



Clonmeen House
Mallow, County Cork





Viewing Strictly by Prior Appointment

Clonmeen House Mallow County Cork

Mallow 17 km. Cork 48 km. Cork Airport 58 km. 100 km Shannon Airport.
Mainline rail station: Mallow (Dublin 120 minutes. Cork 28 minutes)
(All Distances & Times Approximate)

**An impressive late Victorian country house dated 1893,
located close to the River Blackwater, in a splendid parkland
setting overlooking its own ornamental lake.**

Entrance Hall, Great Hall, Drawing Room, Dining Room, Library, Billiard Room,
School Room (Sitting Room), Study.

Kitchen, Utility, Cloakrooms. Wine Cellar.

First Floor with Galleried Landing, Five Bedroom Suites, Private Chapel and Laundry.

Second Floor with Five further Bedroom Suites.

Manager's / Staff Wing.

Cobbled Yard with Garaging, Workshop and Stores.

Wonderful Gardens with mature trees and shrubs, lawns and grass tennis court.

Ornamental Lake. Woodland.

In all about 12.19 hectares (30 acres)

FOR SALE FREEHOLD BY PRIVATE TREATY





CLONMEEN HOUSE

Built in 1893 by Stephen Grehan, to a design by architect George Ashlin (Cobh Cathedral) Clonmeen House is an imposing manor house built in the Victorian Tudor style with half-timbered gables and ornamental exterior detailing.

The house has a fine red sandstone ashlar front with exquisite hand carved stone masonry. A central gable, above a mullioned window and balustraded porch, is flanked by mullioned bow windows to ground floor. The dressed red sandstone was quarried locally at Mt. Hillary, which forms an enchanting backdrop to the demesne.

Clonmeen comprises a three storey house with outstanding accommodation with bright well-proportioned rooms to include five reception rooms and five principle bedroom suites centered around the magnificent top lit Great Hall, with pitch pine staircase and gallery. The second floor has further bedroom accommodation.

Approached by a long avenue, the house is set in a wonderful parkland setting, ringed by its own mature woodlands and overlooking its own ornamental lake. The entire property extends to some 12 hectares, offering wonderful seclusion and tranquillity with walks though the grounds and in the woods along the stream. The ornamental lake has a delightful cut stone weir at its outfall whilst there are ornamental lawns and formal gardens around the house



Constantly improved and renovated over the past 14 years, the property has been rewired and re-plumbed in recent years together with the installation of new heating and waste drainage systems.

NORTH CORK

The property is located in a tranquil and unspoilt area of the Blackwater Valley, a scenic region of rolling countryside, centered on Ireland's premier salmon river, which runs east across the county.

This part of Cork offers excellent communications with quick access to road and rail networks together with both Shannon and Cork airports - both within easy travel times. The towns of Mallow and Kanturk have comprehensive financial, shopping and leisure facilities, whilst the village of Banteer (2 km) has local shopping and pub.

There are many leisure and sporting amenities nearby together with a peaceful pace of life. This area provides some of the finest fishing with the Blackwater within walking distance and the rivers Allow and Dalua close by. The lakes and mountains of Killarney are within 45 minutes. Hunting is with the Duhallow with the Scarteen within easy boxing distance. Racing is nearby at Mallow (Cork Race Course) and Killarney with golf courses also plentiful with excellent courses at Mallow, Kanturk and Killarney.



ACCOMMODATION

The house is approached by gravel forecourt and limestone steps rising to

Entrance Hall **Approx. 4.80 m x 4.10 m (15 ft 9 ins x 13 ft 6 ins)**
Solid pine door with light over and sidelights, all with ornamental glazing bars. Ceiling cornice. Half glazed double doors with light over opening to

Great Hall **Approx. 9.40 m x 6.25 m (31 ft x 20 ft 6 ins)**
A magnificent top lit hall with pitch-pine four-sided gallery with dome over. Pitch pine staircase with iron trellis work. Fireplace with marble chimneypiece. Ceiling cornice. Cloakroom with wash hand basin and WC off.

Drawing Room (S&E) **Approx. 7.30 m x 6.50 m (24 ft x 21 ft 3 ins) plus bays**
A bright double aspect room with arches to bay windows. Fireplace with marble chimneypiece. Ceiling cornice.

Dining Room (N& E) **Approx. 8.25 m x 5.75 m (27 ft x 19 ft) plus bay**
A bright double aspect room with arch to bay window overlooking gardens and grounds. Fireplace with marble chimneypiece. Ceiling cornice. Door off to service lobby.

Library (S) **Approx. 7.00 m x 4.90 m (23 ft x 16 ft)**
Bay window with door to gardens. Fireplace with marble and brick chimneypiece. Ceiling cornice. Book shelves.

Billiard Room (S&W) **Approx. 7.60 m x 5.50m (24 ft 9 ins x 17 ft 10 ins)**
Double aspect room overlooking gardens. Fireplace with marble chimneypiece

Study (W) **Approx 3.95 m x 3.45 m (13 ft x 11 ft 3 ins)**
Marble fireplace with cast iron chimneypiece. Ceiling cornice.

Inner Hall
Secondary staircase rising to first and second floor. Cloakroom with wash hand basins and WC. Door to Cellar. Lobby with door to gardens.

School Room (Sitting Room) (S&W) **Approx. 6.80 m x 5.65 m (24 ft 3 ins x 18 ft 6 ins)**
Double aspect. Fireplace with marble chimneypiece. Kitchenette off.

Kitchen **Approx.7.90 m x 3.50 m (26 ft x 11 ft 6 ins)**
Maple wood block floor. A range of fitted storage units with cupboards and drawers. Circular island unit with sink and Miele dishwasher under. Inset stainless steel sink with granite worktop, plate rack over and Bosch dish washer under. Double fridge. 4-oven Aga cooker. Six ring gas range cooker with grill, hot plate and double oven with extractor hood over. Corner fireplace with cast iron surround. Door to

Rear Hall
Victorian tile floor. Door to cobble yard. Double drainer stainless steel sink unit. Door to Pantry. Half glazed double door to Guest /Staff wing. Log storage

GROUND FLOOR RETURN
Chapel **Approx. 7.90 m x 3.50 m (26 ft x 11 ft 6 ins)**
Approached via the main landing with access to/from the Staff Wing.

Laundry
Sink unit. Two washing machines and tumble dryers. Linen Room off. Separate WC off.

FIRST FLOOR
Galleried Landing Pitch pine balustrade with wrought iron trellis work.

Bedroom Suite 1 **Approx 6.10 m x 4.65 m (20 ft x 15 ft 3 ins)**
Double aspect. Fireplace.
Dressing Room/Bedroom off (4.20 m x 3.45 m).
Bathroom.

Bedroom Suite 2 **Approx. 6.58 m x 4.40 m (21 ft 6 ins x 14 ft 6 ins)**
Double aspect. Fireplace.
Dressing Room with Shower.
Bathroom.

Bedroom Suite 3 **Approx. 6.70 m x 4.20 m (22 ft x 13 ft 9 ins)**
Fireplace.
Bathroom.

Bedroom Suite 4 **Approx. 5.50 m x 5.00 m (18 ft x 16 ft 3 ins)**
Double Aspect. Fireplace.
Dressing Room/ Bedroom off (3.90 m x 3.45 m)
Bathroom.

Bedroom Suite 5 **Approx 5.75 m x 4.90 m (18 ft 9 ins x 16 ft)**
Fireplace.
Dressing Room/Bedroom off (5.75 m x 4.65 m)

SECOND FLOOR
With a further 5 Bedrooms, all with en suite Bathrooms. Stores. Access to roof.



MANAGER'S/STAFF WING

The wing is self-contained and has internal access off the Rear Hall, together with its own separate access from outside. The accommodation, in brief, comprises of Hall, Sitting Room, Office and Kitchen with 3 Bedrooms and Bathroom to the first floor together with a Box Room, which has access to the main house, via the Chapel.

OUTSIDE

Immediately to the rear of the house is the cobbled house yard, which is served by a spur off the main drive through stone piers and iron gates. A purpose-built utility building provides Double Garage, Workshop, Oil Stores, and Fuel Stores, water treatment plant and WC.

GARDENS & GROUNDS

The gardens and grounds are a special feature of the property with the house overlooking its own ornamental lake and the boundaries ringed by mature woodland interspersed with specimen trees. The lake is fed by a delightful stream which runs through the woods, within the property, which provide walks and amenity. The stream flows out from the lake over an ornamental waterfall. There are lawns to the east and south with steps leading down to the grass tennis court to the front of the house. Mt. Hillary provides a scenic backdrop to the south.

GENERAL REMARKS AND STIPULATIONS

SERVICES

The estate is served by mains electricity. There is a private water supply and a new private waste treatment plant was installed in 2012. The house has central heating (radiators to all floors) and hot water provided by a dual system of oil fired boiler and geothermal heat extraction. The hot water system is backed up via solar panels. The Staff Wing has a separate oil fired boiler.

FIXTURES & FITTINGS

Only those mentioned in these particulars are included in the sale. All items known as vendor's fixtures and fittings including fitted carpets, curtains, light fittings together with garden effects, ornaments and statuary are expressly excluded. Some items may be available to a purchaser by separate negotiation.

TENURE AND POSSESSION

The property is offered for sale freehold by private treaty with vacant possession given upon completion.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey of Ireland and are for reference only. All measurements are approximate only. They will be deemed to have been checked by prospective purchasers who will have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale or entitle either party to compensation in respect thereof.



WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is offered for sale, subject to and with the benefit of all rights of way, either public or private, all wayleaves and easements whether specifically mentioned or not.

SOLICITORS

Mr. James Lucey
Lucey & Sons
Kanturk
County Cork

BER CERTIFICATION

Clonmeen House is listed as a Protected Structure in Cork County Council Development Plan 2009 (Entry No. 00261) and as such, under the terms of the Energy Performance of Buildings Regulations 2006, Statutory Instrument SI 666 of 2006, it is exempted from the requirement to have a BER Certificate.



VIEWING

Strictly by prior appointment with the sole agents.

DIRECTIONS

From Mallow take the Killarney road (N72) for about 12 km to Rosskeen cross, turning left signposted Banteer. Proceed for approx 2 km where the entrance gates to the property will be found to the left. Please note that there are no sale boards erected at the property.

IMPORTANT NOTICE

These particulars are for guidance only and are prepared in good faith to give a fair description of the property but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement of fact. Some images of the property may have been taken from outside the curtilage. Neither Michael H. Daniels & Co, the Mayfair Office, nor any of their employees have any authority to give or make any representation or warranty whatsoever in relation to the property. Any areas, measurements or distances are approximate only.



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