

**For Sale by Private Treaty****LOTAVILLE, BURKES HILL, TIVOLI, CORK T23 E4X7**

A wonderful detached period four-bay two-storey over basement house, built c.1810 on an overall site of approx. 2.5 acres to include, gate lodge, one bedroom annex and tennis court. The house itself is a wonderment of ornate fireplaces, corniced ceiling and roses, sash windows and shutters to name a few, all in very good condition. Lotaville is a fine example of the large houses developed in the Tivoli area representing a bygone era of such splendid homes.

Accommodation of this grandeur property comprises four reception rooms, kitchen, utility and two guest toilets, three further reception rooms at basement level as well as a store room and six first floor bedrooms (two of which are en-suite).

Outside the grounds are abundant with mature shrubs, plants and trees.

The property enjoys elevated views south over the River Lee.

**Viewings Strictly By Appointment**

**DETACHED**  
**6 BED / 5 BATH**  
**700sq.m. (7,500sq.ft)**  
**2.5 acres approx.**  
**Gate Lodge &  
Mews House**



**Agent:** Suzanne Tyrrell  
**Phone:** 0866079200





## ACCOMMODATION

### Ground floor

#### Entrance Hall

With double doors to middle hall. Door to basement

#### Lounge Room (6.0m x 5.25m)

With sliding pocket doors through to dining room. Open fire with ornate fireplace.

#### Dining Room (5.73m x 5.24m)

Open fire with ornate fireplace.

#### Bathroom (4.12m X 2.41m)

#### Office (4.29m X 3.87m)

with feature bay window

#### Laundry Room (3.75m X 2.81m)

With access to rear.

#### Kitchen (6.94m x 2.49m)

Galley style kitchen.

#### Living Room (7.78m X 5.61m)

With bay window. Open fire with ornate fireplace.

- **First Floor**
- **Landing**
- **Bedroom 1 (4.27m X 5.11m)**
- **En-suite (1.73m X 2.78m)**
- with bath, wc & whb
- **Bathroom (2.40m X 2.87m)**
- with toilet and wash hand basin
- **Master Bedroom (6.99m X 5.61m)**
- **En-suite**
- with shower, bath, wc & whb.
- **Dressing Room**
- with door to turret and Spiral stair to Kitchen
- **Bedroom 3 (3.45m X 3.85m)**
- **Bedroom 4 (4.80m X 3.79m)**
- **Bedroom 5 (4.63m X 5.21m)**
- **Bedroom 6 (3.38m X 3.31m)**

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### Basement Level

Billiards Room (7.82 X 4.96m)

Room 3 (4.58m X 5.06m)

Room 4 (4.13m X 4.96m)

Store Room

Office

**Gate Lodge** with oil fired central heating.

- > Living room
- > Kitchenette
- > Bathroom
- > Bedroom 1- Fitted wardrobes.
- > Bedroom 2

### Mews

- > Living room
- > Kitchen/breakfast area
- > Bathroom
- > Bedroom

### Solicitors

Ahern Roberts O'Rourke Williams & Partners,  
Solicitors, The Old Rectory, Cork Road, Carrigaline, Cork





