

BER C1



Willow Grove  
Fermoy, County Cork



# Willow Grove

## Fermoy, Co Cork

Fermoy 1 km. M8 3 km. Cork 38 km. Cork International Airport 42 km. Dublin 220 km.

**An impressive contemporary house enjoying a secluded riverside setting and a quiet cul-de-sac location within easy reach of Cork City**

Entrance Hall, Sitting Room, Dining Room, Study/Family Room, Kitchen/Breakfast Room, Utility Room.  
Four Bedrooms with walk-in Clothes Closets, Four Bathrooms (2 en-suite).

Detached Garage. Edge-of-town Position with Gated access. Wooded grounds with frontage to the river Blackwater.

In all about 0.842 Hectares (2.08 Acres)

### FOR SALE FREEHOLD BY PRIVATE TREATY

#### WILLOW GROVE

Tucked away at the end of a cul-de-sac, in a quiet riverside location, Willow Grove is spacious and light family home enjoying a sought after location at the edge of the market town of Fermoy.

Constructed in 2005 to a high specification this impressive, energy-efficient house extends to some 260 sq metres (2800 sq ft) boasts well maintained accommodation including double height entrance hall, three reception rooms, four bedrooms and four bathrooms. A C1 BER rating has been achieved using triple glazed gas-filled windows together with a cavity-wall construction with 50mm of insulation in the cavity, coupled with a heat insulating block to the inner leaf and a further 50 mm of foil backed insulation slab to the interior. The house has further high specification insulation to the ceiling with a 50mm insulated slab covered in 180mm of fibre insulation.

Approached by a gated access in a most secluded private position, the gardens and wooded grounds extend to some 0.284-hectare (2.08 acres) with frontage to the river Blackwater. ) A detached garage is located to the rear of the house.

#### NORTH CORK

Willow Grove is located to the west of the busy market town of Fermoy, centre of an extensive hinterland of lush rolling countryside, rich farmland and picturesque valleys with many streams and rivers. The town provides a comprehensive range of shopping, leisure and financial services together with pubs and restaurants and is well placed for rapid access to Cork (30 mins) and Dublin (130 mins), via M8 motorway and to Cork Airport via M8/Jack Lynch Tunnel (35 mins).

The area is noted for the numerous leisure activities which abound in the vicinity. There are golf courses locally at Fermoy and Mitchelstown and championship courses within easy reach, including Cork GC and Fota Island GC (2014 Irish Open). Racing is at Mallow and there is an active point-to-point calendar in the winter months. Salmon and trout fishing are available to the Blackwater, Bride, Araglin and Funcheon rivers with the sandy beaches of east Cork and west Waterford less than an hour's drive away.





## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Double height hallway with marble tile floor. Understair storage with coat hanging.

#### Sitting Room (S&W)

**Approx. 6.30 m x 4.20m**

Double aspect with 5 windows. Open fireplace with timber surround with cast iron insert. Ceiling cornice. Ceramic tile floor.

#### Dining Room (N&W)

**Approx. 6.30 m x 3.65 m**

Double aspect with ceiling cornice and inset downlighting.

#### Kitchen / Breakfast Room (S & E)

**Approx. 6.35 m x 4.00 m**

Double aspect room with a timber fitted kitchen comprising base and eye level storage units together with island unit. Stainless steel 1½ bowl sink unit with single drainer. Rangemaster cooker with 5 gas rings, electric hob and double oven. Extractor hood over. Formica worktops with tile splashbacks. Inset ceiling downlighting.

#### Study/Den

**Approx. 4.10 m x 4.00 m**

Double aspect with open fireplace with timber surround and cast iron insert. Ceiling cornice.

#### Utility Room

**Approx. 2.95 m x 2.50 m**

Firebird oil fired boiler. Plumbing for washing machine. Laundry chute from first floor. Door to rear.

Bathroom 1 off, with shower, pedestal wash hand basin and WC. Inset ceiling downlighting.



### FIRST FLOOR

#### Landing

Shelved linen cupboard. Chute to Utility Room.

#### Bedroom 1

**Approx. 4.35 m x 4.20 m**

Double aspect. Timber floor. Walk-in clothes closet.

En suite Bathroom 2 comprising tiled shower, pedestal wash hand basin and WC.

#### Bedroom 2

**Approx. 4.35 m x 3.90 m**

Double aspect. Timber floor. Walk-in clothes closet.

En suite Bathroom 3 comprising tiled shower, pedestal wash hand basin and WC.

#### Bedroom 3

**Approx. 3.85 m x 3.65 m**

Double aspect. Timber floor. Walk-in clothes closet.

#### Bedroom 4

**Approx. 4.10 m x 3.85 m**

Double aspect. Timber floor. Walk-in clothes closet.

#### Bathroom 4

Comprising inset bath with tiled panel and mixer taps with showerhead, pedestal wash hand basin and WC. Shelved airing cupboard off. Inset ceiling downlighting.

### OUTSIDE

The house is located in the former walled gardens of Avonmore House with double timber gates giving access to a tarmac drive and forecourt with ample car parking. To the rear of the house is a



### Detached Garage

**Approx. 9.30 m x 3.42 m**

Light and power connected. Plaster interior walls. 3 double-glazed windows. Concrete floor.

Lawns to front and rear with secluded wooded grounds and frontage to the river Blackwater.

### SERVICES

Mains electricity and water. Private drainage to Biocycle wastewater treatment system. On-demand high-pressure hot water system. Whole-house ventilation system. Wiring for alarm system and Cat5e cabling.

### SOLICITORS

Mr. Justin McCarthy, Anthony Carroll & Co., Carlton House, Fermoy, Co. Cork

### BER CERTIFICATION

**BER Rating:** C1

**BER Number:** 104771720

**Energy Performance Indicator:** 166.79 kWh/m<sup>2</sup>/yr

### GENERAL REMARKS AND STIPULATIONS

#### FIXTURES & FITTINGS

Only those mentioned in these particulars are included in the sale. All items known as together with garden effects, ornaments and statuary are expressly excluded.

### 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.

## DIRECTIONS

From Fermoy take the N71 signposted Mallow/Killarney. Proceed for approx. 1 km, turning left at the crossroads down a small lane, opposite the road off to Glanworth/Kildorrey. The timber double entrance gates to the property will be found at the end of the land to the right. Please note that no signboards are erected at the property.

## VIEWING

Strictly by prior appointment with the sole agents.

## 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, 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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