

## Rockfort House, Innishannon, Co. Cork



**FOR SALE BY PRIVATE TREATY**

A high quality period country house standing on approximately 6.5 acres laid out for the most part in gently sloping lawns with some woodland, a stream and a pond. The house which dates originally from the 18th Century has very fine uninterrupted views south and west over the surrounding countryside.

Located just two miles north west of Innishannon and within easy access of Cork city, the airport and Kinsale.

The property which extends to approximately 5,700 sq.ft. (including attic) is in very good decorative condition throughout with very good quality accommodation.

The entire has been very well maintained with some good out offices including old stables and a work shed, vegetable garden and an orchard.

There is a one bedroom, 2 storey gate lodge at the entrance to the property.

**DETACHED**

**6.5 ACRES**

**5,700 Sq.ft.**



Agent: **Malcolm Tyrrell**  
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**Viewings Strictly By Appointment With Sole Agency**



## Accommodation

### Double doors into entrance hall & inner hall

Tiled floor, all ceilings 3m

### Lounge Room

5.02m x 5.05m

White marble fireplace, solid fuel stove insert, bay window, original wood flooring, bay window

### Family Room

5.14m x 4.86m

Black marble fireplace with original Victorian insert, corniced ceiling, bay window, hardwood flooring, open arch through to play room

### Play Room / Snooker Room

4.59m x 4.39m

Hardwood flooring, recessed lighting, French doors out to patio and garden

### Reception Room

4.99m x 2.99m

### Walk in Store Room

### Guest Toilet & Shower Room

2.6m x 2.03m

(Shower Area 2.0m x 1.0m)

Wash hand basin, wc, fully tiled floor and walls

### Guest Bedroom

4.57m x 4.56

Part panelled walls, recessed shelving

### Back Hall

Door to yard, storage under stairs

### Living / Dining Area

5.18m x 5.13m

Hardwood flooring, exposed brick and stone walls, solid fuel stove, timbered ceiling with recessed lighting and steps up to kitchen area

### Kitchen

5.15m x 5.10m

Kitchen units finished in maple with polished granite worktop, stainless steel sink unit, integrated appliances including dishwasher, range master, 5 ring gas cooker with double oven and warming tray, Smeg extractor unit, ceramic tiled floor, island unit, connecting door out to conservatory

### Conservatory

4.6m x 3.9m

All double glazed, PVC units, bifold doors opening out onto south facing patio

### Stairs going to mezzanine from kitchen

### Mezzanine

5.2m x 2.91m

Vaulted ceiling, ideal office area

### Utility

4.9m x 2.9m

Ceramic tiled floor, built in pine units, double bolt stainless steel sink unit, plumbed for automatic machines, door out to yard in rear

## First Floor Return Level

### Shower Room

3.48m x 1.64m

Shower, wash hand basin, wc, tiled floor, part tiled walls

## First Floor

### Landing Area

7.9m x 2.3m

### Bedroom

3.39m x 3.22m

### Ironing Room and Airing Cupboard

### Bedroom

3.29m x 5.08m

Original cast iron fireplace

### Bedroom

5.37m x 4.98m

### Dressing Room

4.56m x 1.85m

Ample hanging and shelving space

### Ensuite

4.29m x 2.26m

Cast iron bath, wash hand basin, wc, separate shower, tiled floor

### Master Bedroom

3.43m x 3.18m

Original cast iron fireplace, corniced ceilings, centre rose

### Dressing Room

### Ensuite Bathroom

Cast iron bath, wash hand basin, wc, separate corner shower unit

## Second Floor

### Three Rooms

55sq.m.

Velux roof lights and windows

## Features

Oil central heating

Bottle gas cooking for the range

Well water (well on site)



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