



For Sale by Private Treaty

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The Lodge



Moorepark East • Kilworth • Co. Cork • P61 A500



BER Pending
(or exempt)



2 Bedroom Period Gate Lodge c.700sqft

Excess: €167,500

Michael Dorgan Auctioneers & Valuers are delighted to present a rare opportunity to become custodian of one of the few unspoiled pieces of Georgian Architecture remaining. In the late 17th century Stephen Moore purchased the Kilworth Estate in County Cork, his later descendants including the Earl of Mountcashell were credited with the building of Moorepark House, its entrances & Lodge. Today the Lodge continues to stand proudly at the superb dressed limestone northern entrance to the Moorepark Estate and the now late Moorepark House. The Lodge is a miraculous survivor of a time predating the foundation of the State.

The Property retains many of its original features & has been diligently & carefully maintained & refinished throughout by its sympathetic owners. Offering tremendous character, it is an unrivalled and private c.0.17 of an acre village site benefitting from numerous outbuildings (one suitable for conversion to office/studio space) & Kilworths wealth of amenities within walking distance. Junction 14 of the M8 motorway is a 3-minute drive with the Jack Lynch Tunnel just 25minutes.

We are privileged to be able to offer this landmark property to the market.

Michael Dorgan Auctioneers & Valuers, Baldwin Street, Mitchelstown, Co. Cork
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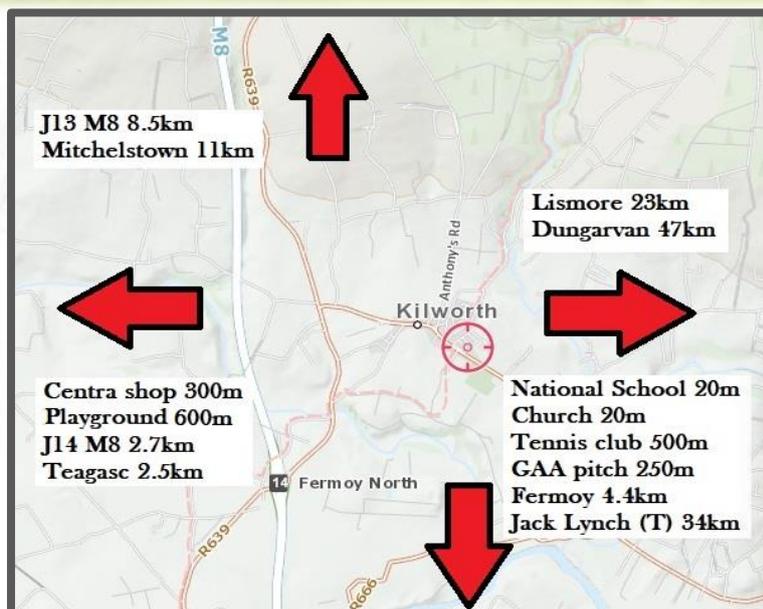
PSR Licence
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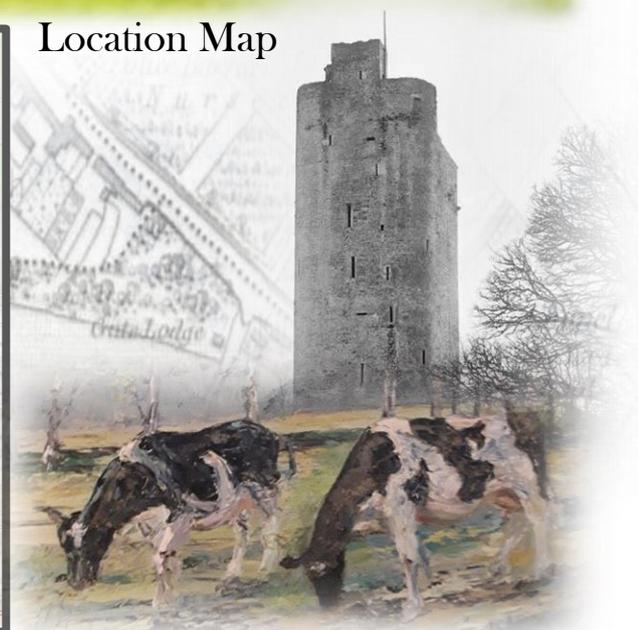
Location:



Located in the heart of Kilworth Village, A short drive from the amenities of Fermoy & Mitchelstown. Cork & Limerick are all within commuting distance. The M8 Motorway is easily accessed at Junctions 14 (3 minutes), with the property just 25minutes from the Jack Lynch Tunnel. Despite such convenience the property benefits greatly from a picturesque community location with the most superb countryside views over Moorepark & Cloghleigh Castle. Fishing, hill walking & equestrian activities are all prominent close-by.



Location Map



Features:

Constructed in the 1820s to service the Moorpark Estate & the late Moorpark House. This significant Estate is described in a number of historical documents, and features in the intriguing tale of "The Enchanted Horse of Cloghleigh Castle" by O'Flanagan. The property has been lovingly, sympathetically refinished and maintained by its current owners.

The property contains a wealth of character and original features, High ceilings (c.9ft), lime plastered walls, original doors & joinery with hand painted detail, Bakelite light switch, arched window detailing, wooden beams, blown glass shades, stucco quoins, cobble pathways and a landmark dressed limestone pedestrian entrance and wrought iron railing.

- Walking distance of amenities, walks and nature trails.
- 3 minutes from junction 14 of the M8.
- 25minutes from the Jack Lynch Tunnel.
- Solid fuel stove. Gas water heating.
- Mains water & septic tank.
- Substantial private garden with outbuildings which have further potential for studio/office etc.
- On the bus route 245.



Accommodation:



Entrance Hall:
1.77m x 1.24m
(5' 10" x 4' 1")
High ceiling, wood floor, original doors.
Porch with slatted half door.



Livingroom:
5.30m x 4.52m
(17' 5" x 14' 10")

Solid fuel stove, wood floor, original window architrave,
wall nook, blown glass light fittings, original doors
with rim locks & hand painted details.





Kitchen/dining room

Views of Cloghleigh Castle

4.40m x 2.77m

(14' 5" x 9' 1")

Floor units with hand painted floral motifs, dark work surfaces & tile back splash. Vinyl flooring, plumbed for washer/dryer, Gas piped for cooker, hot/cold stainless sink, wooden feature beams, venetian blinds, blown glass light fittings.



Back hallway:

2.77m x 1.22m

(9' 1" x 4')

Clay tile flooring, wooden feature beams, gas water heater.



Bedroom 1:

3.53m x 3.28m

(11' 7" x 10' 9")

Timber floor, fireplace nook, wall nook, original window architrave, high ceiling, original door, rim lock & joinery.



Bathroom:

2.77m x 1.57m

(9' 1" x 5' 2")

WHB & toilet, bathtub, clay floor tiles, extractor fan, wall tiles, original slatted door.



Bedroom 2:

4.14m x 1.86m

(13' 7" x 6' 1")

Timber floor, high ceiling, blown glass light fitting.

Views onto gardens, original cobbled pathway and dressed limestone pedestrian entrance.



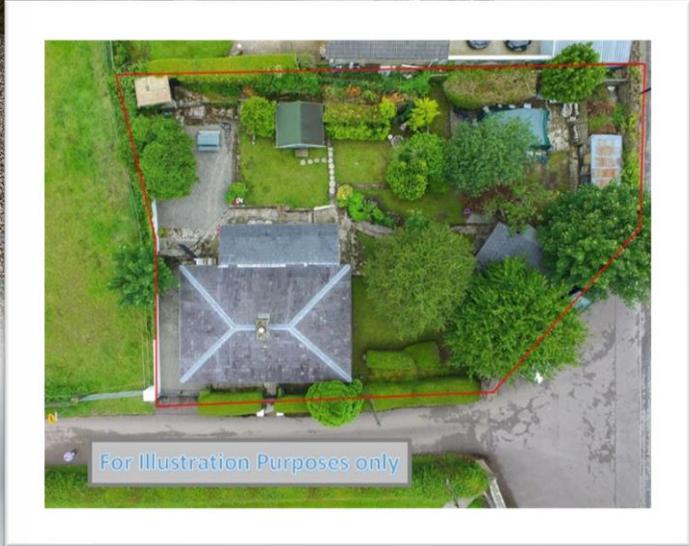
Outside:



The property benefits from a superb village centre c.0.17 an acre “Dressed Limestone” walled garden containing:

- Polytunnel.
- Wooden Garden shed.
- Concrete storage shed.
- Mature planting & trees.
- Original cobble pathways.
- Apple tree.

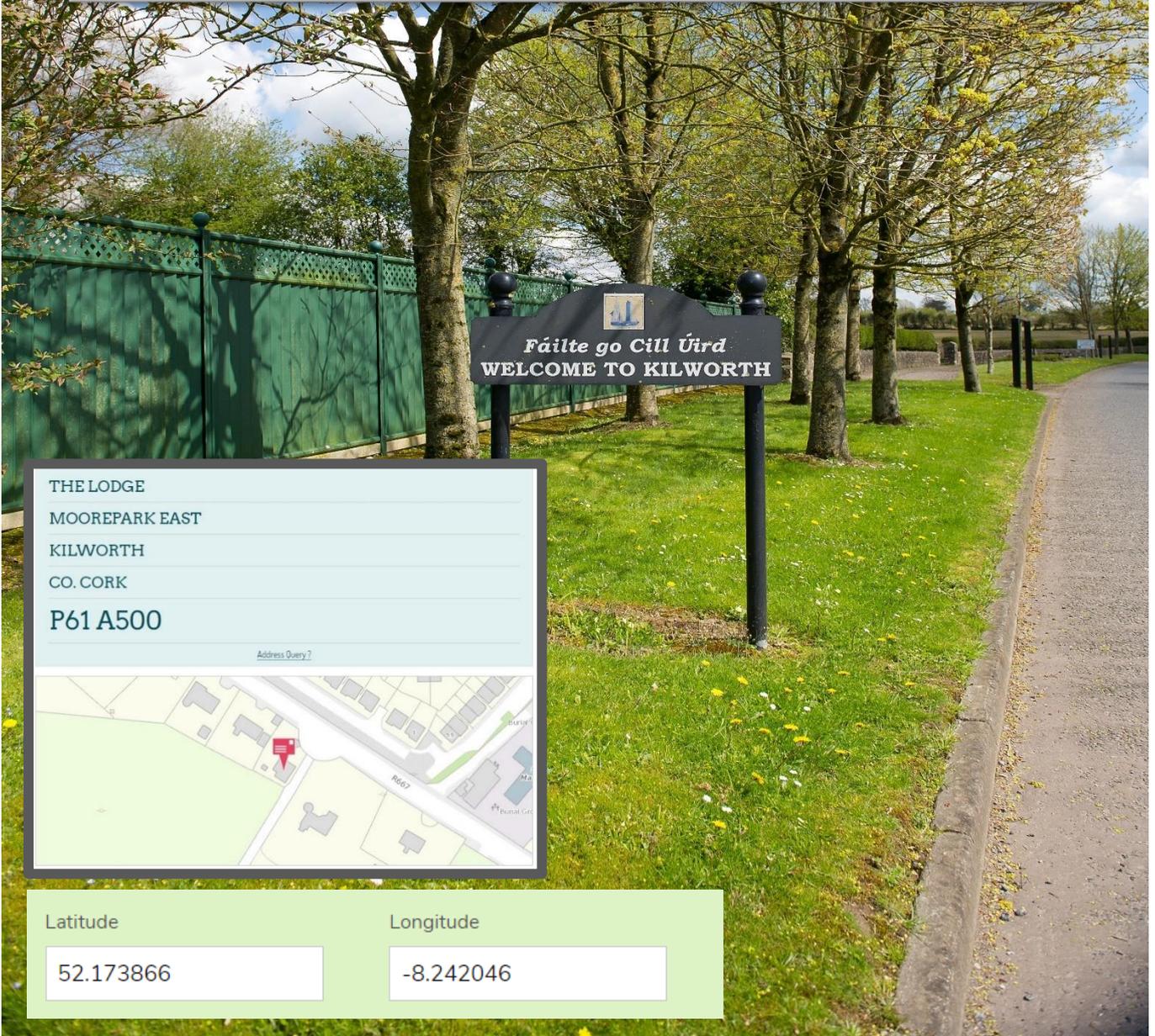
There is also a substantial outbuilding with superb countryside & garden views that would lend itself suitable for conversion to an office/studio.



Directions:



The property is located in Kilworth Village
across from Pairc Na gCapaill & the Centra Shop.

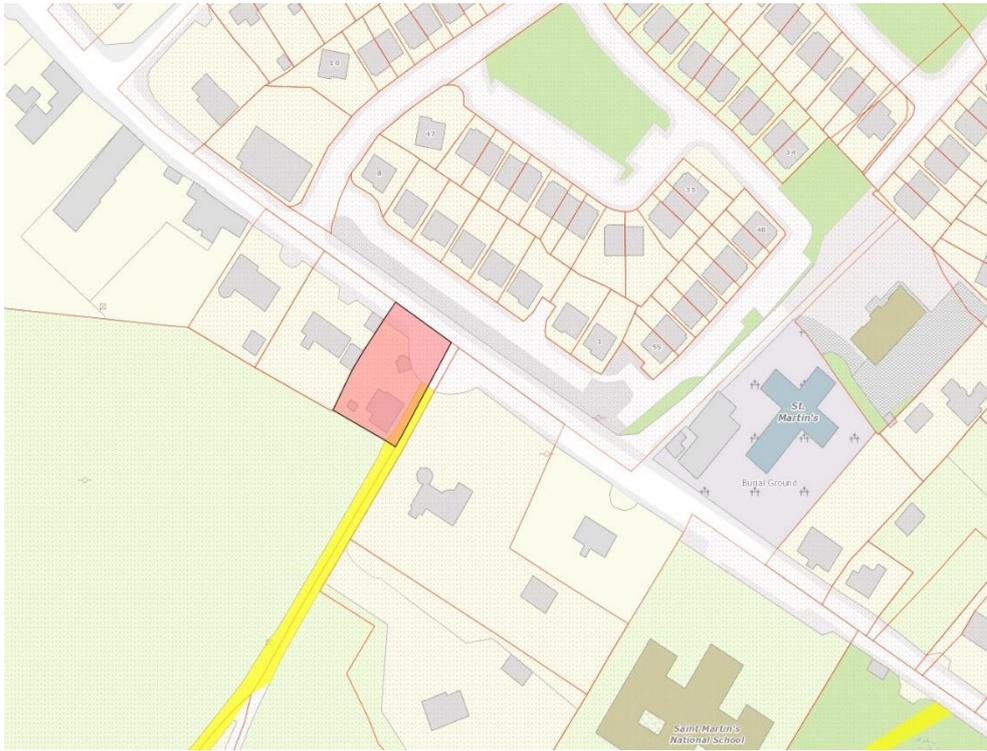


THE LODGE
MOOREPARK EAST
KILWORTH
CO. CORK
P61 A500

Address Query ?

Latitude	Longitude
52.173866	-8.242046

Documents:



Property Details

> Back

Folio Number	CK45181
Title Level	Freehold
Plan Number	1
Property Number	1
Area of selected plans	Not available.
Number of Plans on this folio:	1

Address: The Lodge, Moorepark, East, Kilworth, Co. Cork, P61 A500

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***PPA Boundaries and Plan Area are not conclusive. See Section 62(2) of Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012.**

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Moore Park, MOOREPARK, Kilworth, County Cork



[View on map](#)

Survey Data

Reg No 20813019

Rating Regional

Categories of Special Interest Architectural Artistic

Original Use Gates/railings/walls

In Use As Gates/railings/walls

Date 1810 - 1830

Coordinates 183476, 102404

Date Recorded 26/09/2006

Date Updated --/--/--

Description

Quadrant rubble stone entrance gateway, built c. 1820. Curving walls have dressed and tooled limestone plinth course and dressed limestone terminating piers. Square-headed pedestrian entrances flanking entrance, with dressed limestone surrounds and lintels, that to south-east having decorative cast-iron gate. Dressed limestone piers to vehicular entrance. Three-bay single-storey gate lodge to south-west with projecting central entrance bay. Hipped slate roof with rendered chimneystack, overhanging eaves and render eaves course. Painted rendered walls with render quoins. Square-headed openings with replacement fixed timber windows and concrete sills, those to south-east elevation having pointed arch recessed surrounds. Pointed arch opening to doorway with timber battened half-door and recessed replacement timber door.

Appraisal

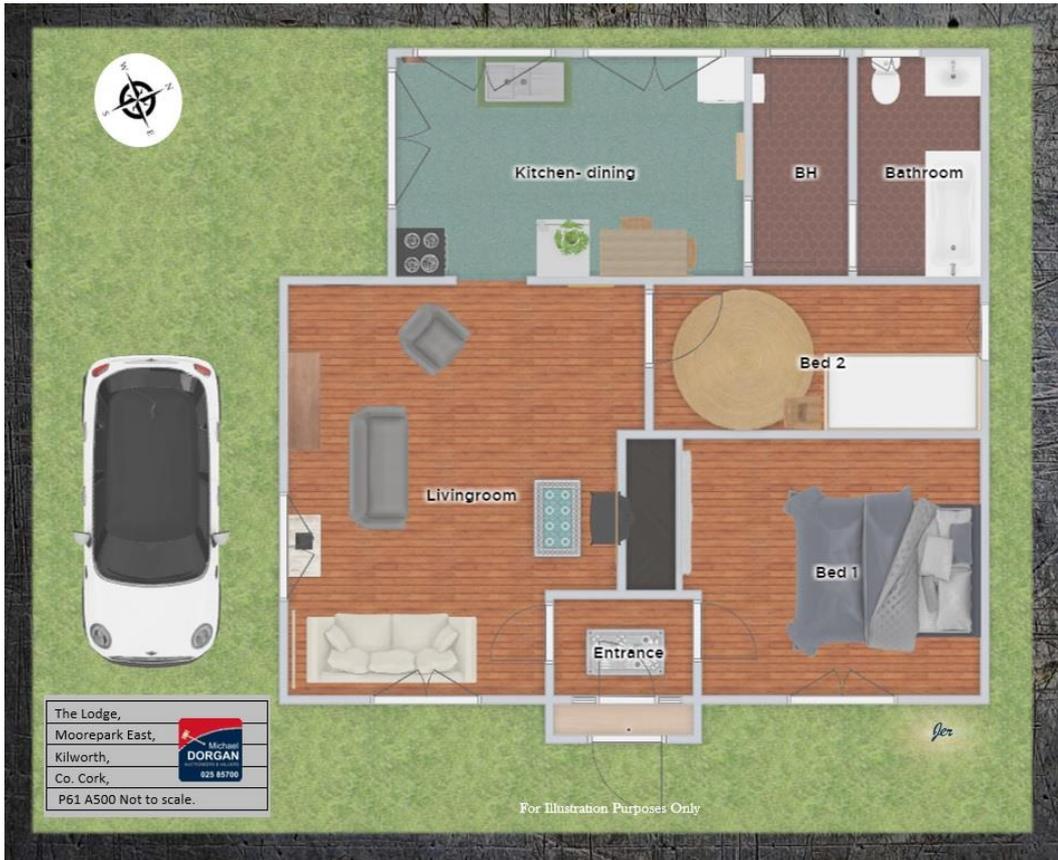
This site was once the entrance to the Moore Park estate, which was the big house around which Kilworth grew. Its curved walls are a notable feature on the roadside and are accentuated by the finely crafted limestone piers and plinth course. The form of the entrance, with the main opening flanked by pedestrian entrances is of an elegant design, befitting the site and its historical importance within the town. The gate lodge retains much of its original form and is characteristic of gate lodges of its time.

Objectives:

**RECORD OF PROTECTED
STRUCTURES**

RPS No.	Name of Structure	Townland	Street
00241	Kilworth Gate Lodge	Kilworth	

Floor plans:





Terms:

Guide: €167,500

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

Michael Dorgan Auctioneers & Valuers
Baldwin Street
Mitchelstown
Co. Cork

(025) 85700

Email: Info@michaeldorgan.ie

Viewing: Strictly by Appointment only.



Building Energy Rating

BER:

BER No.

EPI: kWh/m²/yr

Protected Structure

SI no: 666 of 2006

(Exempt)

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