

BLACKROCK

— HOUSE —

# LUXURY LIVING

WITH THE FEELING OF HOME

---

The meticulous refurbishment of the listed landmark Blackrock House provides a stunning range of luxurious 1,2 and 3 bed apartments in a magnificent setting located in the heart of Cork's most sought-after residential quarter.

Nestled in mature landscaped grounds overlooking ornamental gardens, Blackrock House is a private gated development located in the historic and picturesque Blackrock Village, set against the Marina as its backdrop. The landmark 18th century building has been converted into a selection of twenty-seven bespoke apartments and penthouses, all retaining the character and features expected of a property of this age.

This important residential property features generous living spaces that combine exquisite original Georgian features with the latest in modern technology and design.

---



---

# LOCATION

## CONNECTION CENTRAL

---

### LOCATION

Superbly located near the south bank of the River Lee with its riverside walkways and cycle paths, Blackrock House boasts a spectacular setting in one of Cork's most peaceful and picturesque areas. Nestled in the heart of Blackrock Village, this unique development combines contemporary living space within a tranquil heritage setting.

Just 3km from Cork city centre, this distinctive development reflects the character of its surroundings and offers residents the highest quality of living in one of Cork's most popular residential locations.

### CONNECTIVITY & TRANSPORT

Blackrock House is just 3km from Cork City centre; the area provides excellent transport connections to the city and its surroundings via road networks and public transport. The location also benefits from easy access to the N40 South Ring Road network providing convenient access to western routes as well as connection to Dublin (M8) and Waterford (N25).

The area is regularly serviced by a number of bus routes. The 202 and 215 bus routes link Blackrock to the city centre. The 219 bus route also links Blackrock to the western suburbs via Douglas on a southern orbital route.



< CITY CENTRE

RIVER LEE

PÁIRC UÍ CAOIMH

THE MARINA

BLACKROCK CASTLE

JACK LYNCH TUNNEL

CENTRE PARK ROAD

MONAGHAN ROAD

BLACKROCK ROAD

CASTLE ROAD

BLACKROCK HARBOUR

BLACKROCK ROAD

RINGMAHON ROAD

N40

BLACKROCK HOUSE

CORK CONSTITUTION

SKEHARD ROAD

BALLINLOUGH ROAD

BALLINLOUGH

MAHON POINT SHOPPING CENTRE

MAHON GOLF CLUB

CORK HERITAGE PARK

N40

N40

DOUGLAS

# LOCATION

## LOCAL AMENITIES



The area plays host to a wealth of essential amenities to include schools, hospitals, health centres and shops - many within walking distance of Blackrock House.

A vibrant and youthful city, Cork is fast becoming a key employment hub.



Mahon Point Shopping Centre is Munster's largest shopping centre and is less than 3km from Blackrock House. The centre has over 60 stores including Debenhams, Tesco, Zara, Oasis, Next and a thirteen-screen Omniplex cinema.



Blackrock House is also positioned midway on a recreational combined 4.8km foot and cycle path between Passage West and the city centre. The majority of the route is off road, making it a very safe option for cyclists and pedestrians.



---

# LIFESTYLE

IT'S A WAY OF LIFE

---



For those wanting to enjoy a contemporary village lifestyle within reach of the dynamic centre of Cork, Blackrock House is the perfect choice.

The quaint and sophisticated Blackrock village is the perfect place to unwind. You can spend some time browsing through the weekly farmer's market in the village square or take a leisurely riverside walk by the nearby marina.



The area also hosts a number of local cafes within walking distance where you can enjoy a relaxing coffee or a bite to eat.

For lovers of the outdoors, the scenic, tree-lined avenue that runs parallel to the southern bank of the River Lee from Blackrock Village, past Páirc Uí Chaoimh stadium, is the ideal spot for activities such as walking, jogging and cycling.



Páirc Uí Chaoimh stadium is currently undergoing a €60 million redevelopment which is set to transform the surrounding area into a modern sporting hub.

Blackrock House is just a stroll from the iconic Blackrock Castle - one of Cork's marquee landmarks and the perfect location to dine out with its highly rated Castle Café restaurant.



---

# HISTORY

## & CULTURE

---

Blackrock House is enriched with a unique history and stands as witness to many important periods in Irish life. At various times the lands were owned by Nano Nagle's uncle and Robert Emmett's father.

The original large mansion was built by Christopher Tuckey and enlarged by the Cork Quaker and Merchant Reuben Harvey in 1770 and after whom Harvey's Quay is named. In 1825, the chapel and eastern and western wings were added by the Ursulines.

Harry Clarke and his Studio undertook several commissions at Blackrock House which remain preserved on site to this day. Due to its architectural importance, the original structure of the house is protected.

A short distance from the village is Blackrock Castle, which was originally constructed as a coastal defence fortification in the 16th century.

There has been a castle on the site since medieval times with the present structure built in the mid-19th Century in mock-baronial style. It now houses an observatory and planetarium.

### HOUSE

- The House has a unique character resulting from the quality and ambition of the original 1720s and later 1820s architectural designs.
- Steeped in period features, the buildings offer formal entrance halls, corridors and staircases, but with the benefit of lifts serving all floors.
- Uniquely nestled between park lands and formal gardens to the North and South, most apartments have the benefit of dual aspect views.

### GARDENS

- **LANDSCAPED GARDENS:** Approached by a tree-lined avenue and surrounded by a professionally designed landscaping and lighting scheme, residents of Blackrock House also have access through private gates to a unique formal garden square area. With an historic oratory and hedge-lined walkways, this is a uniquely calm and peaceful environment.
- **HARBOUR:** Blackrock was formerly a fishing village. Later it became a market-garden area serving the city. Today works have begun on creating an open paved plaza area with priority for pedestrians and cyclists.
- **PARK:** Plans have been published outlining a new park area to the front of Blackrock House creating a visual link from the House to the revitalised Harbour.



## FINISHES

The property is steeped in period features and design elements, with tall sliding sash windows, high ceilings and exceptionally proportioned rooms throughout.

---

# QUALITY

## FINISH & SPECIFICATION

---



### SERVICES

All units have been designed to meet the latest requirements for internet, TV and audio cabling. A centrally managed and very efficient district heating system ensures a continuously available supply of heating and hot water in line with the latest design standards.



### BATHROOMS

Each apartment is complete with beautifully designed and well-appointed Villeroy & Boch and Hans Grohe bathrooms.



### HEATING

The District Heating Scheme ensures compliance with the Conservation of Fuel & Energy Regulations. Most importantly it helps to significantly reduce overall heating bills and provides a quality of life by ensuring hot water and heating is always immediately available.

Rather than an individual boiler in each apartment for you to manage, there is a centralised boiler system for the entire development.







# FLOOR PLANS

## GROUND LEVEL



Please note dimensions are approximate. Drawings are not to scale and are for indicative use only.

# FLOOR PLANS

## FIRST FLOOR LEVEL



Please note dimensions are approximate.  
Drawings are not to scale and are for indicative use only.

# FLOOR PLANS

## SECOND FLOOR LEVEL



Please note dimensions are approximate. Drawings are not to scale and are for indicative use only.

# FLOOR PLANS

## THIRD FLOOR LEVEL

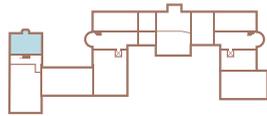


Please note dimensions are approximate.  
Drawings are not to scale and are for indicative use only.

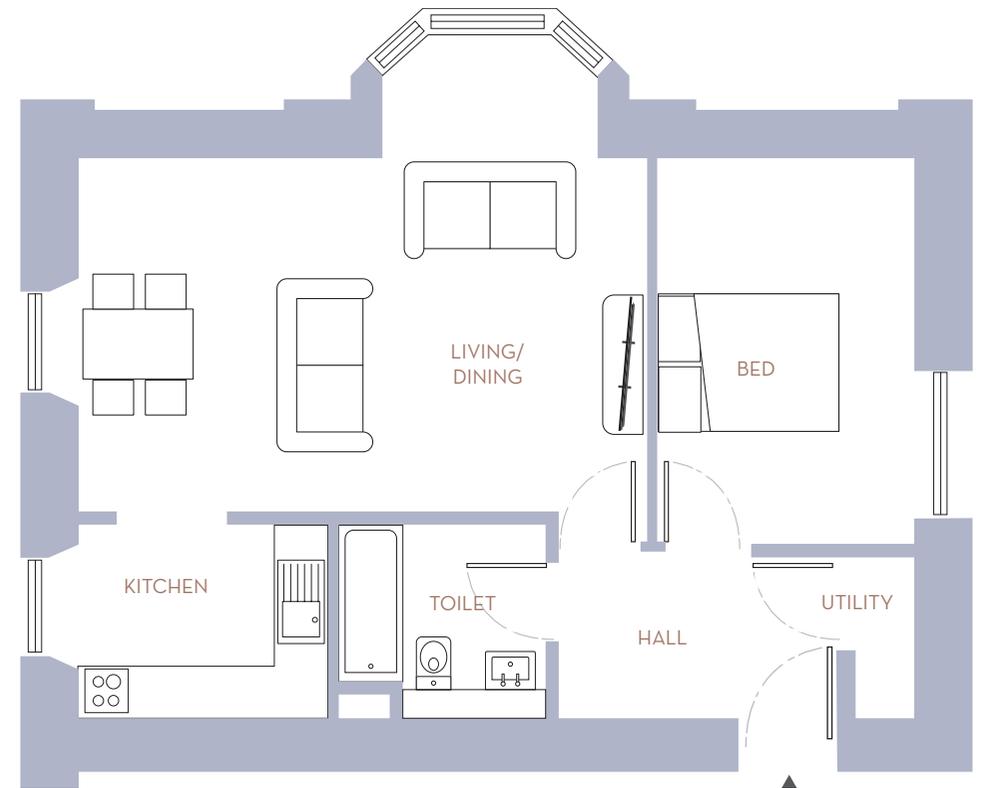
# 1 BEDROOM

INDIVIDUAL

apartment no. 1  
floor g



GROUND FLOOR

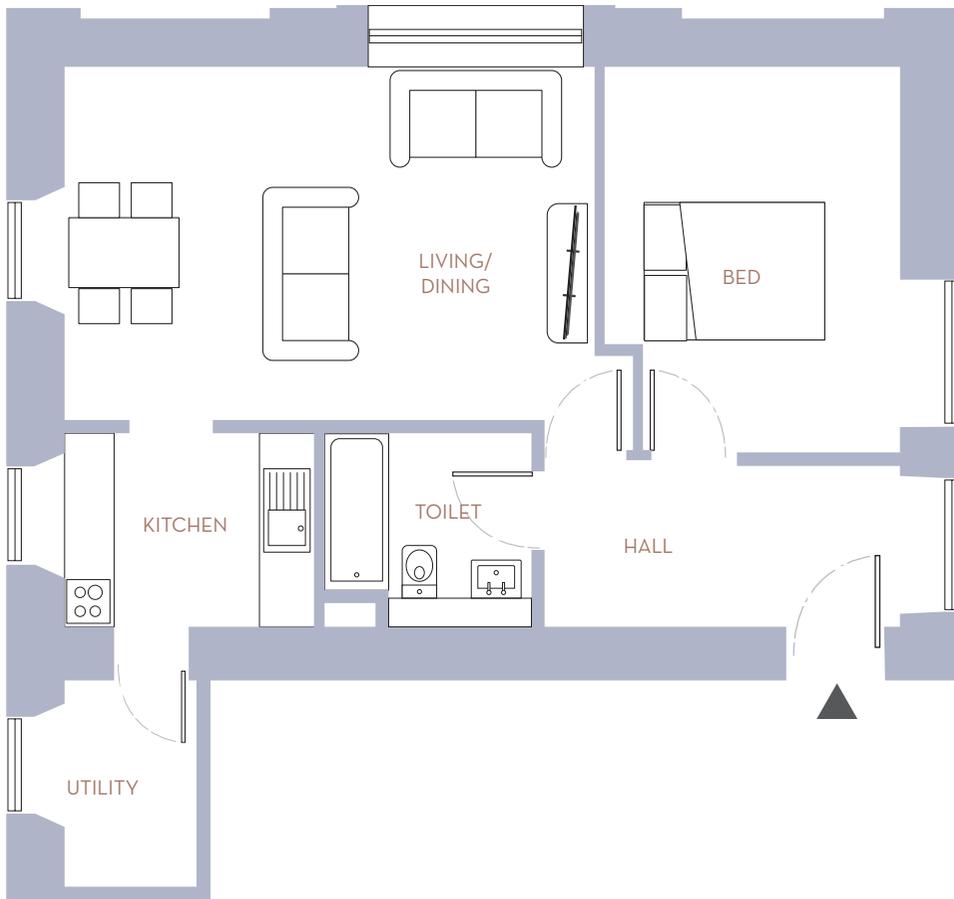


	M <sup>2</sup>	FT <sup>2</sup>
BED	10.60	114.1
LIVING/DINING	25.70	276.6
KITCHEN	5.10	54.9
<b>total area</b>	<b>54.3</b>	<b>584</b>

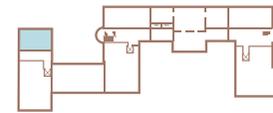
Please note dimensions are approximate.  
Drawings are not to scale and are for indicative use only.

# 1 BEDROOM

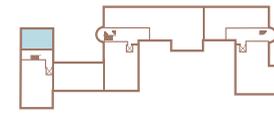
TYPE G



apartment no.	4	7
floor	1	2



FIRST FLOOR



SECOND FLOOR

NO.4	M <sup>2</sup>	FT <sup>2</sup>
BED 1	11.6	124.9
LIVING/DINING	22.5	242.2
KITCHEN	5.7	61.4
<b>total area</b>	<b>55.8</b>	<b>601</b>

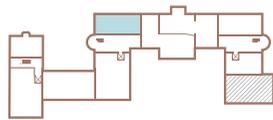
NO.7	M <sup>2</sup>	FT <sup>2</sup>
BED 1	10.3	110.9
LIVING/DINING	23.7	255.1
KITCHEN	5.4	58.1
<b>total area</b>	<b>55.7</b>	<b>600</b>

Please note dimensions are approximate.  
Drawings are not to scale and are for indicative use only.

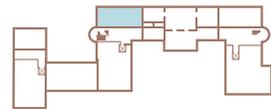
# 1 BEDROOM

TYPE E

apartment no.	11	14
floor	g	1



GROUND FLOOR



FIRST FLOOR

NO.11	M <sup>2</sup>	FT <sup>2</sup>
BED 1	17.8	191.6
LIVING/DINING/KITCHEN	36.3	390.7
<b>total area</b>	<b>71.5</b>	<b>770</b>

NO.14	M <sup>2</sup>	FT <sup>2</sup>
BED 1	16.2	174.4
LIVING/DINING/KITCHEN	36.7	395.0
<b>total area</b>	<b>70.7</b>	<b>761</b>



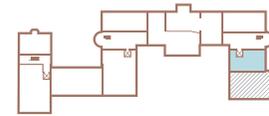
Please note dimensions are approximate.  
Drawings are not to scale and are for indicative use only.

# 1 BEDROOM

INDIVIDUAL



apartment no. **19**  
floor **g**



GROUND FLOOR

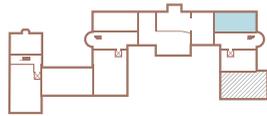
	M <sup>2</sup>	FT <sup>2</sup>
BED 1	15.4	165.8
LIVING/DINING/KITCHEN	26.9	289.6
<b>total area</b>	<b>69.3</b>	<b>746</b>

Please note dimensions are approximate.  
Drawings are not to scale and are for indicative use only.

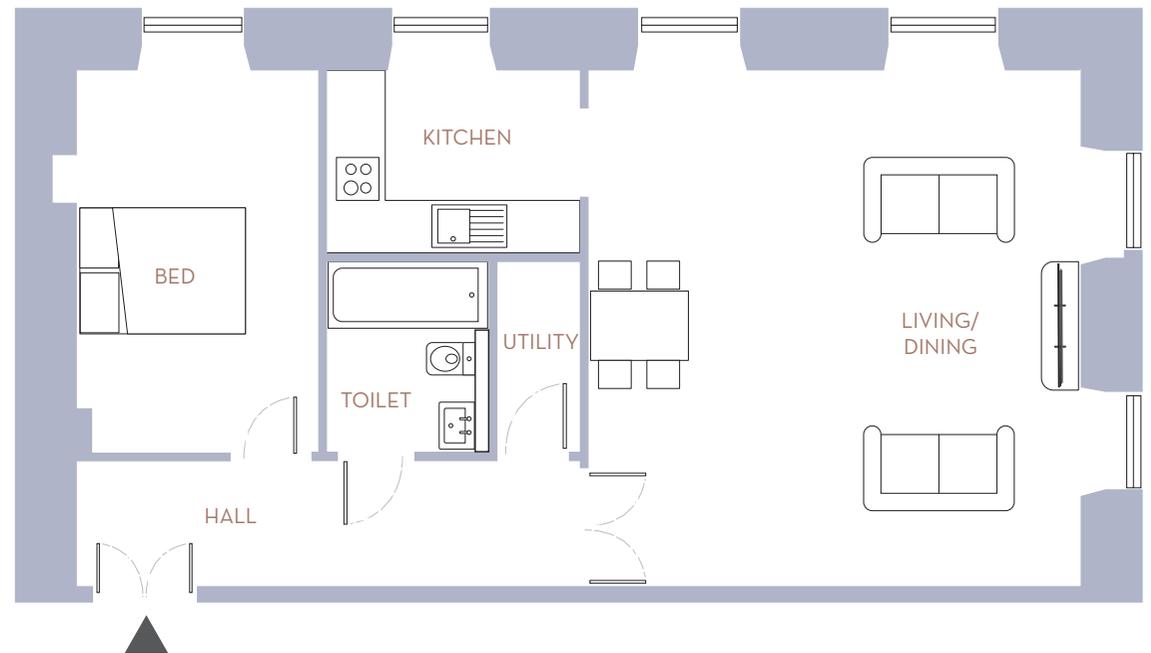
# 1 BEDROOM

INDIVIDUAL

apartment no. 20  
floor 8



GROUND FLOOR



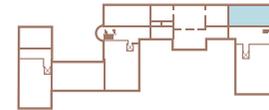
	M <sup>2</sup>	FT <sup>2</sup>
BED 1	12.2	131.3
LIVING/DINING	33.0	355.2
KITCHEN	6.0	64.6
<b>total area</b>	<b>68.1</b>	<b>733</b>

Please note dimensions are approximate.  
Drawings are not to scale and are for indicative use only.

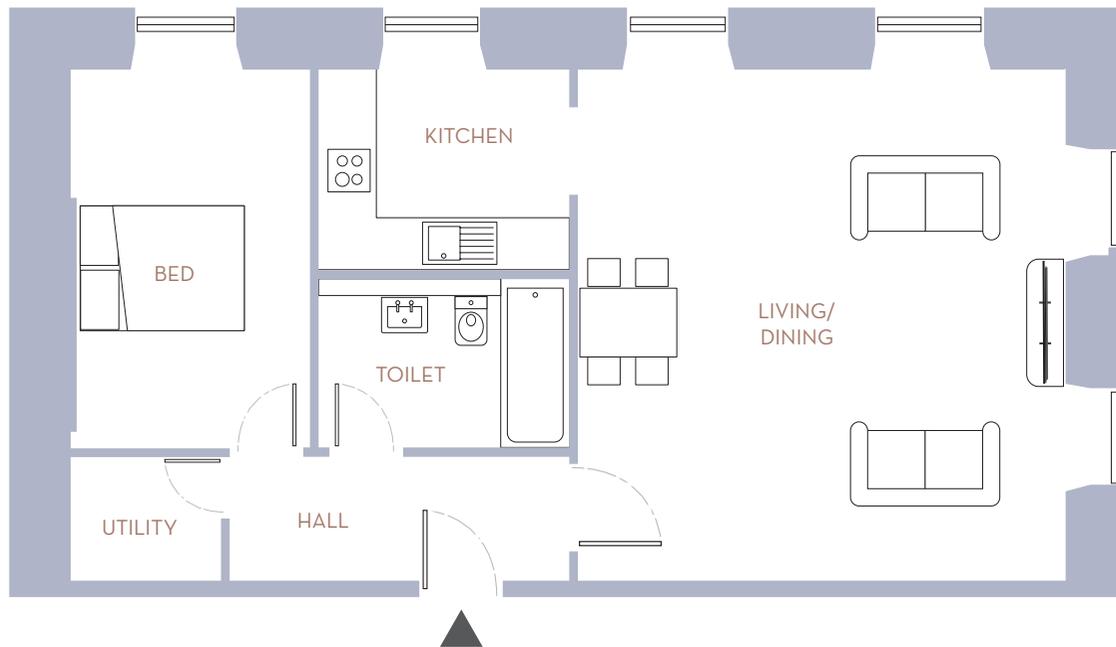
# 1 BEDROOM

INDIVIDUAL

apartment no. **23**  
floor **1**



FIRST FLOOR



	M <sup>2</sup>	FT <sup>2</sup>
BED 1	13.0	139.9
LIVING/DINING	35.0	376.7
KITCHEN	6.4	68.9
<b>total area</b>	<b>71.4</b>	<b>769</b>

Please note dimensions are approximate.  
Drawings are not to scale and are for indicative use only.

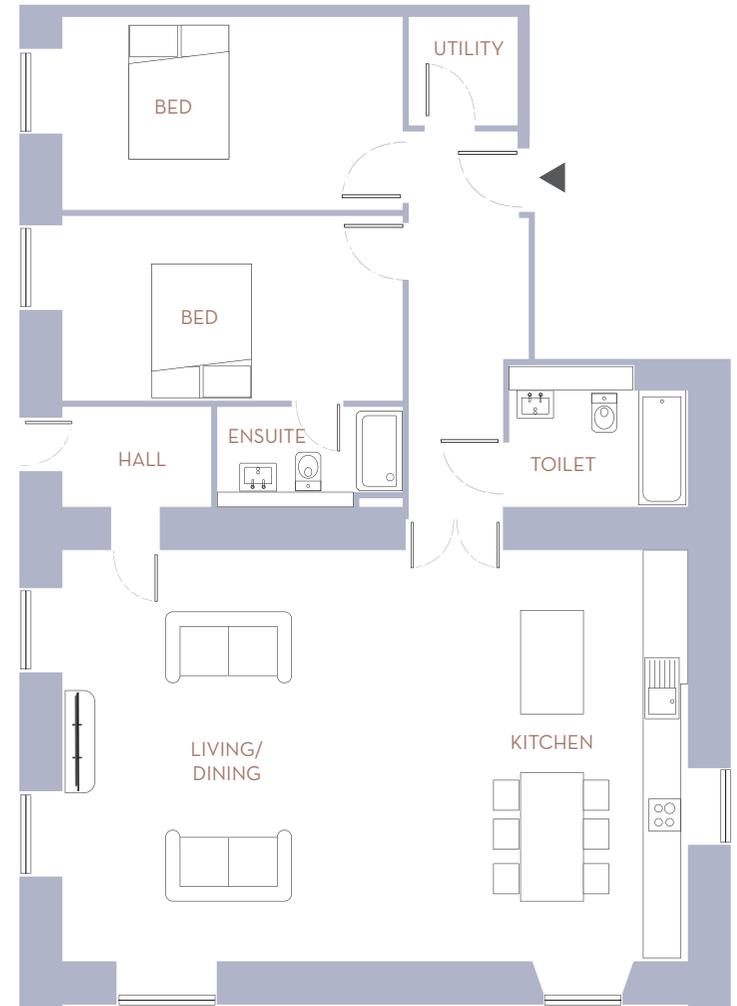
# 2 BEDROOM

INDIVIDUAL

apartment no. 2  
floor g



GROUND FLOOR

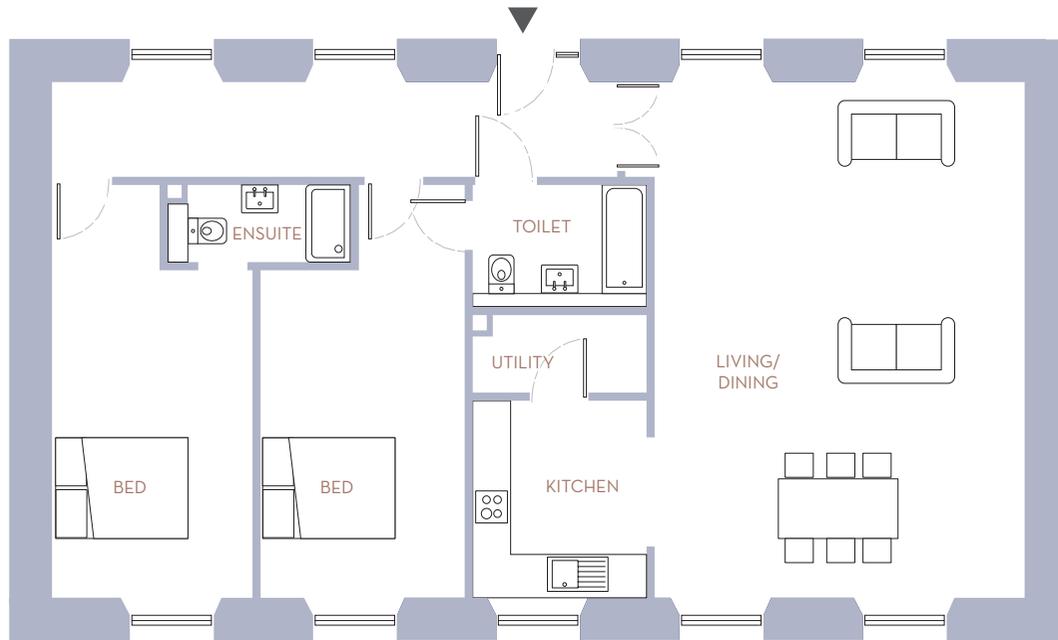


	M <sup>2</sup>	FT <sup>2</sup>
BED 1	13.1	141.0
BED 2	13.2	142.1
LIVING/DINING/KITCHEN	51.6	555.4
<b>total area</b>	<b>110.9</b>	<b>1194</b>

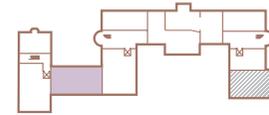
Please note dimensions are approximate.  
Drawings are not to scale and are for indicative use only.

# 2 BEDROOM

INDIVIDUAL



apartment no. 3  
floor 8



GROUND FLOOR

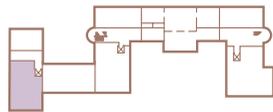
	M <sup>2</sup>	FT <sup>2</sup>
BED 1	16.7	179.8
BED 2	17.5	188.4
LIVING/DINING	42.9	461.8
KITCHEN	7.7	82.9
<b>total area</b>	<b>111.3</b>	<b>1198</b>

Please note dimensions are approximate.  
Drawings are not to scale and are for indicative use only.

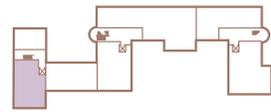
# 2 BEDROOM

TYPE A

apartment no.	5	8
floor	1	2



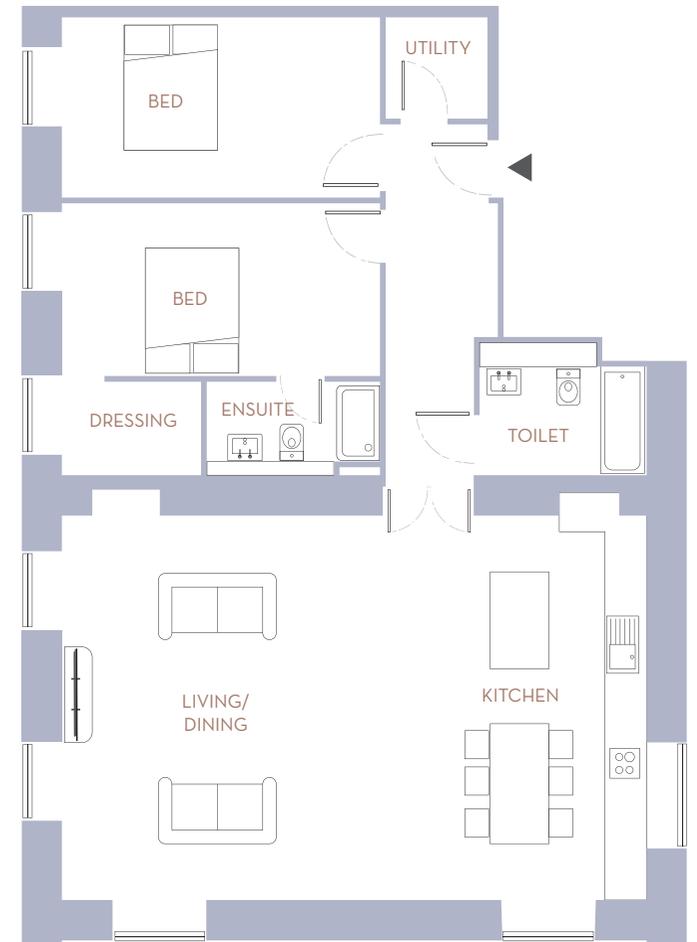
FIRST FLOOR



SECOND FLOOR

NO.5	M <sup>2</sup>	FT <sup>2</sup>
BED 1	13.1	141.0
BED 2	13.2	142.1
LIVING/DINING/KITCHEN	50.3	541.4
<b>total area</b>	<b>107.7</b>	<b>1159</b>

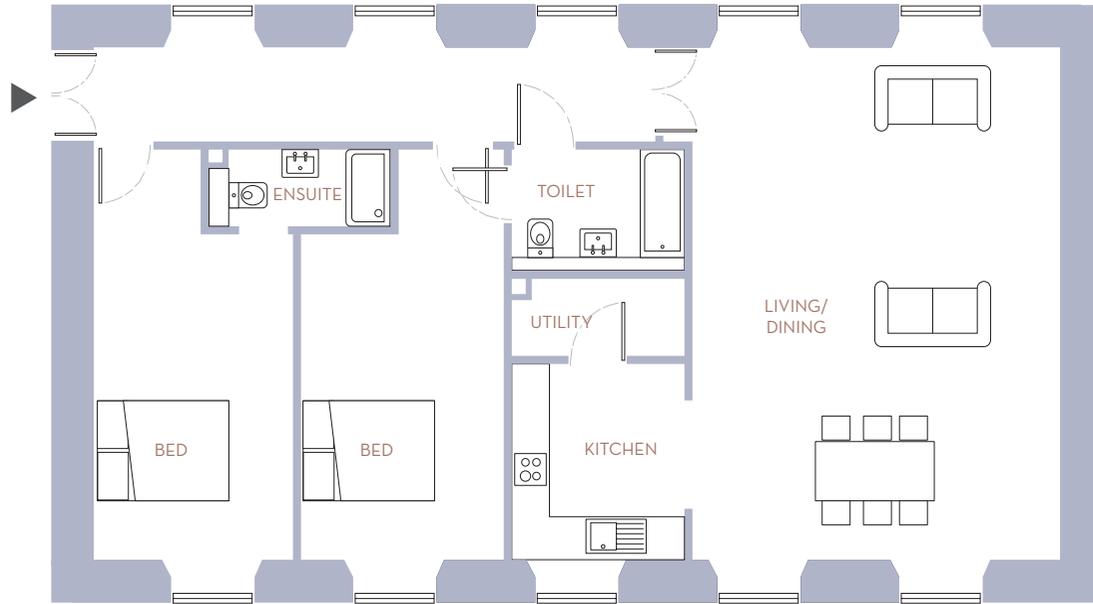
NO.8	M <sup>2</sup>	FT <sup>2</sup>
BED 1	13.1	141.0
BED 2	13.1	141.0
LIVING/DINING/KITCHEN	51.5	554.3
<b>total area</b>	<b>108.7</b>	<b>1170</b>



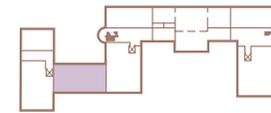
Please note dimensions are approximate.  
Drawings are not to scale and are for indicative use only.

# 2 BEDROOM

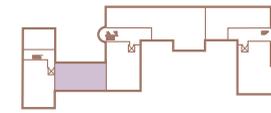
## TYPE B



apartment no.	6	9
floor	1	2



FIRST FLOOR



SECOND FLOOR

NO.6	M <sup>2</sup>	FT <sup>2</sup>
BED 1	17.3	186.2
BED 2	17.9	192.7
LIVING/DINING	47.5	511.3
KITCHEN	8.1	87.2
<b>total area</b>	<b>118</b>	<b>1270</b>

NO.9	M <sup>2</sup>	FT <sup>2</sup>
BED 1	17.8	191.6
BED 2	18.1	194.8
LIVING/DINING	45.2	486.5
KITCHEN	8.2	88.3
<b>total area</b>	<b>116.2</b>	<b>1251</b>

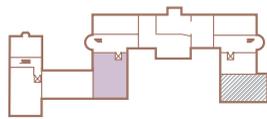
Please note dimensions are approximate.  
Drawings are not to scale and are for indicative use only.



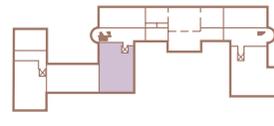
# 2 BEDROOM

TYPE C

apartment no.	10	13
floor	g	1



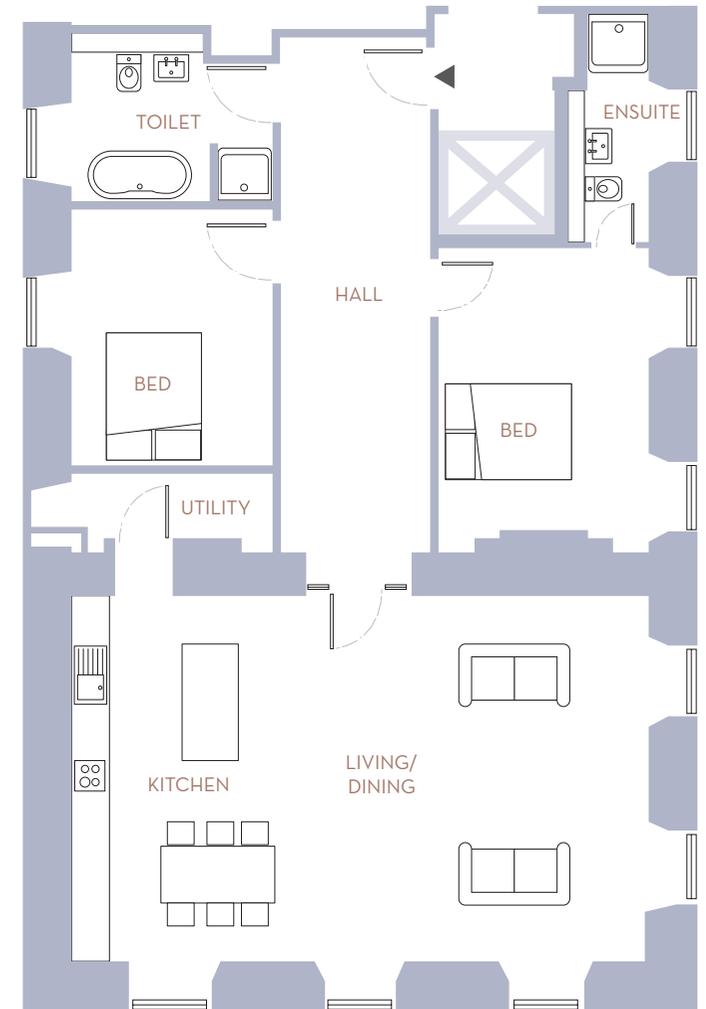
GROUND FLOOR



FIRST FLOOR

NO.10	M <sup>2</sup>	FT <sup>2</sup>
BED 1	14.9	160.4
BED 2	12.0	129.2
LIVING/DINING/KITCHEN	55.6	598.5
<b>total area</b>	<b>131.2</b>	<b>1412</b>

NO.13	M <sup>2</sup>	FT <sup>2</sup>
BED 1	15.2	163.6
BED 2	12.0	129.2
LIVING/DINING/KITCHEN	55.4	596.3
<b>total area</b>	<b>131.2</b>	<b>1412</b>

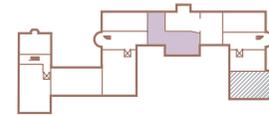


Please note dimensions are approximate.  
Drawings are not to scale and are for indicative use only.

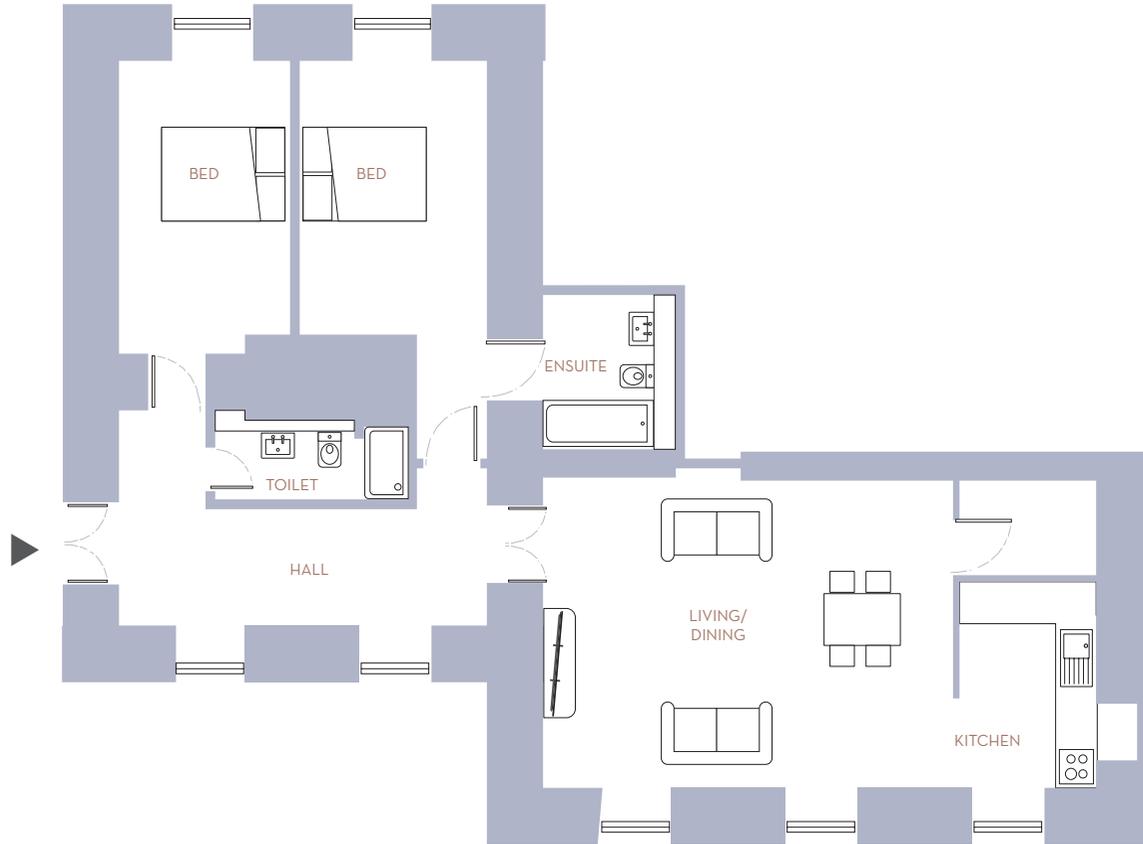
# 2 BEDROOM

INDIVIDUAL

apartment no. 12  
floor 8

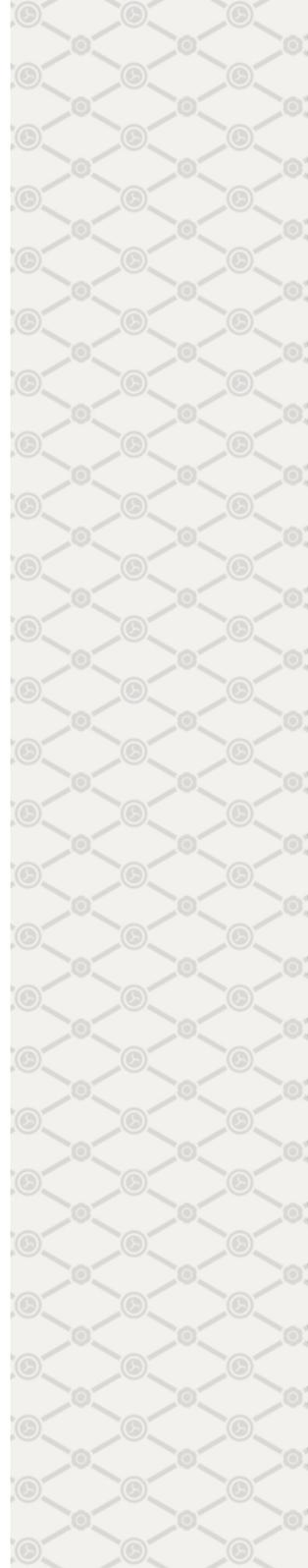


GROUND FLOOR



	M <sup>2</sup>	FT <sup>2</sup>
BED 1	11.3	121.6
BED 2	14.0	150.7
LIVING/DINING	30.1	324
KITCHEN	6.8	73.2
<b>total area</b>	<b>96.4</b>	<b>1038</b>

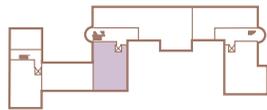
Please note dimensions are approximate.  
Drawings are not to scale and are for indicative use only.



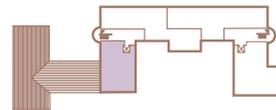
# 2 BEDROOM

TYPE D

apartment no.	15	17
floor	2	3



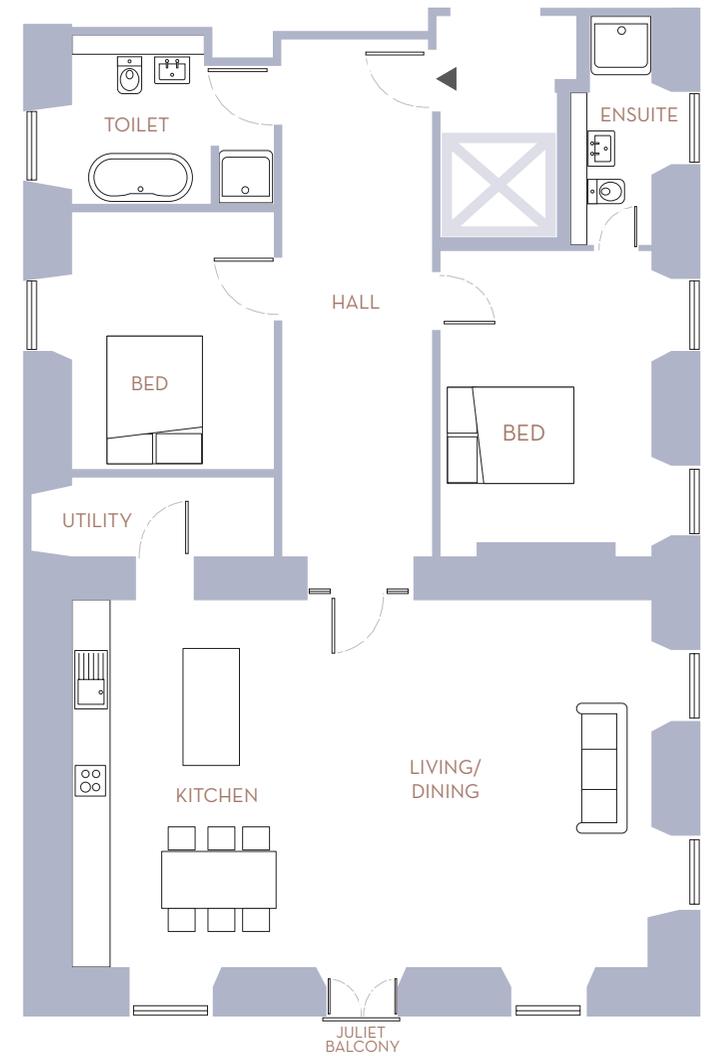
SECOND FLOOR



THIRD FLOOR

NO.15	M <sup>2</sup>	FT <sup>2</sup>
BED 1	15.2	163.6
BED 2	11.7	125.9
LIVING/DINING/KITCHEN	55.5	597.4
<b>total area</b>	<b>132.2</b>	<b>1423</b>

NO.17	M <sup>2</sup>	FT <sup>2</sup>
BED 1	16.0	172.2
BED 2	14.6	157.2
LIVING/DINING/KITCHEN	55.5	597.4
<b>total area</b>	<b>132.4</b>	<b>1425</b>



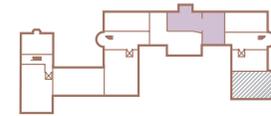
Please note dimensions are approximate.  
Drawings are not to scale and are for indicative use only.

# 2 BEDROOM

INDIVIDUAL



apartment no. 21  
floor 8



GROUND FLOOR

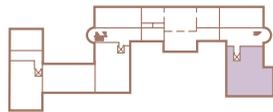
	M <sup>2</sup>	FT <sup>2</sup>
BED 1	13.5	145.3
BED 2	12.7	136.7
LIVING/DINING/KITCHEN	34.2	368.1
<b>total area</b>	<b>91</b>	<b>980</b>

Please note dimensions are approximate.  
Drawings are not to scale and are for indicative use only.

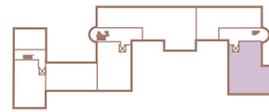
# 2 BEDROOM

TYPE F

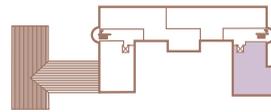
apartment no.	22	24	26
floor	1	2	3



FIRST FLOOR



SECOND FLOOR

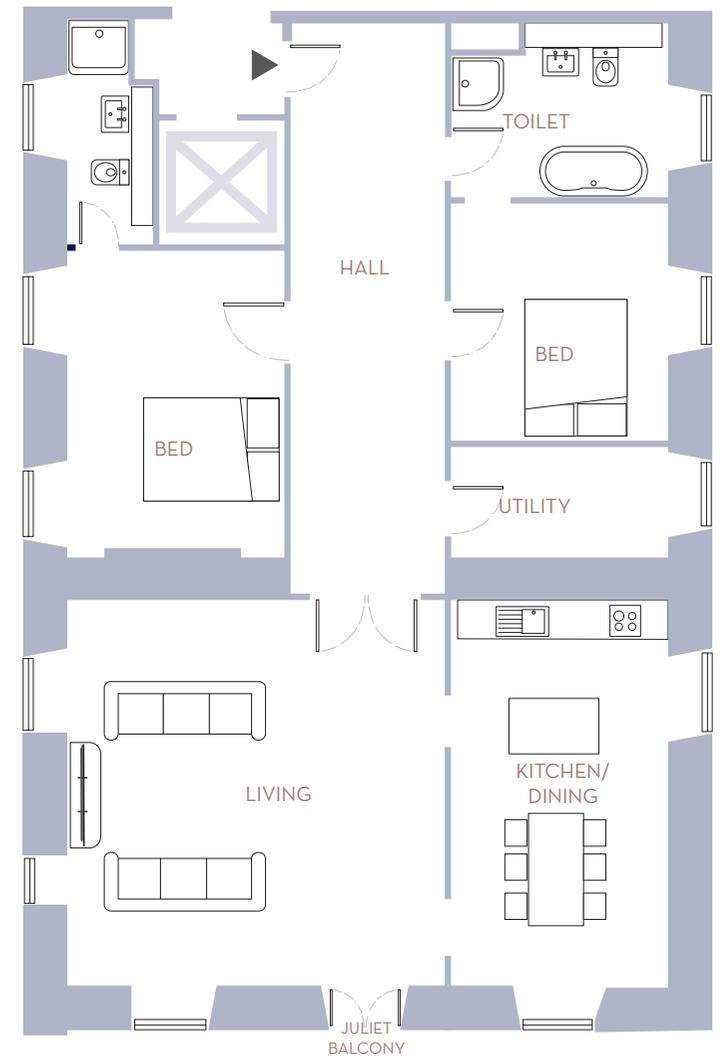


THIRD FLOOR

NO.22	M <sup>2</sup>	FT <sup>2</sup>
BED 1	15.1	162.5
BED 2	11.0	118.4
LIVING	35.7	384.3
KITCHEN/DINING	18.2	195.9
<b>total area</b>	<b>129</b>	<b>1389</b>

NO.24	M <sup>2</sup>	FT <sup>2</sup>
BED 1	15.2	163.6
BED 2	11.5	123.8
LIVING	33.2	357.4
KITCHEN/DINING	18.2	195.9
<b>total area</b>	<b>127.4</b>	<b>1371</b>

NO.26	M <sup>2</sup>	FT <sup>2</sup>
BED 1	15.1	162.5
BED 2	11.4	122.7
LIVING	32.8	353.1
KITCHEN/DINING	18.7	201.3
<b>total area</b>	<b>127.6</b>	<b>1373</b>

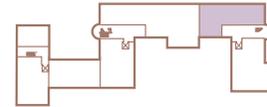


Please note dimensions are approximate.  
Drawings are not to scale and are for indicative use only.

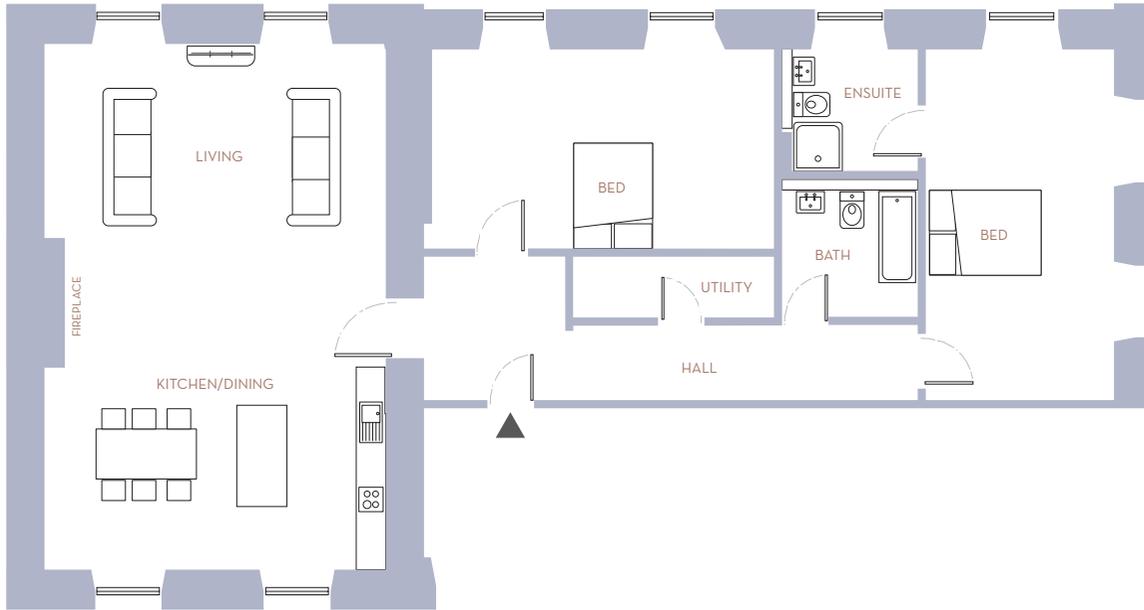
# 2 BEDROOM

INDIVIDUAL

apartment no. 25  
floor 2



SECOND FLOOR



	M <sup>2</sup>	FT <sup>2</sup>
BED 1	18.7	201.3
BED 2	18.7	201.3
LIVING/DINING/KITCHEN	52.7	567.3
<b>total area</b>	<b>127.4</b>	<b>1371</b>

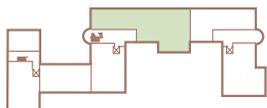
Please note dimensions are approximate.  
Drawings are not to scale and are for indicative use only.

# 3 BEDROOM

INDIVIDUAL



apartment no. 16  
floor 2



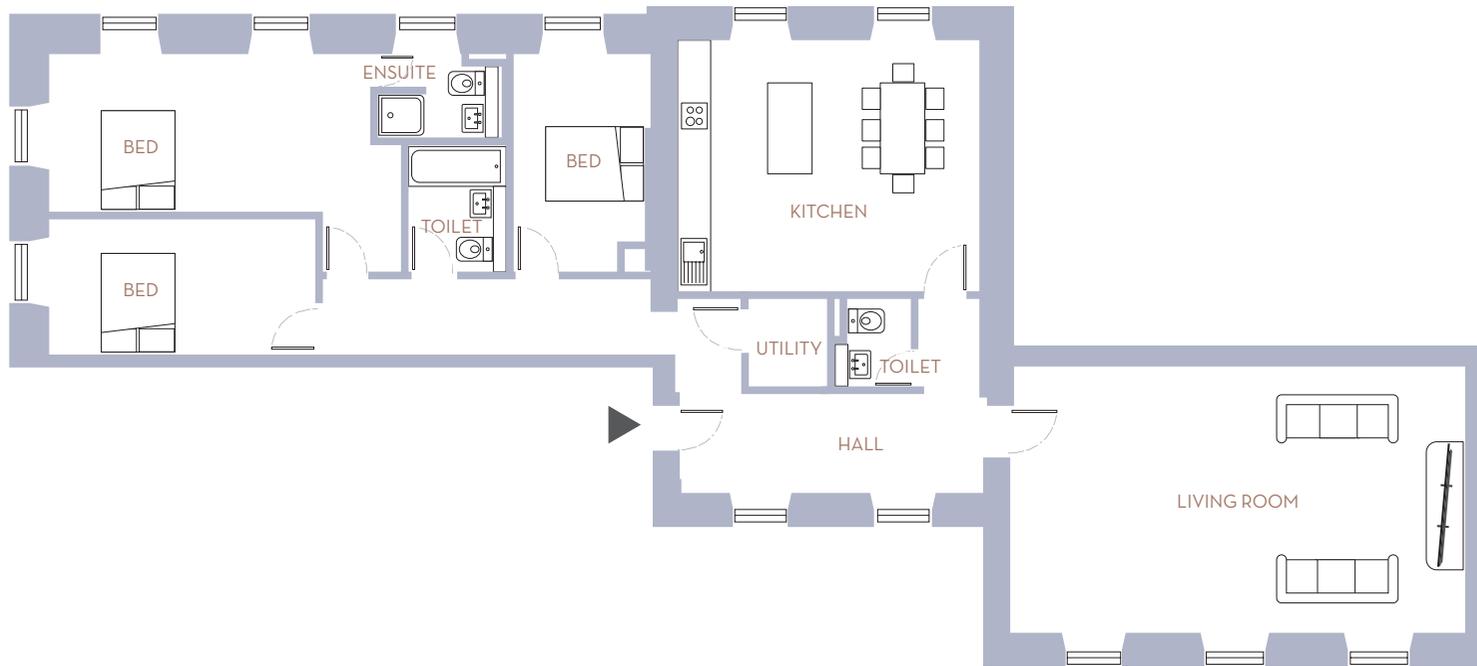
SECOND FLOOR

	M <sup>2</sup>	FT <sup>2</sup>
BED 1	34.7	373.5
BED 2	14.2	152.9
BED 3	14.1	151.8
LIVING	48.9	526.4
KITCHEN/DINING	46.8	503.8
<b>total area</b>	<b>236.5</b>	<b>2546</b>

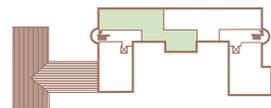
Please note dimensions are approximate.  
Drawings are not to scale and are for indicative use only.

# 3 BEDROOM

INDIVIDUAL

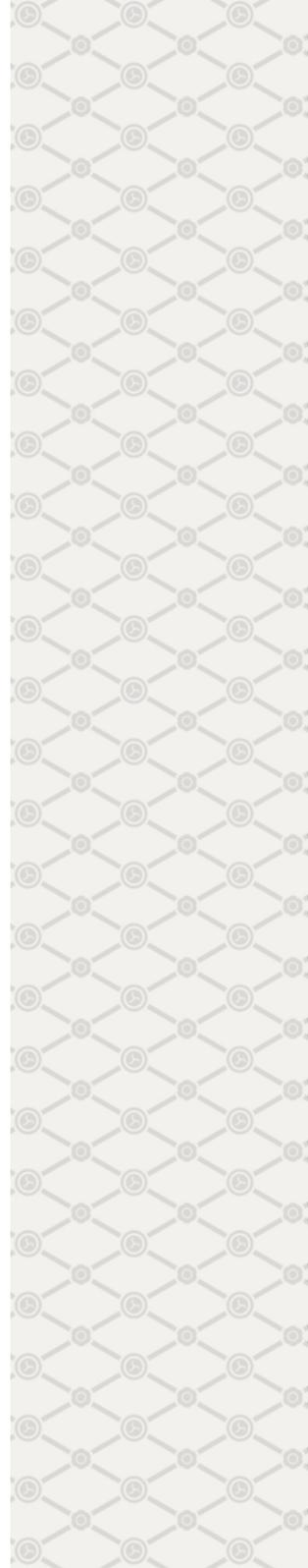


apartment no. 18  
 floor 3



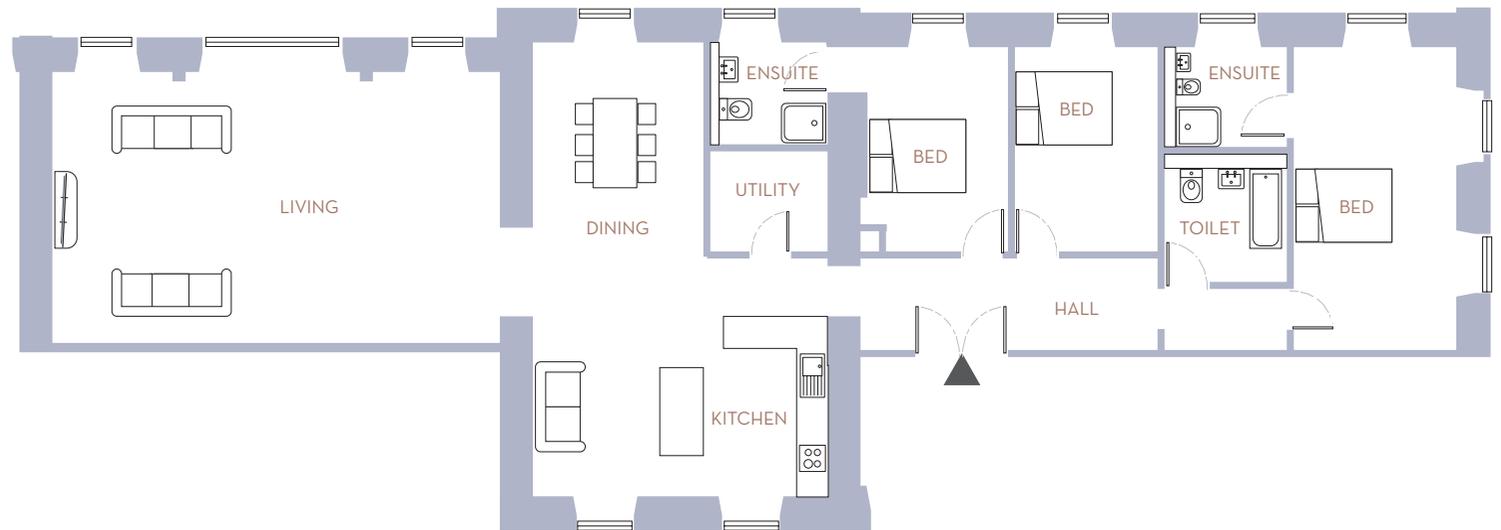
THIRD FLOOR

	M <sup>2</sup>	FT <sup>2</sup>
BED 1	22.6	243.3
BED 2	14.4	155.0
BED 3/STUDY	11.3	121.6
LIVING	46.8	503.8
KITCHEN/DINING	29.4	316.5
<b>total area</b>	<b>178.6</b>	<b>1922</b>

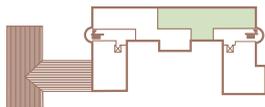


# 3 BEDROOM

INDIVIDUAL



apartment no. 27  
floor 3



THIRD FLOOR

	M <sup>2</sup>	FT <sup>2</sup>
BED 1	18.6	200.2
BED 2	11.1	119.5
BED 3	12.0	129.2
LIVING	46.6	501.6
KITCHEN/DINING	41.7	448.9
<b>total area</b>	<b>178.8</b>	<b>1925</b>

Please note dimensions are approximate.  
Drawings are not to scale and are for indicative use only.





# CONTACT

---

## SELLING AGENTS & SOLICITORS

---

The Lisney logo consists of a red square with the word "Lisney" in white, bold, sans-serif font, centered within a white rectangular border.

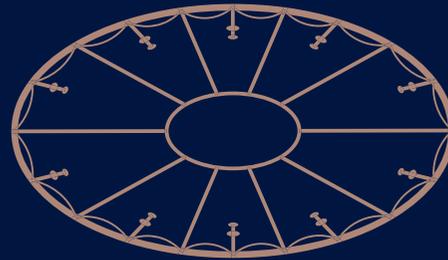
SELLING AGENT  
1 South Mall,  
Cork  
(021) 427 5079  
[cork@lisney.com](mailto:cork@lisney.com)

**sheehan  
& company**  
**solicitors**

SOLICITOR  
1 Clare Street  
Dublin 2, Ireland  
(01) 661 6922  
[mail@sheehanandco.ie](mailto:mail@sheehanandco.ie)



**MERRION SQUARE  
INTERIORS**



[WWW.BLACKROCKHOUSE.IE](http://WWW.BLACKROCKHOUSE.IE)

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney.