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**AUCTIONEERS &
REAL ESTATE AGENTS**

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*Rockfort House, Innishannon,
Co. Cork*

REAR ELEVATION

*A fascinating and stylish
country home close to the village,
with a range of flexible accommo-
dation, a work shop and stables,
on 5.5 acres with river frontage.*

Guide Price: €975,000

GROUND FLOOR

PORCH 2.32m (7'7") x 0.86m (2'10")

ENTRANCE HALL 8.64m (28'4") x 2.32m (7'7")

SITTING ROOM 5.00m (16'5") x 4.92m (16'2")

LIVING ROOM 5.11m (16'9") x 4.51m (14'10")

GAMES ROOM 4.51m (14'10") x 4.37m (14'4")

STUDY 5.00m (16'5") x 2.96m (9'9")

REAR LOBBY 6.33m (20'9") x 1.15m (3'9")

UTILITY ROOM 2.05m (6'9") x 1.54m (5'1")

BATHROOM 2.61m (8'7") x 2.05m (6'9")

BEDROOM 1 4.60m (15'1") x 4.15m (13'8")

REAR PORCH 3.35m (11') x 2.32m (7'7")

DINING ROOM 6.30m (20'8") x 5.00m (16'5")

LARDER 1.65m (5'5") x 0.92m (3')

KITCHEN 5.00m (16'5") x 5.00m (16'5")

MEZZANINE OVER KITCHEN 5.06m (16'7") x 2.83m (9'3")

CONSERVATORY 4.43m (14'6") x 3.87m (12'8")

UTILITY ROOM 5.00m (16'5") x 2.89m (9'6")

OUT BUILDINGS

WORKSHOP 4.94m x 12.30m,

STORAGE SHED 9.00m x 7.50m,

STABEL BLOCK 16.0m x 5.0m with loft.

FIRST FLOOR

BACK LANDING 3.35m (11') x 2.29m (7'6")

LOBBY 2.90m (9'6") x 1.55m (5'1")

BEDROOM 2 3.44m (11'3") x 3.21m (10'6")

EN-SUITE BATHROOM 3.44m (11'3") x 1.66m (5'5")

FRONT LANDING 8.64m (28'4") x 2.29m (7'6")

MASTER BEDROOM 5.07m (16'8") x 5.05m (16'7")

WALK-IN WARDROBE 3.47m (11'4") x 3.08m (10'1")

EN-SUITE BATHROOM 4.50m (14'9") x 4.25m (13'11")

BEDROOM 3 5.09m (16'8") x 3.34m (10'11")

BEDROOM 4 5.20m (17'1") x 5.09m (16'8")

EN-SUITE BATHROOM 5.20m (17'1") x 5.20m (17'1")

LAUNDRY ROOM 3.40m (11'2") x 1.21m (4')

SECOND FLOOR

LOFT STUDY 6.25m (20'6") x 3.34m (10'11")

PLAYROOM 8.79m (28'10") x 4.00m (13'1")



This immaculate well maintained period home offers an inviting interior complimented by charming period features. It's nestled in one of the area's most sought after locations offering country living on the doorstep of the city. Combining classic

details with sophisticated elegance and contemporary touches, this home offers an abundance of accommodation and living space in the 4,700sq.ft. over two floors, there is also a substantial converted attic ready for what ever you choose to use it for.

This beautifully revamped home ticks every conceivable box for a luxury lifestyle, complete with superb outdoor appeal, the stables and paddocks are ready



if you are an equestrian enthusiast. If hobby farming is your thing, the poly-tunnel is already there, with a small lake and a river also on the property, you'll surely find something here to float your boat. Along with the beautiful grounds and secluded setting this property is very convenient, it's only 3km from Innishannon village - the gateway to West Cork and only 20 min. from Cork city and airport.

Services: Private well, septic tank, oil fired central heating and broadband is available.



KITCHEN AREA

At the rear of the house, this is a bright and spacious area with a half mezzanine overhead, the quality maple fitted kitchen is beautifully crafted with a granite worktop, an island unit and lots of storage space.



SITTING ROOM

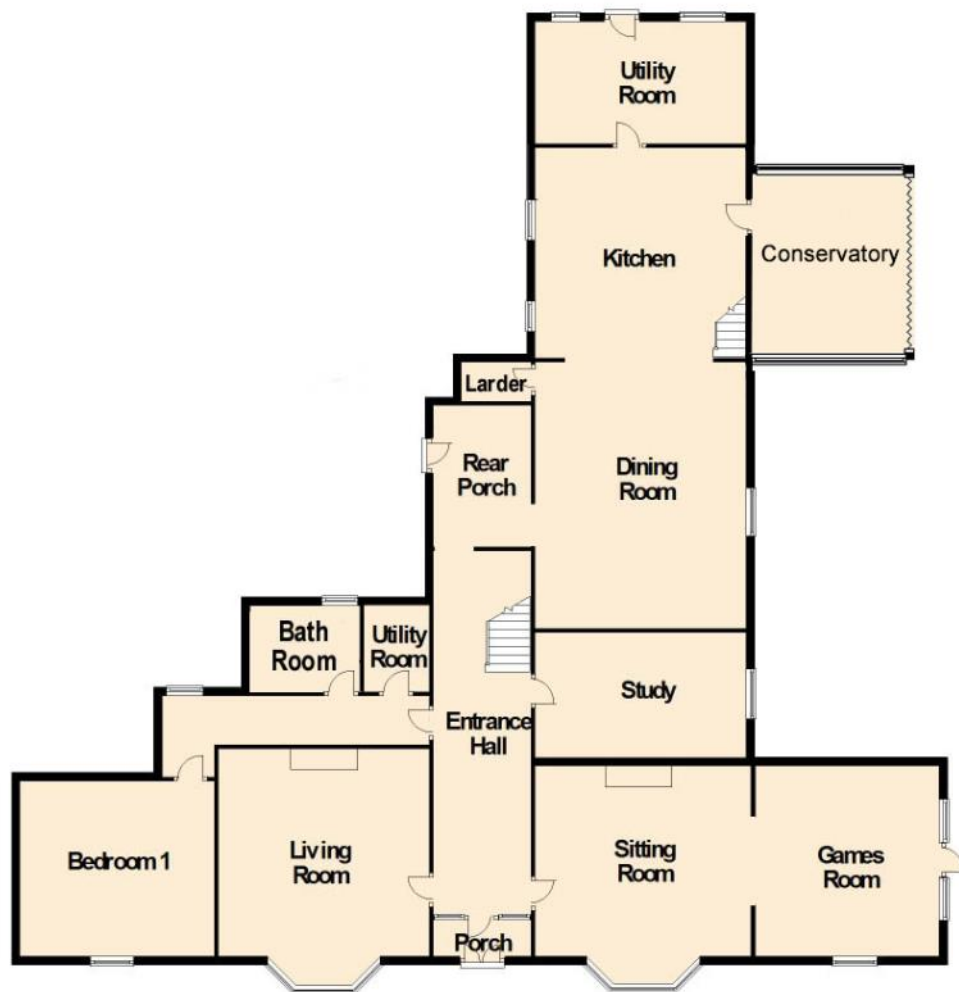
This is one of two reception rooms off the entrance hall, the high ceiling, bay window and the open fireplace are some of the striking features of this room, the floor is polished timber and there is coving fitted all around.



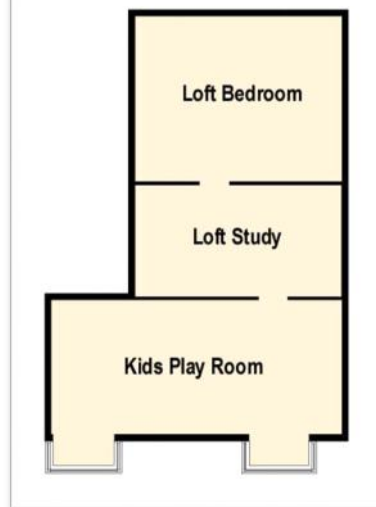
MASTER BEDROOM

This is one of five bedrooms of which four are on the first floor, three of the bedrooms have ensuite bathrooms and walk in wardrobes off, there is an open fireplace in a cast iron surround and there is carpet on the floor.

Ground Floor



Second Floor



First Floor



No responsibility is taken for any error omission or misunderstanding in these particulars which do not constitute an offer or contract.
Services and appliances have not been tested and therefore no warranty is offered on their operational condition.

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