



Downey McCarthy

THE PEOPLE YOU CAN TRUST

Millmount, Main Street, Charleville, Cork



POA

BER E1

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

ERA Downey McCarthy are delighted to present to the market this magnificent, Georgian style, three storey over basement, six bedroom home. Millmount boasts spacious living accommodation in excess of 5,500 sq.ft. on a fully landscaped, town centre site of approximately 0.28 Ha. (0.70 acres). The property has been beautifully maintained and retains impressive original features throughout. Viewing is a must to appreciate what this fine period property has to offer.

| LOCATION

The town of Charleville sits on the N20 (Cork - Limerick road) in north County Cork. It lies roughly mid-way between Mallow and Limerick city while remaining within 20 mins drive from the M7 motorway. The town is served by main line rail and is within 40 mins and 60 mins drive from Shannon and Cork Airports respectively. Charleville plays host to 4 main supermarkets, numerous sports and leisure facilities, 2 secondary schools and a selection of childcare facilities.

Millmount, which dates from the early 1800's, sits on the east side of the Main Street at the north end of the town and though occupying a site of rural proportions it remains within a short stroll of all amenities.

| DESCRIPTION

The property comprises a Georgian style, three storey over garden level, period home of classic proportions, on a spacious landscaped site, to include mature gardens and patio area. The house is L-shaped in plan and is likely of masonry construction with plastered elevations under pitched roof sections which are weathered in slate. The rear elevation features a most impressive bow window construction on all three levels, offering commanding views of the rear garden and further eastwards to the nearby Ballyhoura mountains.

Accommodation is laid out over four floors as follows:

- Garden level - back hall, double bedroom, office, basement storage, bathroom and open plan kitchen / living area.
 - Ground floor - main reception hallway, formal dining room, and kitchen.
 - First floor - anteroom, formal drawing room, two bedrooms, one en-suite bathroom.
 - Second floor - three bedrooms, family bathroom, study.
-

| FEATURES

- Impressive Georgian style residence
- Beautiful original features throughout
- Gross floor area of approx. 511.42 sq.m. (5,505 sq.ft.).
- Originally built in early 1800's
- BER E1
- Double glazed PVC windows
- Oil fired central heating
- Garden level which can accommodate separate granny flat
- Six double bedrooms
- Superb spacious rear garden
- Direct access to N20 road network
- Located on the main thoroughfare of Charleville town centre with a host of local amenities at your doorstep

| RECEPTION HALLWAY

5.51m x 4.1m (18'0" x 13'4")

A Georgian front door with fan light leads you through to the main reception hallway. The welcoming and spacious reception hallway features a centre chandelier with ceiling rose, dado rail to all sides, carpet flooring and two radiators. The main staircase to all upper floors is located here, as well as stairs leading you to the lower garden level.



| FORMAL DINING ROOM

5.41m x 5.37m (17'7" x 17'6")

This spacious formal dining room features an attractive fireplace with timber surround and marble hearth, picture rail to all sides, two windows overlooking the front garden, one window to the side overlooking an enclosed courtyard, carpet flooring, and one wall-mounted radiator.



| KITCHEN

5.46m x 4.29m (17'9" x 14'0")

This room has two windows to the front of the property, tile flooring, attractive fireplace with timber surround and marble hearth, a picture rail to all sides and a patio door to the rear, allowing access to an external staircase. The area has been adapted to accommodate kitchen space, including fitted units to one side.



| GARDEN LEVEL - BACK HALL

2.88m x 2.39m (9'4" x 7'8")

The lower garden level, which could be used as a separate granny flat, can be accessed via both the internal stairs and from the rear garden. A door to the rear of the property allows access in to the back hall, which features a centre ceiling chandelier, tile flooring, a picture rail to all sides, and a storage heater.

| BEDROOM 6

5.04m x 3.96m (16'5" x 12'9")

This large double bedroom has two windows overlooking the rear courtyard, attractive timber flooring, a storage heater, and one radiator. A door from the room leads through to the office.



| OFFICE / STORE AREA

5.1m x 3.93m (16'7" x 12'8")

This versatile room is currently in use as a home office. The area has recessed spot lighting, attractive timber flooring, a storage heater, and one wall-mounted radiator. Off this room is access to the basement storage area.



| BASEMENT STORAGE

5.21m x 5.9m (17'0" x 19'3")

This room is ideal for storage and features fitted shelving, concrete flooring, and accommodates a water filtration system.



| BATHROOM

1.82m x 3.59m (5'9" x 11'7")

This bathroom features a four piece suite including a shower fitted over the bath, one window to the side of the property, modern timber flooring, a storage heater, wall tiling, a picture rail to all sides, one centre ceiling light and one wall-mounted shaving light.



| OPEN PLAN KITCHEN/ LIVING AREA

Kitchen - 3.83m x 1.48m (12'5" x 4'8")

The kitchen area features fitted units at eye and floor level, an electric hob/oven/extractor fan, a stainless steel sink, integrated fridge, timber flooring and a light fitting with three spot lights. A semi-partition wall with hatch and door allows access into the spacious living area.



Living Area - 5.49m x 5.16m (18'0" x 16'9")

This large living space has a centre chandelier light fitting with ceiling rose, cornicing to all sides, an impressive brick surround fireplace, a storage heater, one wall-mounted radiator, and attractive timber flooring. Two windows overlook the rear garden and double French doors allow access to same.



| FIRST FLOOR HALF LANDING - ANTE

2.83m x 2.39m (9'2" x 7'8")

Accessed via the half landing, this ante room allows access into the main drawing room. The area has an attractive centre ceiling light, a large arch window overlooking the rear, carpet flooring and one wall-mounted radiator.



| FORMAL DRAWING ROOM

9.14m x 6m (29'9" x 19'6")

This is a spectacular, and very impressive formal drawing room. There are three large windows to the rear, which overlook the rear garden and allow extensive natural light to flow throughout. The room features an elaborate ceiling of Italiante stucco detailing together with ornate chandelier, dado rail to all sides, cornicing, beautiful antique marble fireplace, carpet flooring, four wall-mounted radiators, and original Georgian joinery.



| FIRST FLOOR MAIN LANDING

5.48m x 4.16m (17'8" x 16'6")

The spacious first floor main landing area has one window to the front of the property.



| BEDROOM 2

5.44m x 5.37m (17'8" x 17'6")

This superb and spacious double bedroom features two windows to the front of the property, one centre ceiling light, a marble and cast iron surround fireplace, timber flooring, a double built-in wardrobe, two wall-mounted radiators, and a picture rail to all sides.



| BEDROOM 3

5.39m x 4.6m (17'6" x 15'0")

Another large spacious double bedroom is dual aspect with two windows to the front of the property, and one window overlooking the rear garden. The room features one centre ceiling light, carpet flooring, extensive built-in wardrobe space, fitted mirror, one wall-mounted radiator, and an original picture rail to all sides. A door allows access to an en suite bathroom.



| EN SUITE

1.82m x 2.14m (5'9" x 7'0")

The en suite bathroom features a four piece suite including a shower extension fitted over the bath, fitted storage space, carpet flooring, one centre ceiling light and one wall-mounted radiator.



| SECOND FLOOR HALF LANDING

The second floor half landing has one window to the side of the property, one centre ceiling light, carpet flooring and one wall-mounted radiator.



| BATHROOM

3.94m x 4.86m (12'9" x 15'9")

This is a large bathroom which features a five piece suite including an impressive cast iron roll top bath, an Edwardian style hand basin, shower unit, a W.C, and a bidet. There is one window to the side of the property, a storage heater, carpet flooring, access to a hot press, and one wall-mounted radiator.



| BEDROOM 1

5.1m x 5.97m (16'7" x 19'5")

This spacious double bedroom features corning to all sides, one centre ceiling light, three attractive windows overlooking the rear garden with Georgian style shutters, carpet flooring, a storage heater, and one wall-mounted electric heater.



| SECOND FLOOR MAIN LANDING

3.56m x 4.18m (11'6" x 13'7")

This landing features an attractive centre ceiling light, one window to the rear, and one wall-mounted radiator.



| BEDROOM 4

5.47m x 5.38m (17'9" x 17'6")

This double bedroom features one centre ceiling light, carpet flooring, two windows to the front of the property, built-in storage.



| STUDY

1.89m x 4.13m (6'2" x 13'5")

Partitioned to the front of the property off the second floor landing, this room has one window overlooking the front of the property, fitted bookshelves to three sides which also feature recessed spot lighting, a fitted closet, a tongued and grooved ceiling, two fitted desks, one wall-mounted radiator, one centre ceiling light, and carpet flooring.



| BEDROOM 5

5.42m x 5.17m (17'7" x 16'9")

This large double bedroom is dual aspect with two windows overlooking the front garden, and one window overlooking the entire rear garden with views across the countryside. The room has one centre ceiling light, attractive marble and cast iron fireplace, carpet flooring, one wall-mounted radiator.



| FLOOR PLAN



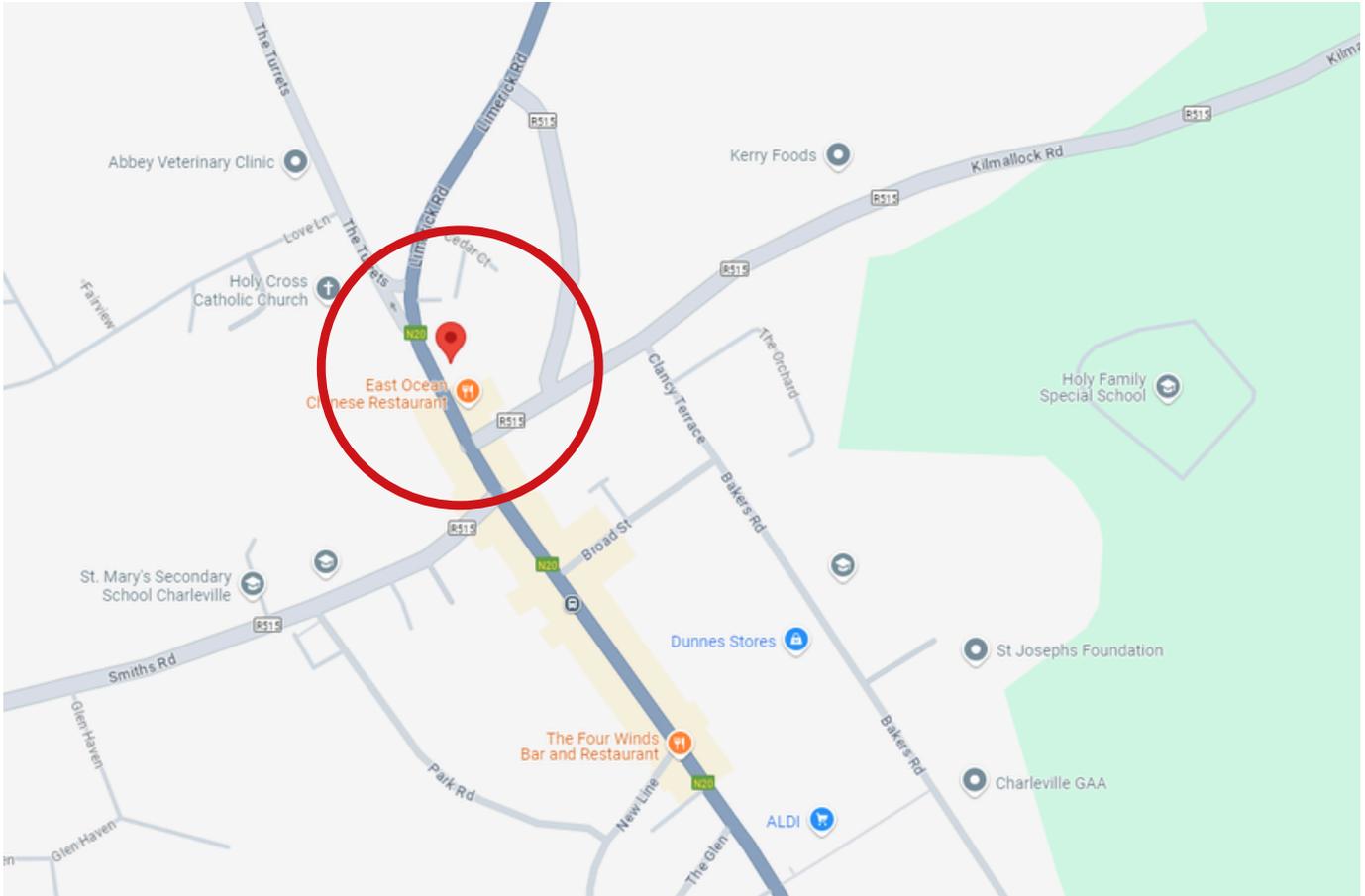
| GARDENS AND EXTERIOR



The grounds include an attractive enclosed front garden which is accessed from the public street via a secure door with intercom. The rear of the property includes the driveway and boasts a superb, landscaped garden featuring an abundance of mature shrubs, fruit trees and plants. It includes a spacious lawn and attractive patio area ideal for outdoor entertaining.

| DIRECTIONS

Please see Eircode P56 PY82 for directions.



| ALL ENQUIRIES TO:

Will Lyons MSCSI, MRICS

0876494740

will@eracork.ie



Downey McCarthy
THE PEOPLE YOU CAN TRUST

Solicitor Details:

Harry McCullagh, Harry McCullagh Solicitors, Rathmore House, South Douglas Road, Cork

Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. 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. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.