



For Sale by Private Treaty

Mocollop Castle & House

Ballyduff • Co. Waterford • P51 D9F7



5/6 Bedroom Country House, Castle, Stable block, Outbuildings & Chalet on c.5.51 acres

Guide: €tbc

Michael Dorgan Auctioneers & Valuers are delighted to present this landmark property, standing proudly, defending the north bank of the Blackwater since the 13th Century. The ruined dwelling

house has been rebuilt in recent years to modern standards and offers bright spacious living accommodation with 5 substantial bedrooms & numerous reception rooms. Quality materials and craftsmanship throughout complementing the sites superb original features. Equidistant of Cork & Waterford, historically strategically located, presently strategically located.

Viewing strictly by appointment with sale agent.

Michael Dorgan Auctioneers & Valuers, Baldwin Street, Mitchelstown, Co. Cork
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Tel: 025 85 700 Fax: 025 85 708



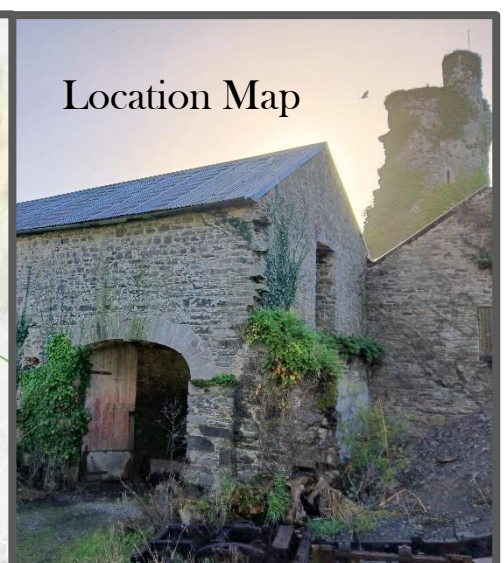
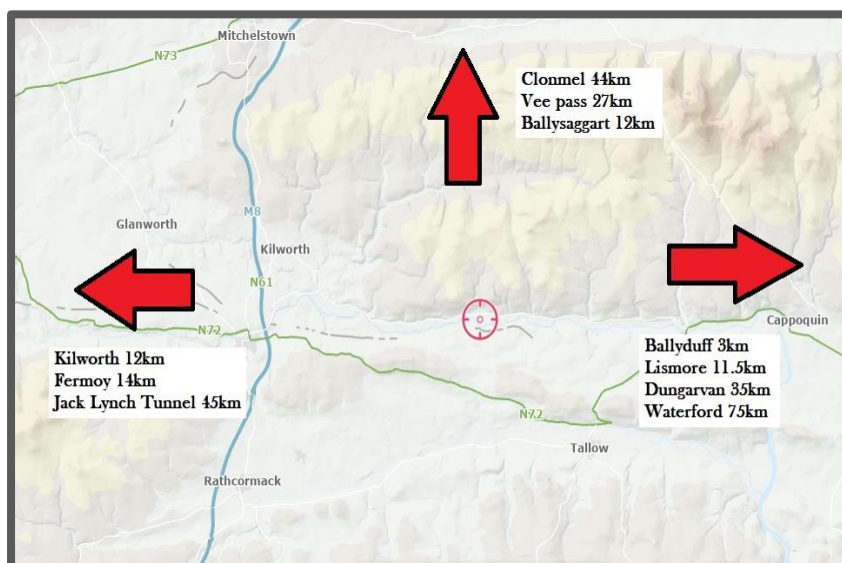
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Location:



Located defensively on the banks of the Blackwater and its renowned salmon fishery. A short drive from the amenities & heritage of Lismore & associated castle, Cork & Waterford are all within commuting distance. The M8 Motorway is easily accessed at Junctions 14/15 (15 minutes), with the property just 40 minutes from the Jack Lynch Tunnel. Despite such convenience the property benefits greatly from a picturesque community location with the most superb countryside views over the rolling countryside with fishing, hill walking & equestrian activities are all prominent close-by.



Features:

The property emanates its wealth of history at every turn, limestone carriage arches and giant corner stones are prevalent throughout the site, The Castles Donjon tower with its Cromwellian battle damage casting a powerful silhouette across the green and through the triple glazed, LED lit modern build.

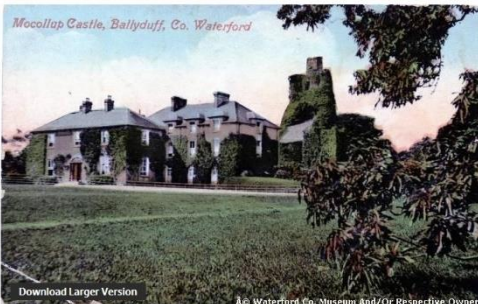


WATERFORD COUNTY MUSEUM

Mocollop Castle & House, Ballyduff Upper

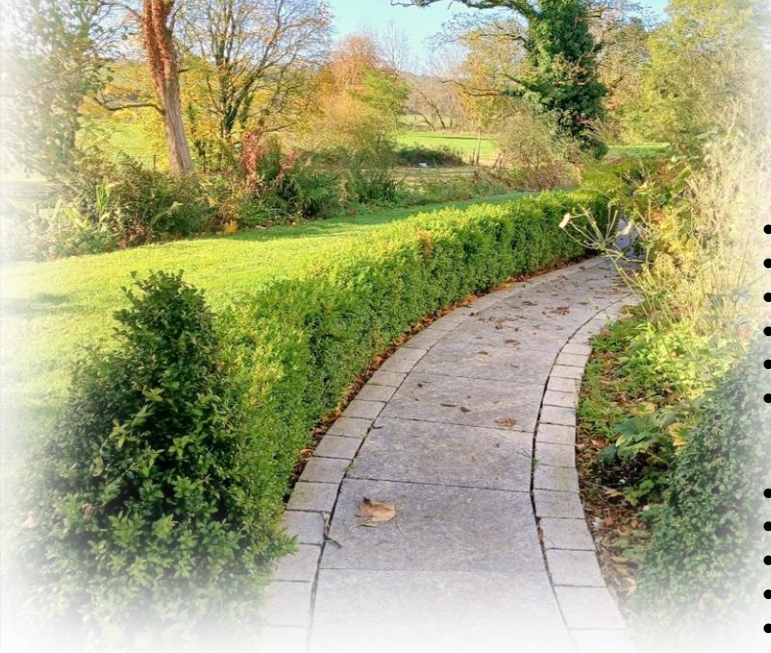
Mocollop Castle (right) & House, Ballyduff Upper, Co. Waterford. Originally built c.1220, Mocollop Castle was rebuilt by the Fitzgeralds in c.15th century. Mocollop House built c.19th century, burned in 1984.

No: UK5847
Photographer: Unknown
Date: Circa 1940
Donor: Name Kept Private



[Download Larger Version](#)

© Waterford Co. Museum And/OR Respective Owner



- 5 minutes from amenities, walks and nature trails.
- 15 minutes from M8 motorway.
- 40minutes from the Jack Lynch Tunnel.
- Water & septic tank. OFCH.
- High ceilings (20ft Foyer, 10ft rooms)
- Substantial garden with outbuildings which have further potential for studio/office, further housing.
- Mature trees, electric gates & water feature.
- Stone patio, granite paths and steps.
- Modern 4 bay workshop with mezzanine.
- Large machinery shed.
- 1 bedroom chalet.

Accommodation:



Foyer:

8.341m x 3.688m
(27.04ft x 12.01ft)

- Timber floor.
- 20ft ceiling height.
- Recessed lighting.
- Feature staircase.
- Power points & radiator.



Office (bed 6):

5.025m x 3.410m
(16.49 ft x 11.19ft)

- Oak floor.
- 10ft ceiling.
- Power points & radiator.

Bedroom 1:

5.062m x 4.864m
(16.07ft x 15ft)

- Power points.
- 10ft ceiling.

Ensuite:

To be completed

Wardrobe:

To be completed



Family room:

7.062m x 4.706m
(23.02ft x 15.05ft)

Large boiler stove with
liscannor hearth & oak mantle beam.

- Recessed lighting & Timber floor.
- Radiator & Power points.

Utility room:

5.025m x 2.20m
(16.49ft x 7.22ft)

- Oak floor.
- Floor units.
- Plumbed for utilities.
- Power points & radiator.



Kitchen/dining room:

8.269m x 5.372m
(27.03ft x 17.07ft)

- Timber floor & Tiles.
- Wall & floor units.
- Recessed lighting & down lighter.
- Gas hob & extractor. Integrated oven.
- Integrated dishwasher/fridge freezer.
- Power points. French door onto garden.
- Solid fuel stove with liscannor hearth & oak mantle beam.



Guest W/C:

2.454m x 2.019m
(8.06ft x 6.07ft)

- Vanity sink & w/c.
- Built in storage.
- Radiator.
- Floor tiles.

First floor:

Master bedroom (5):

4.952m x 3.726m

(16.02ft x 12.02ft)

Dual aspect with views
of Blackwater & Castle.

- Carpet.
- Power points &
Radiator.

Wardrobe:

2.374m x 2.245m

(7.09ft x 7.04ft)

- Carpet.
- Power
points.

Ensuite:

3.382m x 1.462m

(11.01ft x 4.09ft)

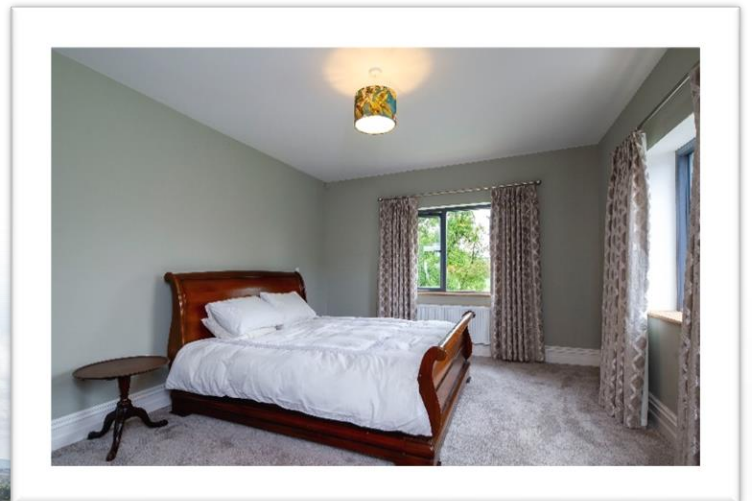
- Mains rain shower. Double threshold
- Tiled floor, tiled around shower.
- Vanity sink & wc.
- Shaving light.
- Radiator.

Bathroom:

2.778m x 2.29m

(9.01ft x 7.06ft)

- WHB & W/C.
- Bath.
- Tiled floor.



Bedroom 2:

4.936m x 4.014m
(16.06ft x 13.02ft)

Dual aspect, countryside views.

- Carpet.
- Power points.
- Radiator.

Wardrobe:

2.574m x 1.677m
(8.05ft x 5.06ft)

- Carpet.
- Power points.
- Radiator.

Ensuite:

2.574m x 1.677m
(8.05ft x 5.02ft)

Bedroom 3:

4.886m x 3.535m
(15.11ft x 11.07ft)

Dual aspect, countryside views.

- Carpet.
- Power points. & Radiator.

Wardrobe:

2.354m x 1.491m
(7.05ft x 4.10ft)

- Carpet.
- Power points.
- Radiator.

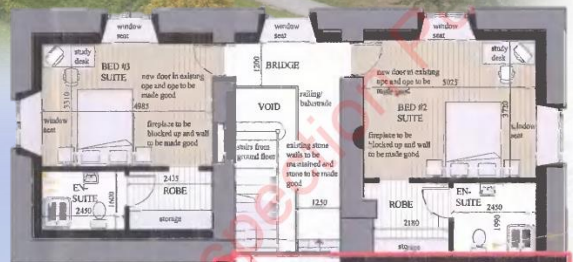
Ensuite:

2.387m x 1.493m
(7.05ft x 4.10ft)

Bedroom 4:

3.871m x 3.270m
(12.08ft x 10.09ft)

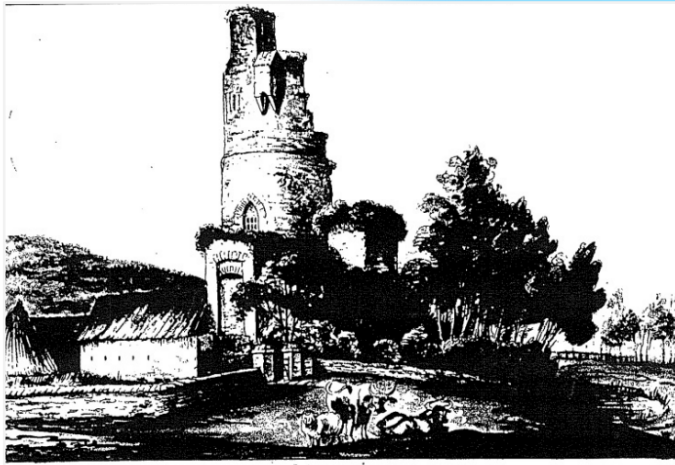
- Carpet.
- Power points & Radiator.



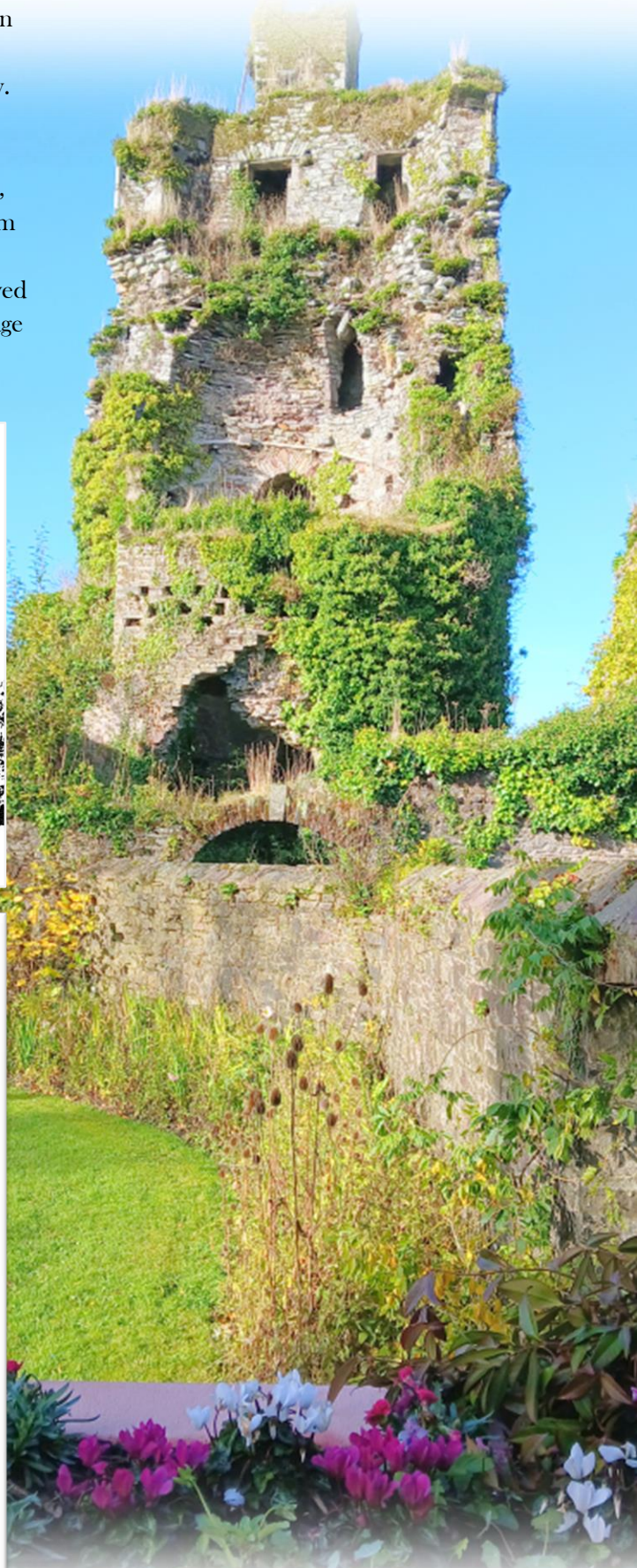
Mocollop Castle:

Mocollop is a rare example of a 13th century Anglo Norman Castle with an unusual circular keep (Donjon). Past owners include Sir Walter Raleigh & the Drew Family.

The chief Parliamentary commander, Oliver Cromwells forces advanced on the castle during the winter of 1649-50, establishing a gun battery on the south side of the river from where they shelled the castle, on capture to prevent reoccupation by opposing forces the Cromwellians destroyed the round keep by removing the east facing wall, this damage can be seen today, although it is still standing after several hundred years.



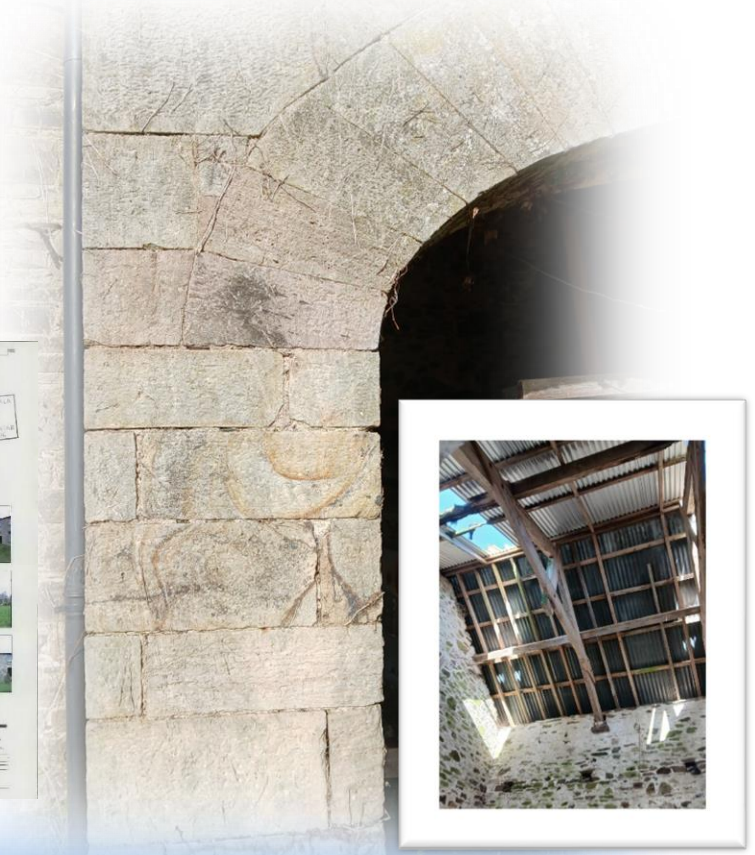
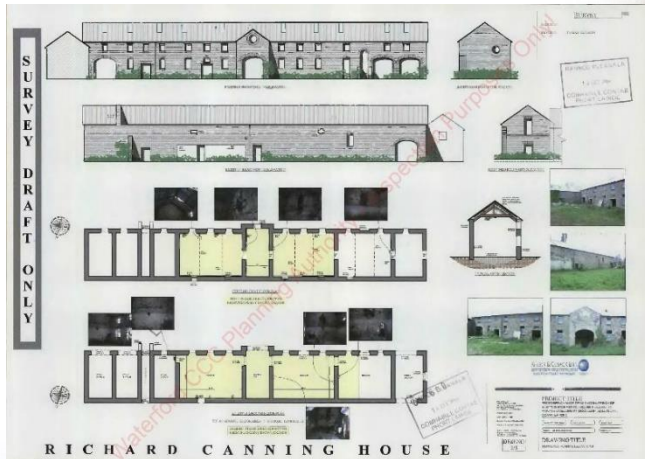
MOCOLLOP CASTLE, CSWATERFORD
from the Palladoch.
H. Armstrong 1852.



Coach house/stable block:

Previous planning to convert to 2131sqft
3bedroom house.

Cut limestone, original trusses, Carriage arch,
vast further potential.



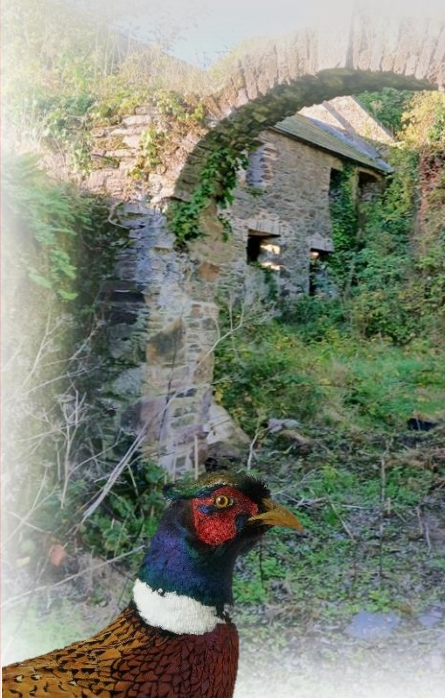
Outside:



The property benefits from a superb countryside c.5.51-acre site:

- 1 bedroom chalet.
- 4 bay workshops with mezzanine.
- Machinery shed.
- Mature trees & planting.
- Patio, granite paths and steps.

There is also a substantial outbuilding with superb countryside & garden views that would lend itself suitable for conversion to an office/studio, further housing. The building features a charming carriage arch and cut limestone corners.



Directions:

MOCOLLOP

BALLYDUFF

CO. WATERFORD

P51 D9F7

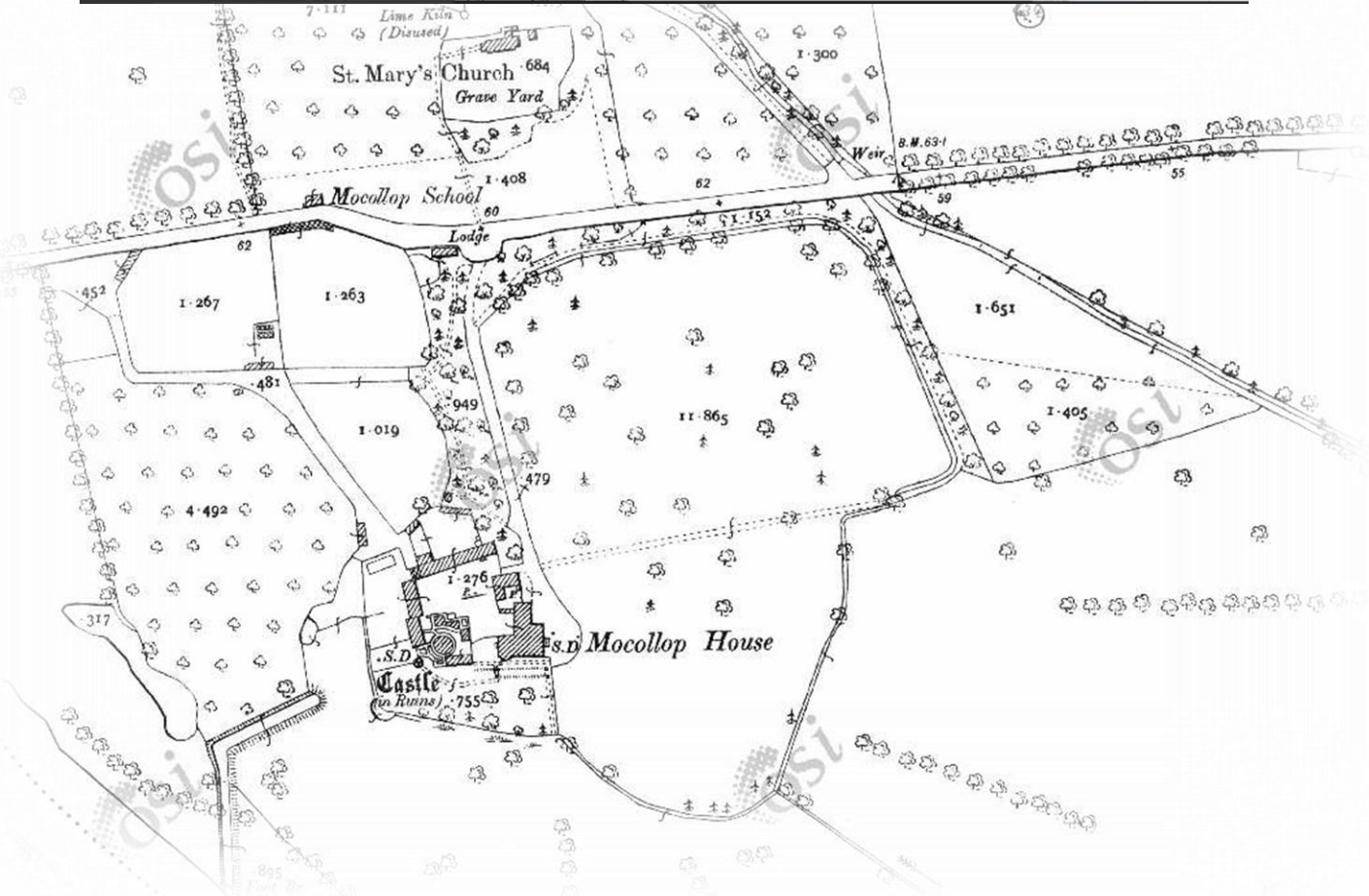
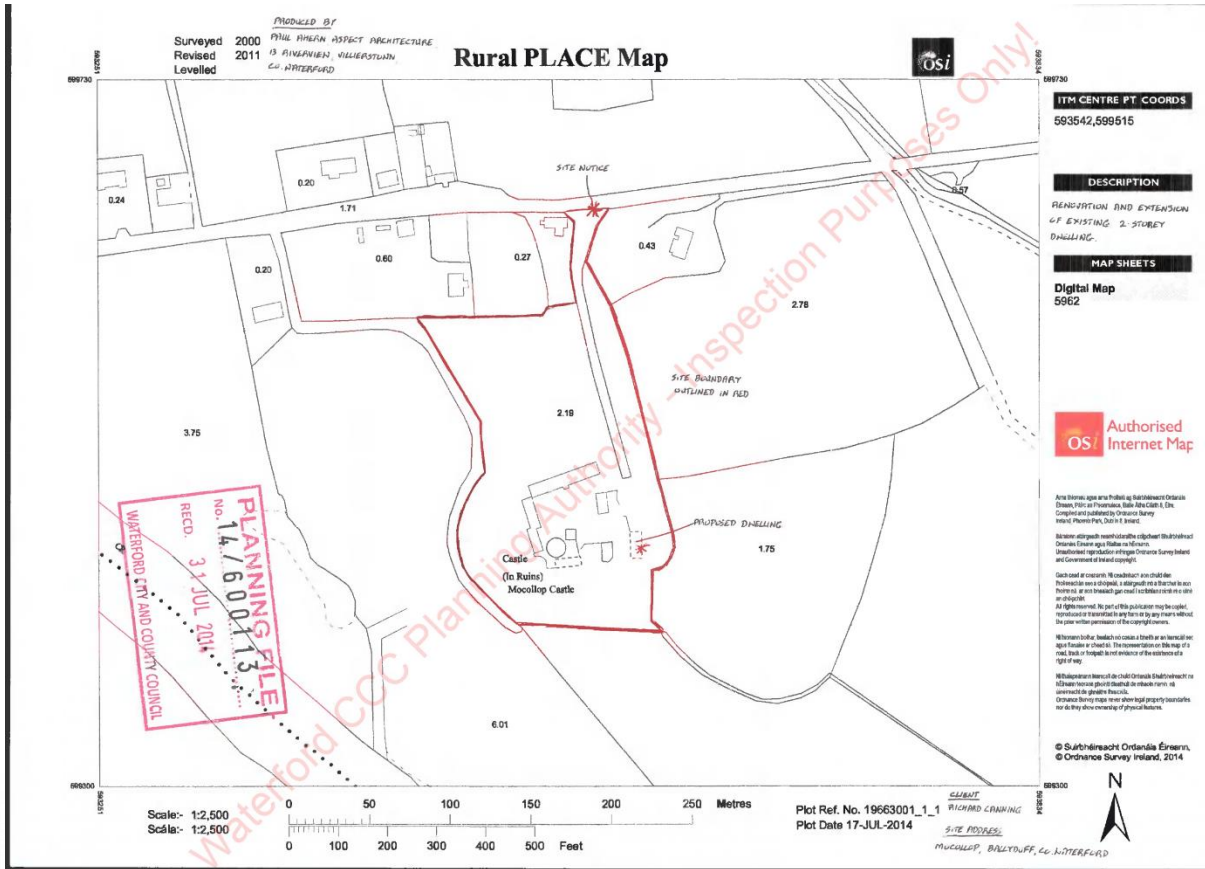
[Address Query?](#)



Mocollop Castle, Ballyduff, Co. Waterford



Documents:



Terms:

Guide: €tbc

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

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Viewing: Strictly by Appointment only.



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Building Energy Rating
BER:
BER No.
EPI: kWh/m²/yr

Derelict property (exempt)