



# ANNESGROVE ESTATE

258 Acres/104.4ha, Aherla Beg, Co. Cork, Ireland, P31 X950





# ANNESGROVE HOUSE & ESTATE, AHERLA, CO. CORK



WESTERN FACADE OF MAIN HOUSE

A RARE AND EXCITING OPPORTUNITY TO ACQUIRE A PRIVATE & SUBSTANTIAL RESIDENTIAL ESTATE, 'ANNESGROVE HOUSE', IN NEED OF RESTORATION AND REFURBISHMENT ON 258 ACRES APPROX.

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*In all some 258 Acres (104.4 hectares) | Annesgrove House 3,500 square feet / 325 square metres (approx).*

*BER: Pending | BER Number: Pending | EPI: Pending kWh/m /yr*



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A PRIVATE & SUBSTANTIAL RESIDENTIAL ESTATE,  
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The primary residence, Annesgrove House, originally dates back to c. 1720, with subsequent extensions and alterations in c. 1800 and 1872. The property has been idle for a number of years and now requires complete restoration and refurbishment to return the property to its former splendour. There is also a separate farmhouse (currently tenanted) located on the south western side of the Estate.

The out offices comprise a derelict stable yard and disused sheds immediately north of the main house with a separate farm yard to the south west.

The lands extend to 258 acres and have been subject to a conacre agreement for a number of years, of which some 180 acres are under tillage. The balance of the lands (78 Acres approx.) are made up of a quarry, a small forestry plantation and some low lying lands, which are in need of attention.





## LOCATION & DESCRIPTION

Annesgrove House is located a mere 25 kilometres (25 minute drive) west of Cork City Centre and Cork International Airport, on the periphery of the charming village of Aherla. This restoration opportunity provides significant scope to retain and reinstate many of the original features with undeniable potential to extend and modernise the overall dwelling, if desired, subject to the appropriate permits.

## ACCOMMODATION

The main house, which extends to some 3,500 sq.ft over two floors, is bright and spacious with well proportioned rooms. The accommodation includes three Reception Rooms, four Bedrooms and a range of ancillary rooms suitable for conversion to include bathrooms / en-suites etc.

The House is approached by a picturesque tree lined avenue, bordered with a traditional Cork stone wall and fronted by an imposing period entrance of stone and cast iron railings and gates.

The avenue continues past the Main House to a large former Stable Yard, currently disused, with obvious potential for modernisation and development.

Splayed entrance, built c.1870, comprising spear-headed cast-iron railings set in limestone plinths. Square-profile cast-iron piers with double-leaf cast-iron gates, and terminating square-profile limestone piers having chamfered edges and cut caps. Located at entrance to Annesgrove... (Ref: National Inventory of Architectural Heritage).



## LANDS & OUTBUILDINGS

The entire holding extends to approx. 258 acres of which some 180 acres are let on a conacre agreement for a number of years expiring at the end of 2021. The balance comprises approximately 55 acres of low lying marginal land along with some 15 acres of forestry and an 8 acre former quarry.

The former Quarry is located near the eastern boundary of the lands and is currently being backfilled under Licence. Planning permission was granted in 2013 under TP Ref. 13/5008 for a "Change of use from abandoned quarry to agricultural land by the placing on site of surplus construction materials, i.e. inert soil/rock, concrete and top soil".

The out offices comprise a derelict stable yard and disused sheds immediately north of the main house with a separate derelict farm yard to the south west with independent access.





## FORMER STABLE BUILDINGS AND YARD

Charming Former Stable Yard with huge potential. This restoration opportunity provides significant scope to retain and reinstate many of the original features with undeniable potential to extend and modernise, if desired.

## EXTENSIVE OLD FARMHOUSE

(currently tenanted) on the Western side of the property with independent access, together with an interesting range of outhouses in poor condition, but with significant potential for further development.

## 'ATTRACTIVE STONE FEATURES'

There are many original features throughout Annesgrove Estate, from the traditional Cork Stone wall enclosing the picturesque tree lined avenue, to the imposing period entrance of stone and cast iron railings and gates.



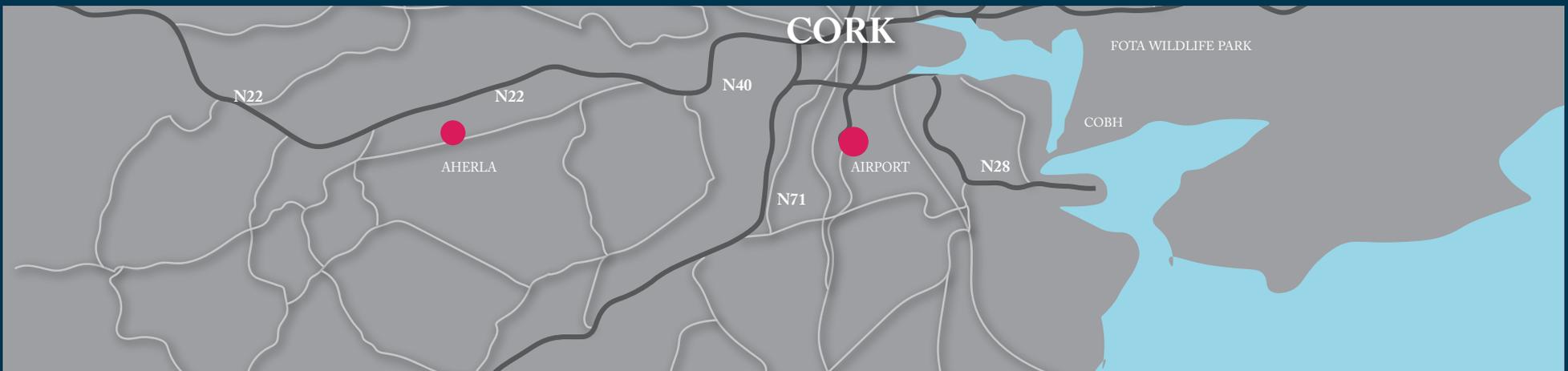
# FLOOR PLANS



Ground Floor



1st Floor





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