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.
 - 5 The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively.
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