



Rathcoursey House
East Ferry, Midleton, County Cork





Viewing Strictly by Prior Appointment

Rathcoursey House

East Ferry, Midleton, County Cork

Midleton 7 km. Cork 29 km. Cork Airport 34 km.
(All distances & times approx.)

A character Georgian house tucked away in a delightful elevated and wooded setting with views over a tranquil inlet off Cork Harbour. The property is located within minutes of Midleton and within an easy commute of Cork city and international airport.

Entrance Hall, Staircase Hall, Front Hall, Drawing Room, Dining Room, Library, Study, Garden Room, Kitchen, Pantry, Boot Room, Sauna. Six Bedrooms, Six Bathrooms. Linen Room. Office.

Charming Stone Yard with Traditional Outbuildings.
Delightful wooded Grounds. Walled Orchard.
Ten acre Meadow.

Far reaching unspoilt Views over East Ferry inlet and Great Island.
In all about 12.85 Hectares (31 Acres)

FOR SALE BY PRIVATE TREATY



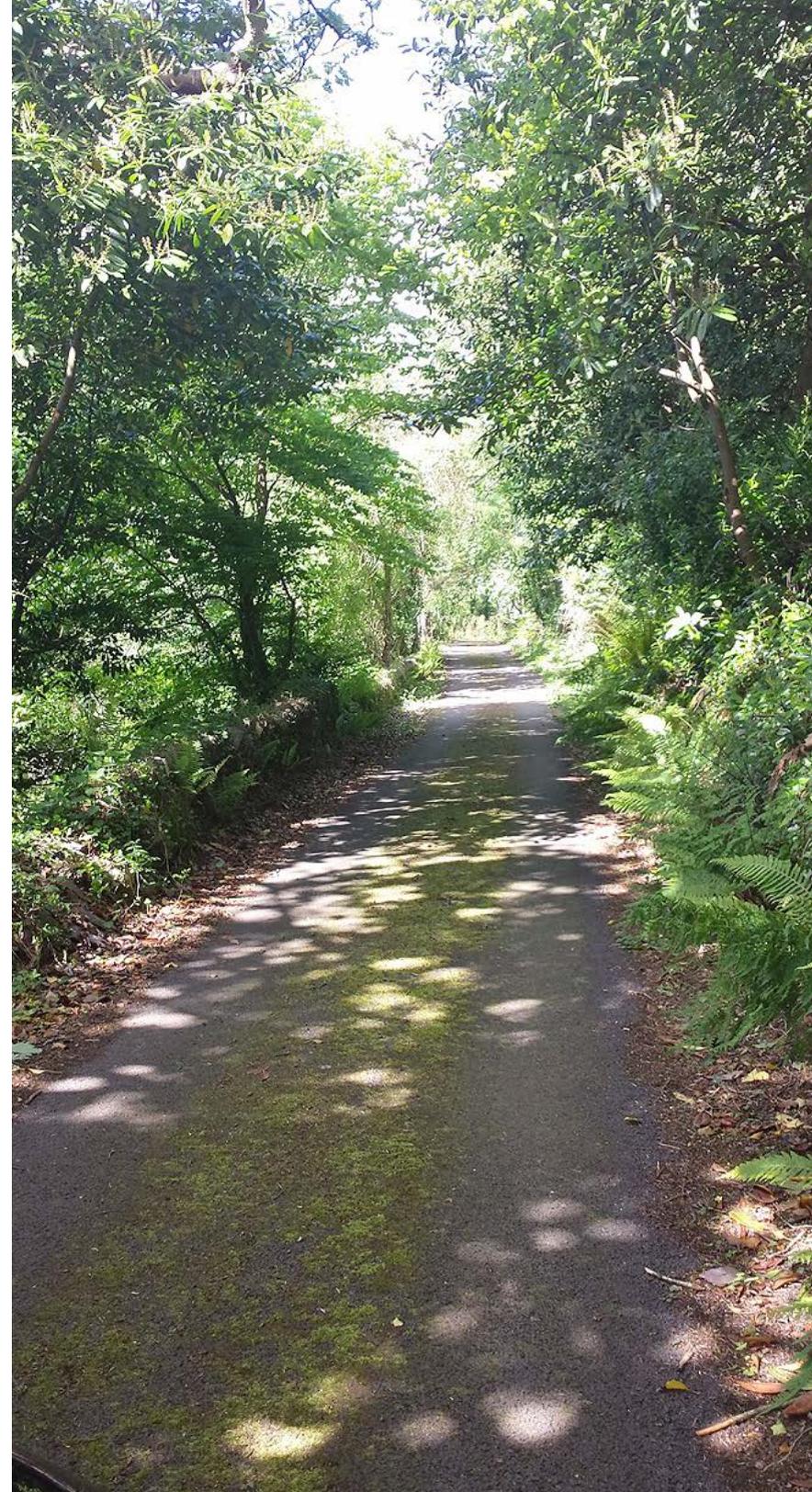
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RATHCOURSEY HOUSE

Rathcoursey has a rich and colourful history, mainly associated with the sea, dating back centuries. A strategic site commanding far-reaching views and controlling the narrow but navigable East Ferry inlet, this was where a medieval castle was built by the Anglo-Norman De Coursey family. Their legacy lives on in the name of the house along with part of the castle bawn wall, which now forms part of the walled garden.

Although the earliest parts date from the 17th century, the house is predominantly 18th Century, with the main part of the house built in 1773 by sea captain John Tynne Smyth and commemorated by a stone plaque on the south wall. A later extension was made in 1840, to the rear, when a polished pine staircase was also installed.

The 7-bay house has been completely restored and updated in recent years, yet remains full of history and character with many original features remaining - including sash windows with shutters, floors and fireplaces. The light and spacious accommodation is arranged on two floors and extends to some 410 sq metres (4400 sq ft) and includes three reception rooms, six bedrooms and six bathrooms. The house enjoys a sunny south-westerly aspect with the main accommodation enjoying views over Great Island with glimpses of the inlet through Rathcoursey Wood.

Rathcoursey offers the increasingly rare attribute of total privacy and seclusion, set at the end of a long drive and at the centre of its own wooded grounds and lands which extend to some 12.85 hectares. The property also includes a fine stone yard with a range of traditional buildings including forge and lime kiln, suitable for a variety of uses.

Renowned English painter and poet Thomas Hennell stayed at Rathcoursey House frequently during the period 1929-1942. An interior scene of the house is in The Tate Gallery, London whilst his poem 'Winter colours in the woods at Rathcoursey' recalls the beauty and tranquillity of the setting.

EAST CORK

Rathcoursey is located above the beautiful East Ferry at the eastern end of Cork Harbour, one of the finest natural harbours. Although the property is situated away from main roads, it is a 10 minute drive from the thriving market town of Middleton - which provides a comprehensive range of shopping, leisure and financial services together and restaurants together with a wide choice of schools. It is well placed for access to Cork, via N25 dual carriageway, with rapid access to Cork Airport via the Jack Lynch Tunnel and also via a frequent rail service to the city centre from Middleton station. Rosslare Ferry Port is also easily accessible via the N25 in approx. 2 hours drive time.

East Cork and Cork Harbour are noted for their natural coastal beauty and numerous leisure activities which abound here. Some of the finest sailing is centred around the harbour area with marinas close by at East Ferry and Crosshaven. There are championship golf courses, including Cork GC, Castlemartyr Resort and Fota Island GC (2014 Irish Open) together with Water Rock GC and East Cork GC locally. Salmon and trout fishing are available on the Blackwater and Bride rivers and there are safe sandy beaches and seaside villages all within easy reach.



ACCOMMODATION

Entrance Hall

Glazed double doors with fanlight over. Polished wood floor. Double doors to Drawing Room and

Staircase Hall

Spacious hallway with feature Victorian polished pine staircase lit by arched window. Moulded ceiling cornice. Door to rear.

Front Hall

Doors off to Library and Dining Room. Moulded ceiling cornice. Double doors with fanlight over to

Garden Room (W) Approx. 6.90 m x 2.00 m

3-bay width with full height windows and French windows to sun terrace and lawns.

Dining Room (W) Approx. 5.10 m x 4.50 m

Two sash windows overlooking front lawns. Fireplace with cast iron insert. Moulded ceiling cornice. Wall light points. Picture rail. Feature arched recess with Cloakroom and door to Kitchen

Library (W) Approx. 5.50 m x 5.50 m

Two sash windows. Open fireplace with original marble chimneypiece and slate hearth. Fitted bookshelves. Moulded ceiling cornice. Door to

Drawing Room (W) Approx. 5.50 m x 5.50 m

Two sash windows overlooking front lawns. Slate fireplace with cast iron insert. Wall light points.

Kitchen (E) Approx. 5.00 m x 4.90 m

Original quarry tile floor. Range of storage units. Double sink. Eye level oven. 4 ring hob. Door to Pantry, with Belfast sink and shelving.

Boot Room Approx 3.40 m x 2.80 m

Original slate floor. Back staircase. Door to side

Study (S) Approx. 4.10 m x 4.00 m

Fireplace with cast iron insert. Picture rail.

Sauna Approx 4.30 m x 4.00 m

Tile floor. Bathroom off with shower and wash hand basin & WC.

FIRST FLOOR

Landing

Bright and spacious with polished pine floor. Moulded ceiling cornice. Wall light points.

Bedroom 1 (W) Approx. 5.60 m x 5.50 m

Two sash windows to front. Fireplace with cast iron insert. Door to

Bathroom 1

Panelled bath, wash hand basin and WC.

Bedroom 2 (W) Approx. 5.60 m x 4.40 m

Two sash windows to front. Cast iron fireplace. Door to

En-suite Bathroom 2 Approx. 5.60 m x 3.70 m

Polished wood floor and fireplace. Centre panelled bath with mixer taps and shower head. Vanity wash hand basin, WC. Wall light points.

Bedroom 3 (W) Approx. 5.00 m x 4.40 m

Two sash windows to front. Fireplace with slate hearth.

En-suite Bathroom 3

Panelled bath, wash hand basin and WC.

Family Bathroom 4

Panelled bath with electric shower over, bidet, wash hand basin and WC.

Bedroom 4 (S&E) Approx. 5.60 m x 3.10 m

Double aspect with views over walled garden.

En-suite Bathroom 5

Electric shower, wash hand basin, WC.

Bedroom 5 (S) Approx. 4.00 m x 4.00 m

Cast iron fireplace.

Bedroom 6 (E) Approx. 4.00 m x 2.10 m

Fitted wardrobes.

En-suite Bathroom 6

Panelled bath, vanity wash basin and WC.

Linen Room

Shelving and cupboards.

Back staircase down to Boot Room and rising to

Attic Office

Inset ceiling spotlights.



OUTSIDE

Immediately to the side is a Boiler House with three modern gas boilers.

A stone yard with an attractive range of traditional outbuildings is located close to the house to include stabling, lofted cow byres, forge and lime kiln. The buildings are suitable for a variety of uses including possible conversion to dwellings, subject to necessary planning consents. The cow byre loft is some 35 metres in length with pitch pine flooring and fine views west.

GARDENS & GROUNDS

Rathcoursey is approached by a long meandering tarmac drive. It cuts through Rathcoursey Wood, which rises up from the East Ferry to frame the house and lawns with many mature and specimen trees. A substantial number of broad-leaf trees have been planted in recent years. A separate, shorter drive to the house has recently been started from the southern boundary of the property.

Immediately to the rear of the house is the charming walled orchard with many fruit trees including apple, plum, pear and fig. Above the walled garden is a duck pond.

THE LANDS

The lands are laid out in pasture, woods and amenity. They extend to some 12.85 hectares in total with c 4.36 hectares (10.75 acres) in permanent pasture.

SERVICES

Mains electricity. Private water and drainage. Gas fired central heating and hot water.

VIEWING

Strictly by prior appointment with the sole agents – 025 31023 / 087 2627488

SOLICITORS

Anthony J. O'Brien & Co., Curraheen Road, Bishopstown, Cork

BER CERTIFICATION

Rathcoursey House is listed as a Protected Structure in Cork County Council Development Plan 2014 (Entry No. 00525) 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

GENERAL REMARKS & STIPULATIONS

TITLE

The property is offered for sale freehold by private treaty with vacant possession given on completion. The vendors reserve the right to offer, or sell the property in one or more lots.



FIXTURES & FITTINGS

Only those specifically mentioned in these particulars are included in the sale. All others including garden ornaments, furniture and statuary are expressly excluded.

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.

DIRECTIONS

From Cork, take the N25 dual carriageway east to Middleton. At Lakeview roundabout, take the R630 Whitegate/Aghada road for approx 3 km, turning right signposted East Ferry scenic route. Take this road for a further 2.5 km where the entrance to the property will be found on the left hand side. Please note that there is no signboard 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. Images of the property may have been taken from outside the curtilage and may be local features that are not part of the property. Neither Michael H. Daniels & Co, nor any of their joint agents nor employees has 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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