



Rathealy House  
Fermoy, County Cork







Viewing Strictly by Prior Appointment

# Rathealy House Fermoy, County Cork

Fermoy 1.5 km. Cork 37 km. Cork Airport 40 km. Dublin 223 km.  
(All Distances Approximate)

**A handsome period house dated c 1730 set in mature grounds and enjoying a magical riverside position overlooking the River Blackwater.**

**Located within minutes of Fermoy and an easy commute of Cork city and international airport**

Entrance Hall, Drawing Room, Dining Room, Conservatory, Kitchen, Utility, Boot Room. Six Bedrooms, Three Bathrooms.  
Annexe with Three Bedrooms. Stone Yard with Traditional Outbuildings, Out Office, Stable Block, Barn.

Elevated Mature Grounds overlooking River Blackwater. c. 1.10 km river frontage with delightful Woodland Walk.  
Valuable single bank Fishing Rights.

**In all about 16.54 Hectares (40.87 Acres)**

**FOR SALE FREEHOLD BY PRIVATE TREATY**



**025 31023**

**[www.michaelhdaniels.com](http://www.michaelhdaniels.com)**

East Grange, Fermoy,  
Co. Cork, Ireland

[mhdanielsandco@eircom.net](mailto:mhdanielsandco@eircom.net)









### RATHEALY HOUSE

Rathealy House is a handsome period house, believed to date from c. 1730 with later additions, set in an elevated position with southerly aspects overlooking the river Blackwater.

The house is full of character, retaining elements of an early eighteenth-century date, such as the steeply pitched gables, attic windows and the five-bay, two-storey with attic form. The gabled dormers, carved barge-boards and the canted bay windows are typical nineteenth-century additions. A two-story block which incorporates an annexe is located to the rear whilst a recent conservatory addition has been made to the west gable.

Requiring some renovation and updating, the property offers generous accommodation extending to 440 sq m (4,700 sq ft) plus annexe 150 sq m (1,600 sq ft) and includes two reception rooms, six bedrooms and three bathrooms together with conservatory and guest/staff annexe to the rear.

The attractive grounds afford much privacy and seclusion, set amongst 40 acres of woods and pasture of land with lovely riverside walks of over 1 km. There are many specimen trees including Cedar, Copper Beech and Holm Oak framing the house and lining the drive, which approaches the house via an impressive entrance with dressed limestone piers and copings, curving walls and double iron gates.

The property also includes a stone yard with a range of traditional and modern buildings suitable for a variety of uses, subject to necessary consents.



### NORTH CORK

Rathealy is located just east of the busy market town of Fermoy, centre of an extensive hinterland of lush rolling countryside, rich farmland and picturesque valleys with many streams and rivers.

The town provides a comprehensive range of shopping, leisure and financial services together with pubs and restaurants and is well placed for rapid access to Cork (30 mins) and Dublin (130 mins), via M8 motorway and to Cork Airport via M8/Jack Lynch Tunnel (35 mins).

North Cork is noted for the numerous leisure activities which abound in the area. There are golf courses locally at Fermoy and Mitchelstown and championship courses within easy reach, including Cork GC and Fota Island GC (2014 Irish Open). Racing is at Mallow and there is an active point to point calendar in the winter months. Salmon and trout fishing are available to the Blackwater, Bride, Araglin and Funcheon rivers with the sandy beaches of east Cork and west Waterford less than an hour's drive away.

### ACCOMMODATION

A square-headed doorway with timber panelled double-leaf door with overlight, approached by flight of cut limestone steps.

#### Entrance Hall

**Approx. 7.20 m x 2.50 m**

Panelled to dado rail. Ceiling cornice. Picture rail. Stairs rising to first floor. Doors to reception rooms and rear hall.



**Dining Room (S&E)****Approx. 5.60 m x 5.00 m plus bay**

Double aspect. Bay window with seating overlooking grounds and river. Fireplace with polished limestone chimneypiece and cast iron insert. Ceiling cornice. Door to rear hall.

**Drawing Room (S)****Approx. 5.60 m x 5.00 m**

Panelled bay window overlooking grounds and river. White marble fireplace with brass insert and canopy with ornate Victorian tile surround. Glazed door to

**Conservatory****Approx. 6.00 m x 4.90 m**

Ceramic tile floor. Double doors to sun terrace.

**Rear Hall**

Door to rear yard. Cloaks with wash hand basin, WC.

**Kitchen****Approx. 7.90 m x 3.90 m**

Fitted pine kitchen with base and eye level storage cupboards. Electric oven and ceramic hob. Stainless steel sink. Tile floor. Panelled ceiling. Door to sun terrace.

**Utility****Approx. 2.80 m x 2.50 m****Boot Room****Approx 3.80 m x 3.10 m****FIRST FLOOR****Landing****Approx. 5.20 m x 2.50 m****Master Bedroom 1 (S)****Approx. 5.50 m x 5.00 m**

Two windows to front. Fitted wardrobes. Steps down to

**En Suite Bathroom 1**

Corner panelled bath with mixer taps and shower head, bidet, wash hand basin and WC.

**Bedroom 2 (S)****Approx. 5.60 m x 5.00 m**

Two windows to front. Carved timber fireplace with cast iron insert. Fitted wardrobes.

**RETURN****Bedroom 5****Approx. 3.90 m x 3.30 m****Bedroom 6****Approx. 4.60 m x 3.20 m (max)****Bathroom 2**

Panelled bath, wash hand basin, WC.

**SECOND FLOOR****Bedroom 3****Approx. 5.50 m x 4.50 m**

Panelled ceiling.

**Bedroom 4****Approx. 5.00 m x 4.50 m**

Fireplace. Panelled ceiling.



**Bathroom 3**

Part timber panelled. Bath with mixer taps and shower head, bidet, wash hand basin and WC.

**ANNEXE**

A self-contained two storey annexe is located to the rear of the house, with its own garden, and accessed via the House Yard. It could provide guest/staff accommodation, rental income, or could be incorporated in to, or accessed internally from, the main house. Oil fired central heating.

**Hall** **Victorian tile floor.**

**Sitting Room** **4.60 m x 4.00 m.**

Fireplace. Bay window.

**Original House Kitchen** **6.00 m x 5.40 m.**

Stone flagged floor. Original cooking range. 4.00 m x 3.10 m (max.)

**Bedroom 1** **4.00 m x 4.00 m.**

Bay window.

**Bedroom 2** **4.00 m x 4.00 m.**

Bay window.

**Bedroom 3** **4.00 m x 3.70 m.**

**Bathroom**

Bath, wash hand basin, WC.

**OUTSIDE**

Immediately adjacent to the house is a yard with a range of traditional stone outbuildings which include two-bay coach house, stables (3 stalls & tack room) with loft over, together with modern out office. Behind the yard is a modern barn and stable block with five stables. Access to the yard is via an attractive stone arch beside the house and via a separate access directly off to the public road to the rear. The buildings are suitable for a variety of uses including possible conversion to dwellings, subject to necessary planning consents.

**GARDENS & GROUNDS**

The house is approached via an impressive entrance with limestone piers and cast iron gates and a gravel drive, lined with mature trees. The lawns to the front and side of the house overlook the river. A charming riverside walks runs for over 1 km along the river through the fields and woodland.

**THE LANDS**

The lands are laid out in pasture, woods and amenity, extending to some 12.85 hectares (40.87 acres) in total. Water is laid on to the paddocks.

**FISHING**

The Blackwater is renowned as Ireland’s premier salmon river. This stretch is also noted for its stock over coarse fish. There are valuable fishing rights with the property which are currently rented on an annual basis to a local club.

**SERVICES**

Mains electricity and water. Private drainage. Oil fired central heating and hot water. Separate oil fired heating to annexe.

**VIEWING**

Strictly by prior appointment with the sole agents – 025 31023 / 087 2627488

**SOLICITORS**

James Riordan and Partners, 89/90 South Mall, Cork - 021 4277444

**BER CERTIFICATION**

BER Rating: G

BER Number 107710006

Energy Performance Indicator 471.6 kWh/m²/yr

**PSRA Licence No.** 001156

**GENERAL REMARKS & STIPULATIONS**

**TITLE**

The property is offered for sale freehold by private treaty with vacant possession given on completion.

**LOTING**

The vendors and their agents, who we are, reserve the right to offer, or to sell the property in one or more lots or, in lots other than those described in these particulars.

**FIXTURES & FITTINGS**

Only those specifically mentioned in these particulars are included in the sale. All others including garden ornaments, furniture and statuary are expressly excluded.

**PLANS, AREAS AND SCHEDULES**

These are based on the Ordnance Survey of Ireland and are for reference only. All measurements are approximate only. They will be deemed to have been checked by prospective purchasers who will have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale or entitle either party to compensation in respect thereof.











### **WAYLEAVES, EASEMENTS AND RIGHTS OF WAY**

The property is offered for sale, subject to and with the benefit of all rights of way, either public or private, all wayleaves and easements whether specifically mentioned or not.

### **IMPORTANT NOTICE**

These particulars are for guidance only and are prepared in good faith to give a fair description of the property but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement of fact. Images of the property may have been taken from outside the curtilage and may be of local features that do not form part of the property. Neither Michael H. Daniels & Co, nor any of their joint agents nor employees has any authority to give or make any representation or warranty whatsoever in relation to the property. Any areas, measurements or distances are approximate only.

### **DIRECTIONS**

From Fermoy, take the R666 signposted Lismore/Ballyduff (just north of the bridge over the Blackwater, to the right hand side). Proceed for approx. 1.50 km where the entrance to the property will be found on the right hand side. Please note that there are no signboards erected at the property.



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