

The Coach House

Fanningstown • Ardpatrick • Kilmallock • Co. Limerick • V35 YX76



3/5 Bed Detached Period House C.1,400 sqft

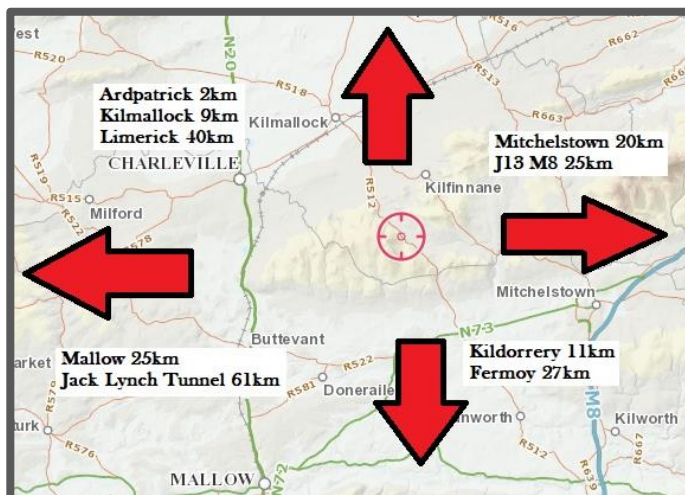
Guide €249,950

The Coach House straddles the Cork/Limerick border in the valley between the Ballyhoura Mountains & the Castle Oliver Estate, an area of outstanding natural beauty. Convenient to both Cork & Limerick cities with the major towns of Fermoy, Mitchelstown, Kilmallock, Charleville & Mallow all within a short drive. This handsome property benefits from a generous c. 3.13acre site, a substantial 3 bay wagon roofed hay barn & large attractive stone garage. Recently comprehensively renovated to include modern conveniences with an extensive insulating program, re-slating & major windows double glazed. Michael Dorgan Auctioneers & Valuers are privileged to be able to offer this significant characterful property to the market. Viewing by appointment.

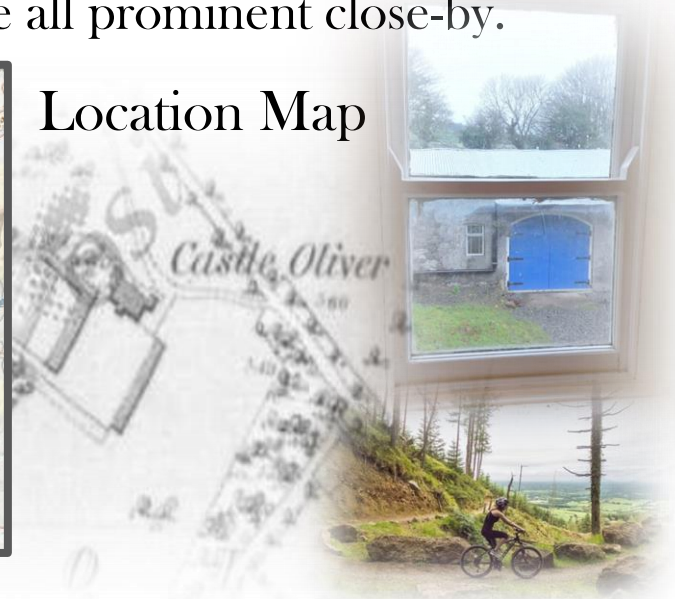
Location:



Located on the R512 Limerick Rd, 1km from the picture village of Ardpatrik & on the verges of the Castle Oliver Estate. The M8 Motorway is easily accessed at Junctions 13 & 14 (20minutes) & the Jack Lynch Tunnel just 45minutes. Limerick, Fermoy, Mitchelstown & Mallow are all just a short drive. The property benefits greatly from the picturesque scenic location & mountain views with fishing, Ballyhoura mountain bike trail (largest trail in Ireland with 98km), hill walking & equestrian activities are all prominent close-by.



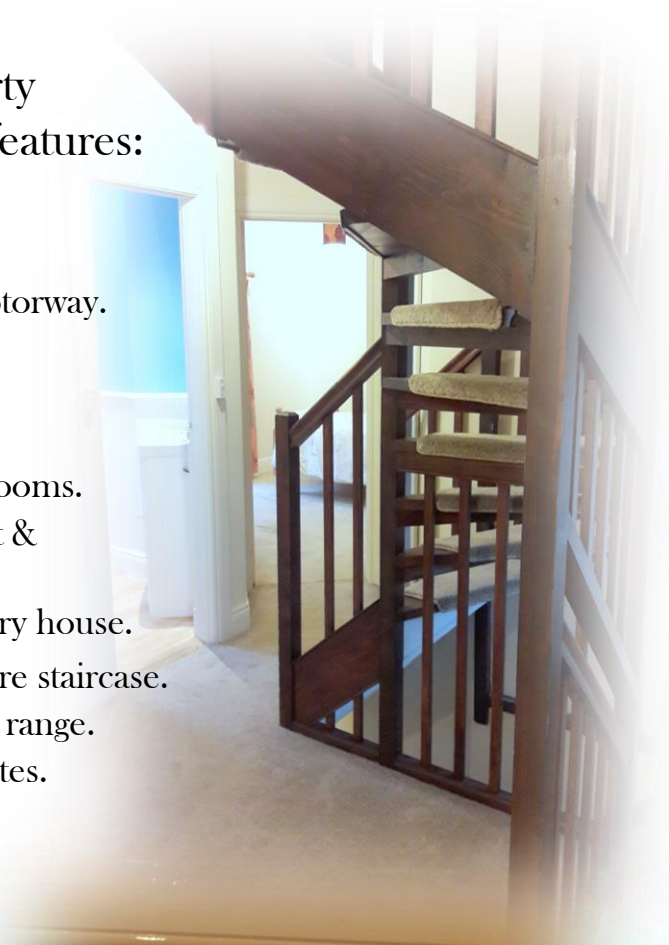
Location Map



Features:

This immaculately presented property plays host to a number of attractive features:

- Exclusive scenic & central location.
- 20 mins from junctions 13 & 14 of M8 Motorway.
- 45minutes to the Jack Lynch tunnel.
- A short drive from shops and schools.
- Substantial living accommodation:
2 reception rooms, 3 bedrooms & 2 attic rooms.
- The main rooms feature a southerly aspect & benefit from excellent solar access.
- Recent insulating, roofing, glazing, a very dry house.
- Period features throughout. Bespoke feature staircase.
- SFCH, feature open fireplace, Back boiler range.
- Well water & septic tank. Wrought iron gates.
- 3 bay wagon roof hay barn.
- Large Stone Garage. Large Paddock.
- Mature trees, stream & ornamental pond.



Accommodation:

Porch:

2.01m x 2.01m

(6` 7`` x 6` 7``)

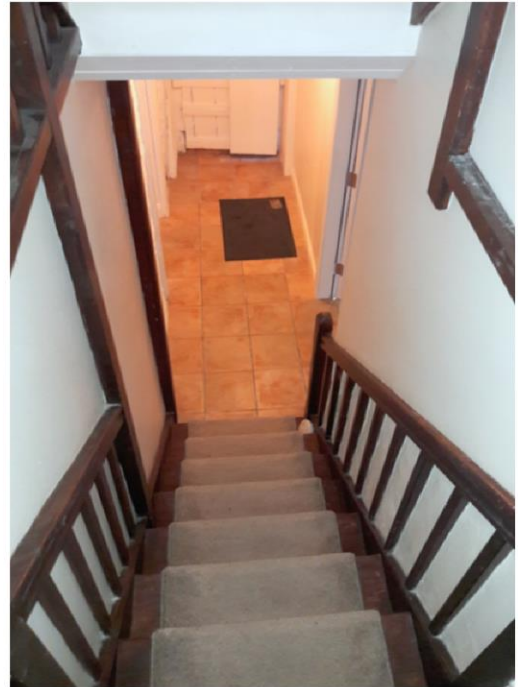
- Ceramic floor tiles.

Entrance Hallway:

3.48m x 1.14m

(11` 5`` x 3` 9``)

- Ceramic floor tiles.
- Feature bespoke staircase.



Livingroom:

5.69m x 3.45m

(18' 8" x 11' 4")

Original open fireplace
with "crane" & bellows.

- Feature beam.
- Quality carpet.
- Period joinery.
- Power points.
- Radiator.



Kitchen/dining room:

5.69m x 4.37m

(18' 8" x 14')

Neutral wall & floor kitchen units (solid) with dark work surfaces & slate like back splash.

- Hot & Cold sink.
- Ebonised timber floor.
- Original panelled ceiling.
- Solid fuel range (back boiler).
- Plumbed for washing machine.
- Power points. Radiator.



First floor:

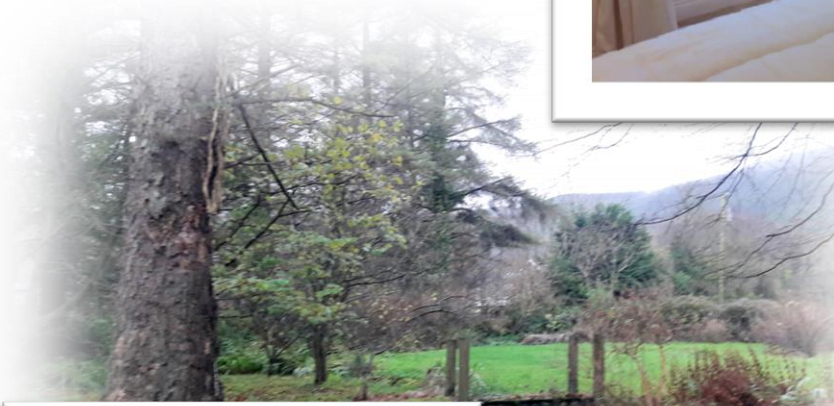
Bedroom 1:

Master bed room

3.66m x 3.61m

(12' x 11' 10'')

- Quality carpet.
- Fitted wardrobe.
- Power points.
- Radiator.



Bedroom 2:

3.61m x 2.74m

(11' 10'' x 9')

- Quality carpet.
- Fitted wardrobe.
- Power points.
- Radiator.



Bedroom 3:

3.25m x 2.77m

(10' 8'' x 9' 1'')

- Quality carpet.
- Power points.
- Radiator.

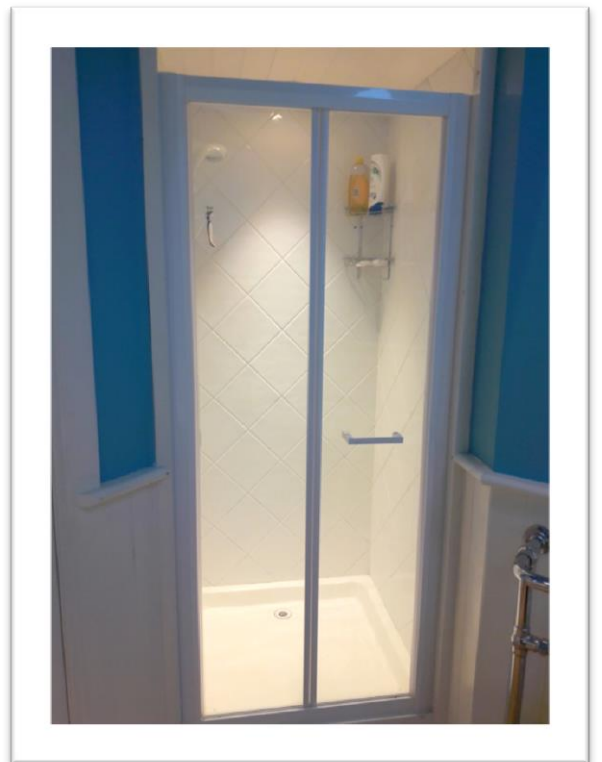
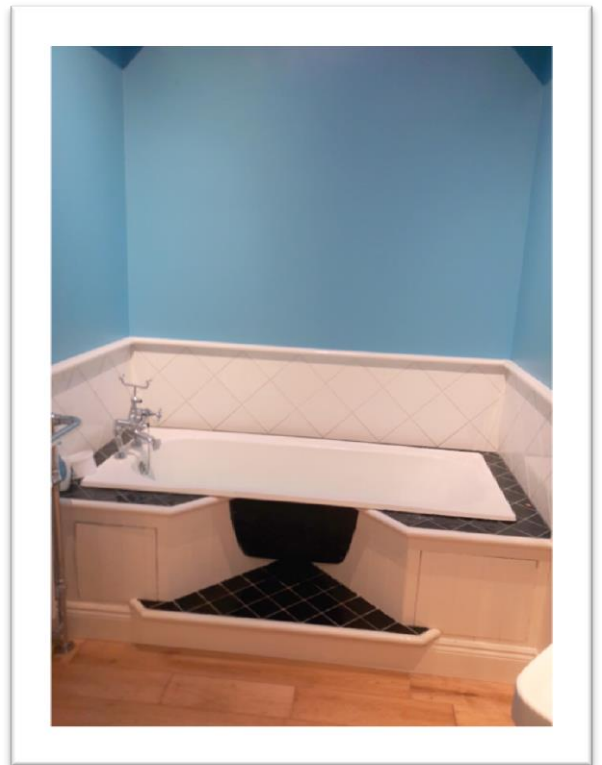
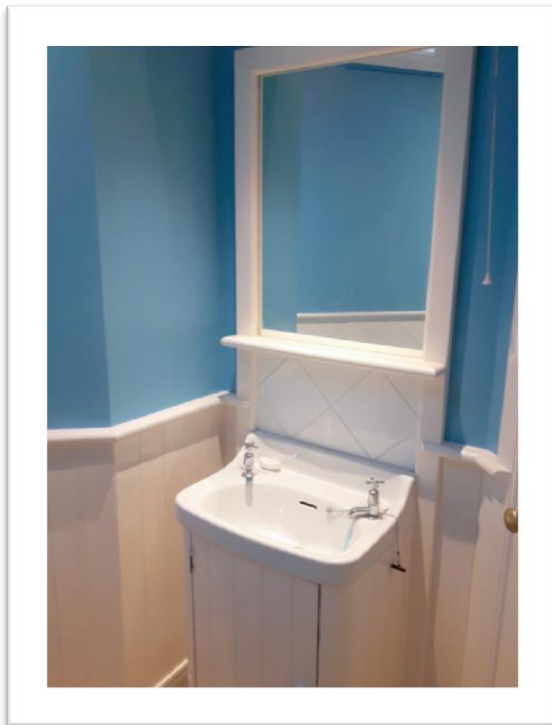


Bathroom:

2.44m x 1.88m

(8' x 6' 2'')

- Timber floor.
- Bath & Shower.
- Custom vanity.
- Heated radiator/rail.
- Velux type window.

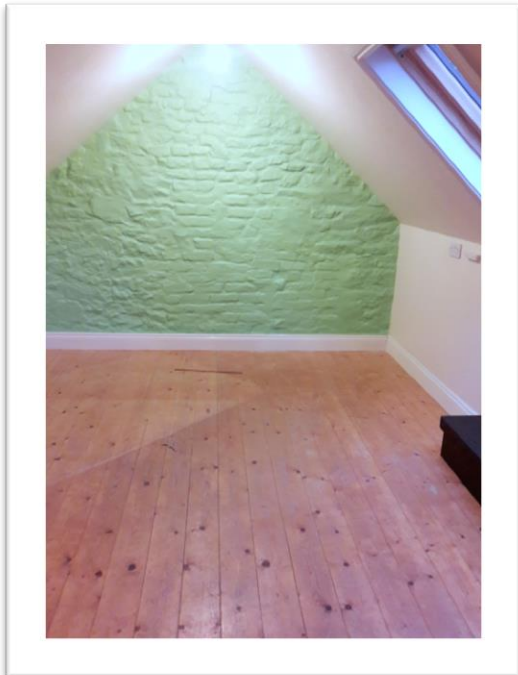


WC:

- Toilet.
- WHB.
- Timber floor.



Second floor:



Attic (room 4):

3.76m x 2.99m

(12' 4" x 9' 10")

- Polished timber floor.
- Power points.
- Plumbed for Radiator.
- Velux type window.



Attic (room 5):

3.71m x 2.99m

(12' 2" x 9' 10")

- Polished timber floor.
- Fitted wardrobe.
- Power points.
- Plumbed for Radiator.
- Velux type window.

Outside:

The property benefits from a generous C.3.13 Acre site at the foothills of the Ballyhoura mountain range.

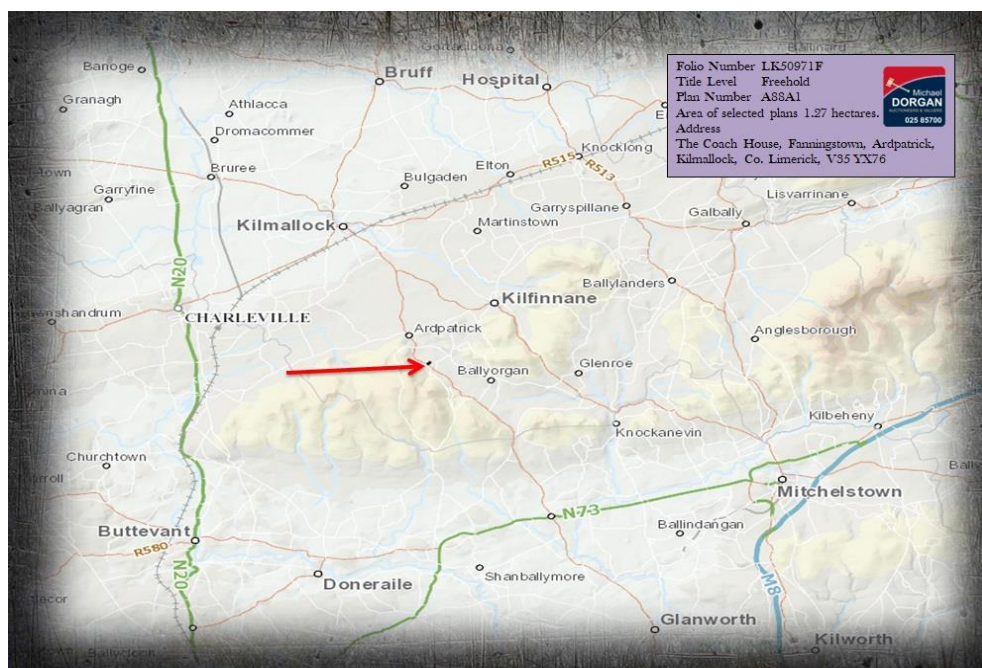
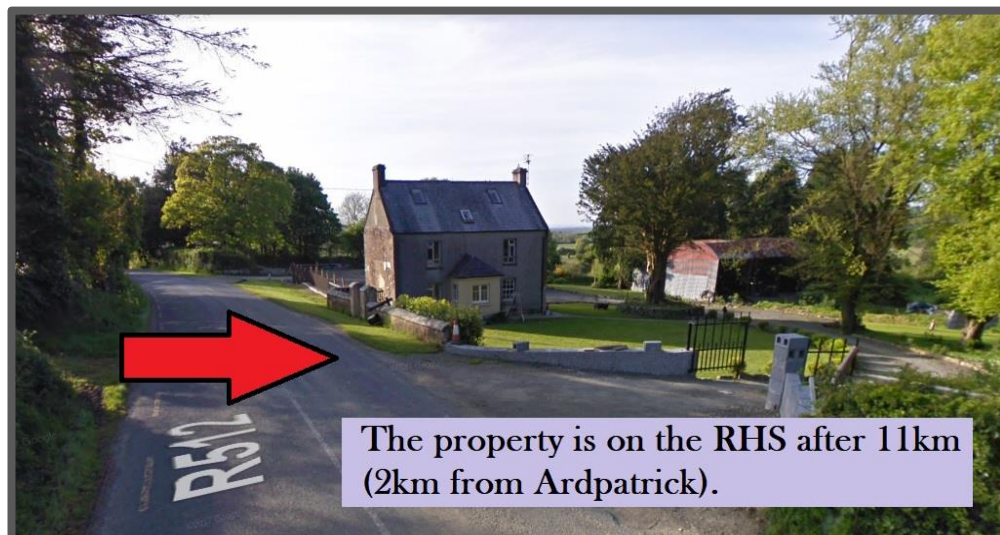
- Gravel yard & areas of lawn.
- Large detached stone garage.
15.77m x 4.57m (51' 9" x 18')
- 3 bay wagon roof hay barn.
- Mature landscaping & trees.
- Wrought iron gates.
- Stream & ornamental pond.
- Large Paddock.



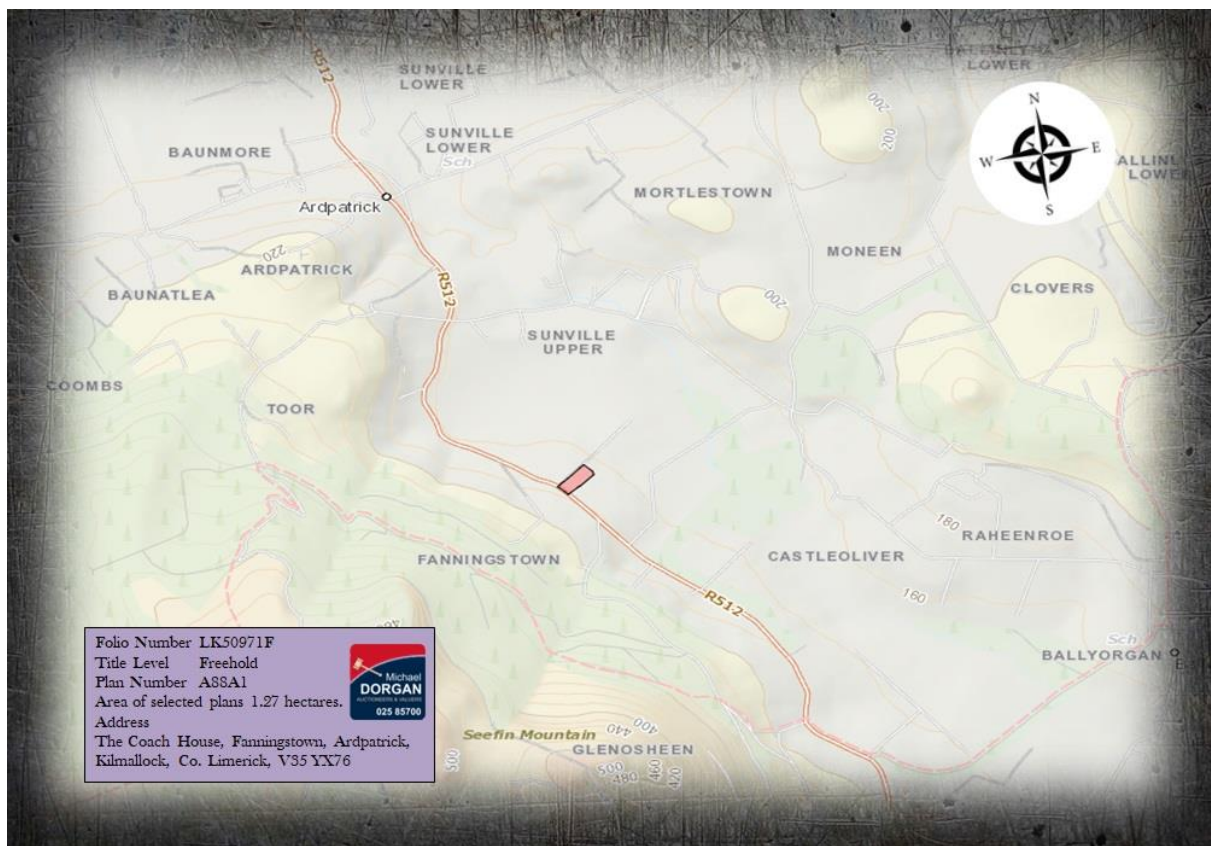
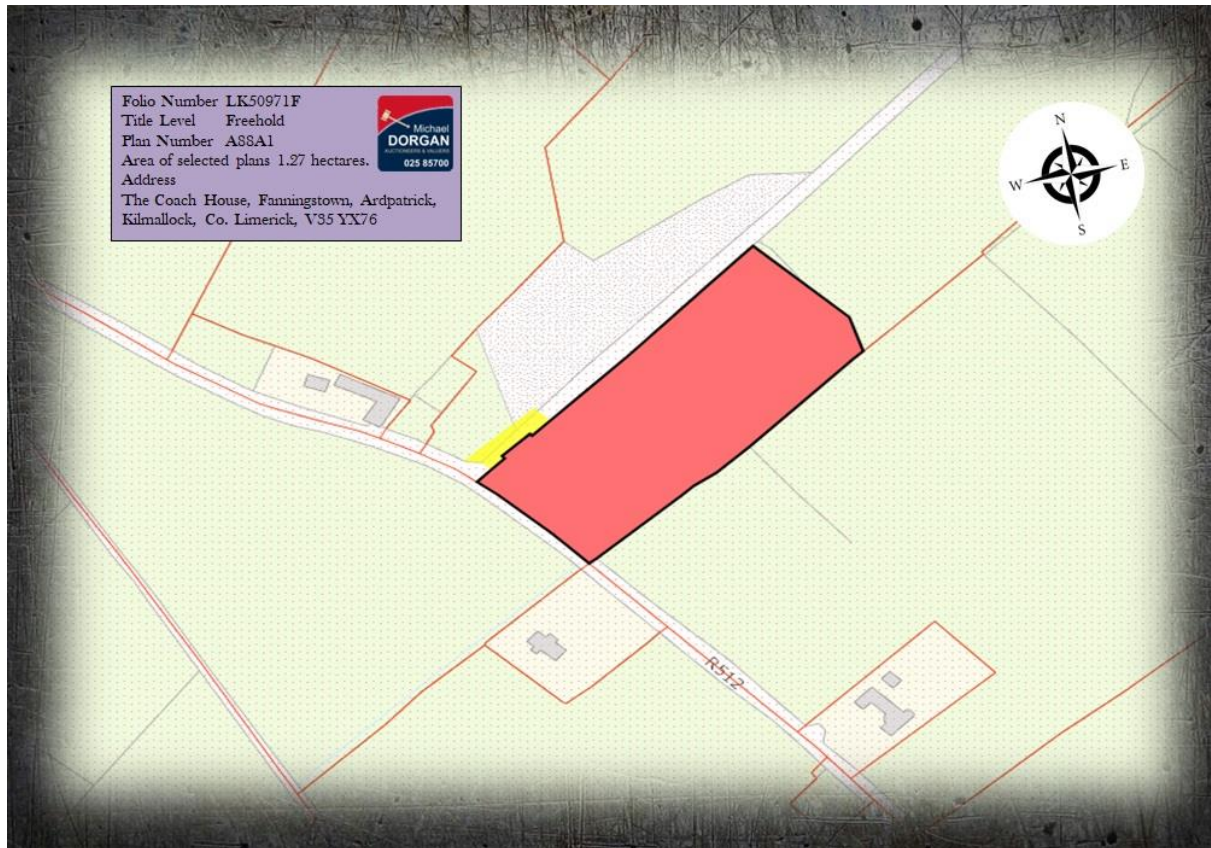
Recent Works Completed:



Directions:

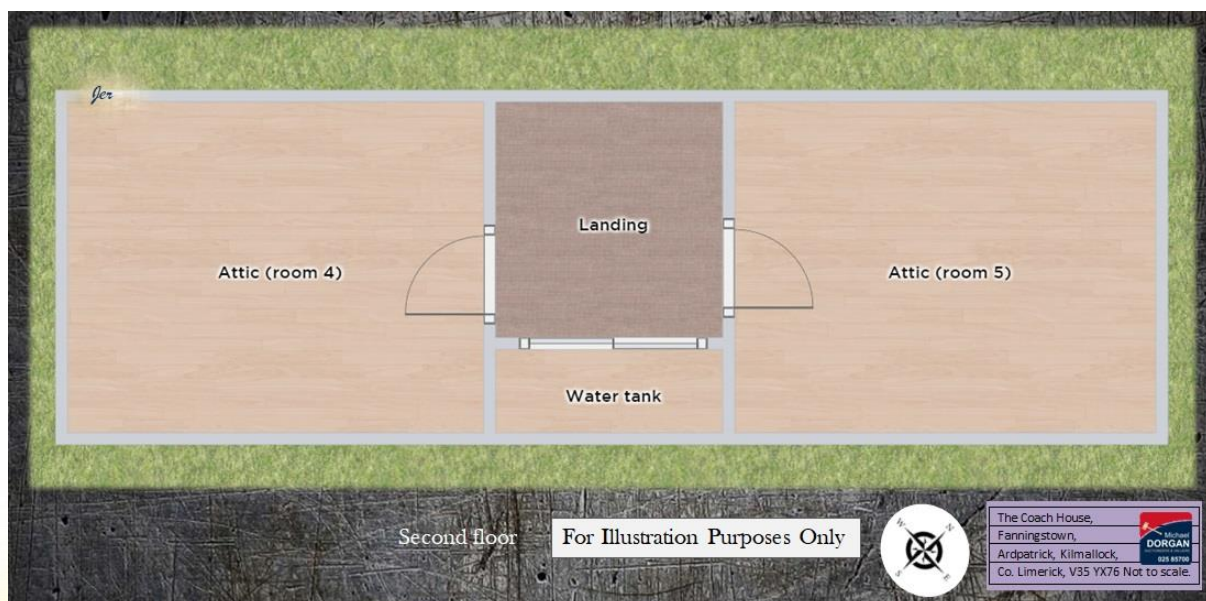
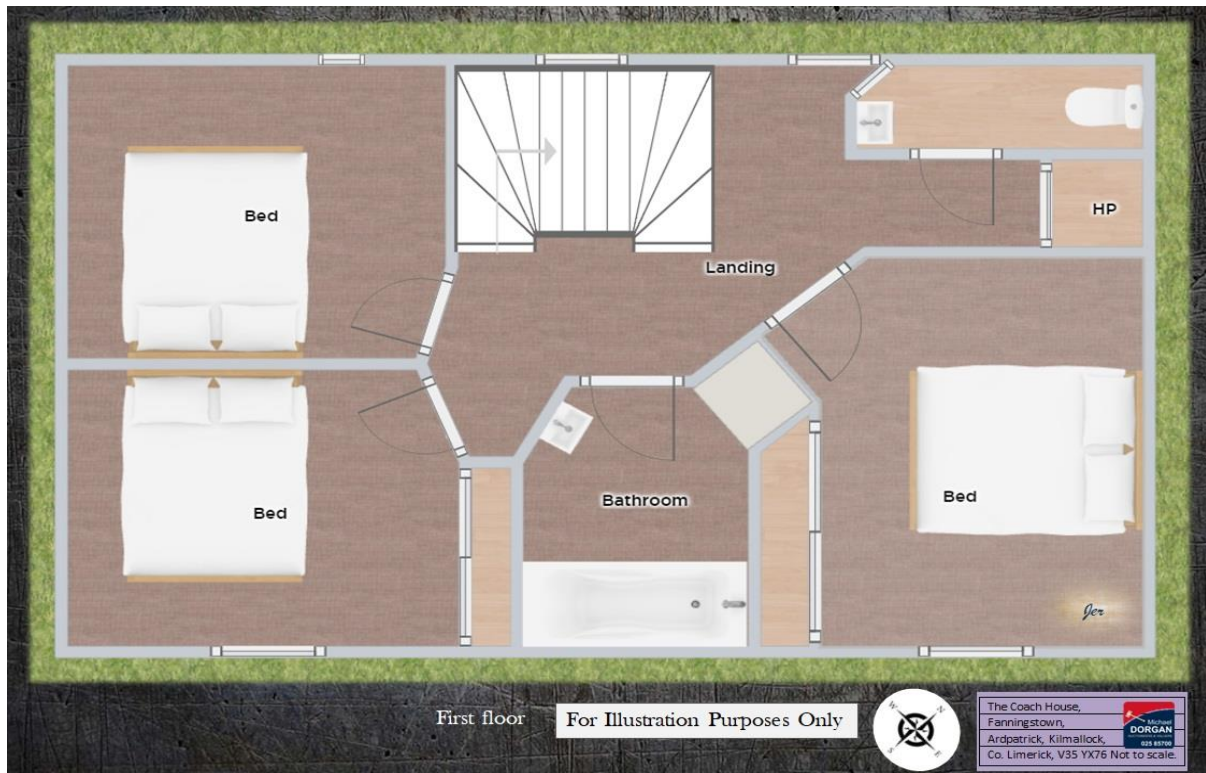


Documents:



Floor plans:







Ground floor



First floor



Second floor



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For Illustration Purposes Only

Terms:

Guide: €249,950

This unrepeatable property is being offered for sale by private treaty. Terms are available and to be negotiated on application with sole agent:

Michael Dorgan Auctioneers & Valuers
Baldwin Street
Mitchelstown
Co. Cork

(025) 85700

Email: Info@michaeldorgan.ie

Viewing: Strictly by Appointment only.



Building Energy Rating

BER: Pending

BER No.

EPI: kWh/m²/yr

Full BER Certs & Advisory reports available on request.

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