

BER B2



FOX COVE HOUSE

FOX COVE HOUSE, KILMAGNER, FERMOY, CO CORK, P61 HE37.



A handsome Georgian style house of generous proportions overlooking its own private grounds

A modern build that enjoys the benefits of modern construction including underfloor heating on ground and first floor.

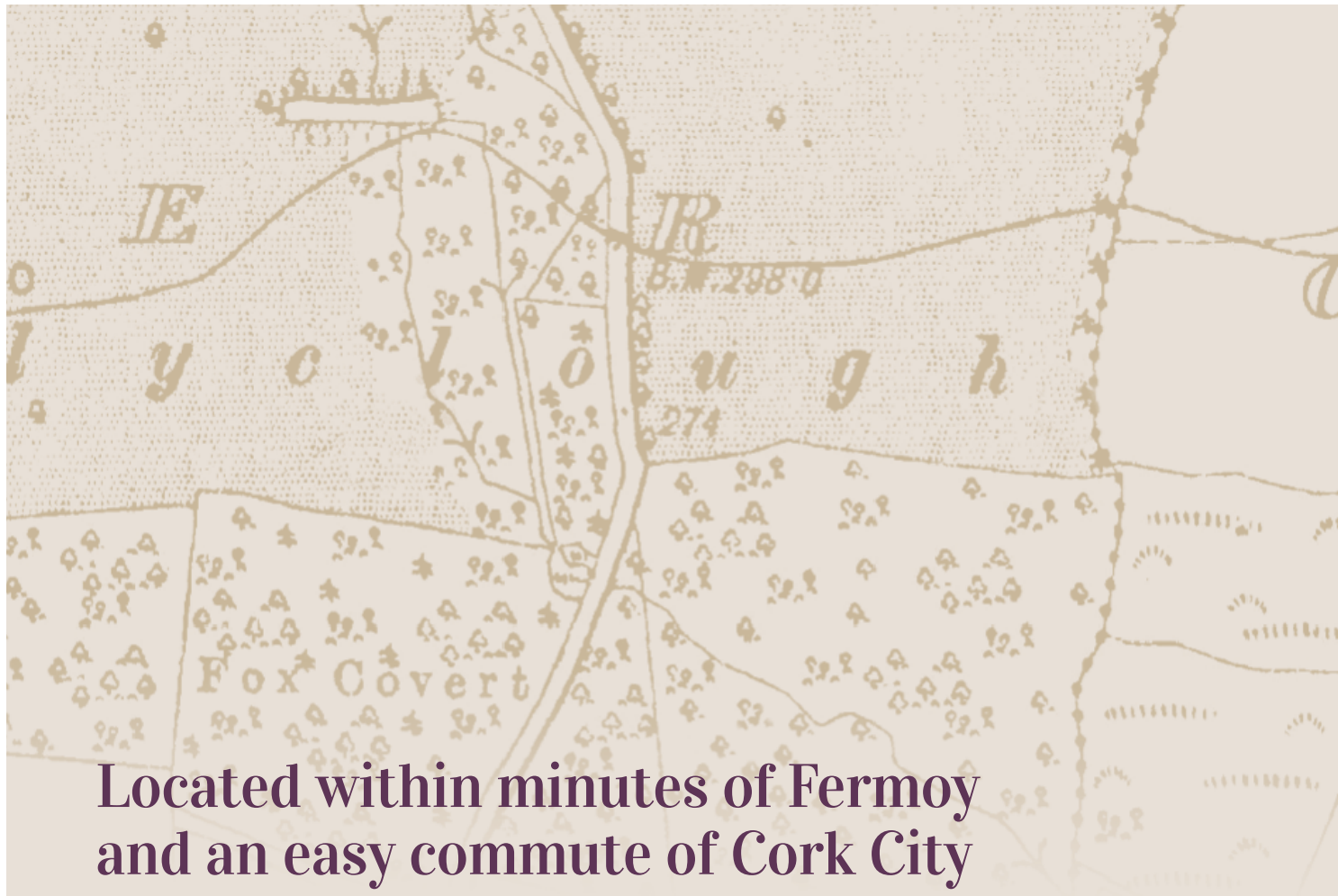
With high ceiling and well-proportioned rooms, the property offers style, space and open southerly aspects.

Overlooking its own private lake and surrounded by c 15 acres of grounds, nature and wildlife flourishes in the area.

Features:

- *Private setting and surrounded by its own land*
- *Modern build with traditional styling*
- *Decorative wall panelling to principal rooms*
- *Large well-proportioned rooms*
- *1600 sq. ft. garage*





**Located within minutes of Fermoy
and an easy commute of Cork City**



Location

Fox Cove House is situated between the Blackwater & Bride River valleys 9km to south east of Fermoy.

It is ideally located where the main roads from Dublin to Cork and Rosslare to Killarney intersect and being only 10 minutes from the M8 motorway, and only just over half an hour to Cork City

Cork International airport is 40 minutes away, Shannon airport is 90 minutes and Dublin airport 2 and half hours.

Fermoy 10min 10km

Dunkettle Roundabout 25min 37km

Cork City Centre 35min 43km

Dungarvan 38min 43km

Lismore 15min 18km



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BER CERTIFICATION

BER Rating: B2

BER Number: 112265384

Energy Performance Indicator: 118.67 kWh/m²/yr

Room Dimensions

Kitchen 6.7x6.3

Downstairs Toilet 2.4x2.1

Living Room 5.5x5.5

Reception Room 5.5x5.5

Dining Room 5.5x5.5

Utility 4.5x3*

Back Hall 2.3x1.4

Services 2.1x1.3

Downstairs Hallway 11.2x3.6*

Main Bedroom 6.7x5.9

Wardrobe Room 4.9x2.9

Main Bedroom Ensuite 2.8x2.5

Bedroom 2 5.5x5.3

Bedroom 2 Ensuite 3x2

Bedroom 3 5.5x4.9

Bedroom 3 Ensuite 2.5x2

Bedroom 4 3.7x3.6

Main Bathroom 4.9x2.3

Upstairs Hallway 8.9x4.3

Total area:

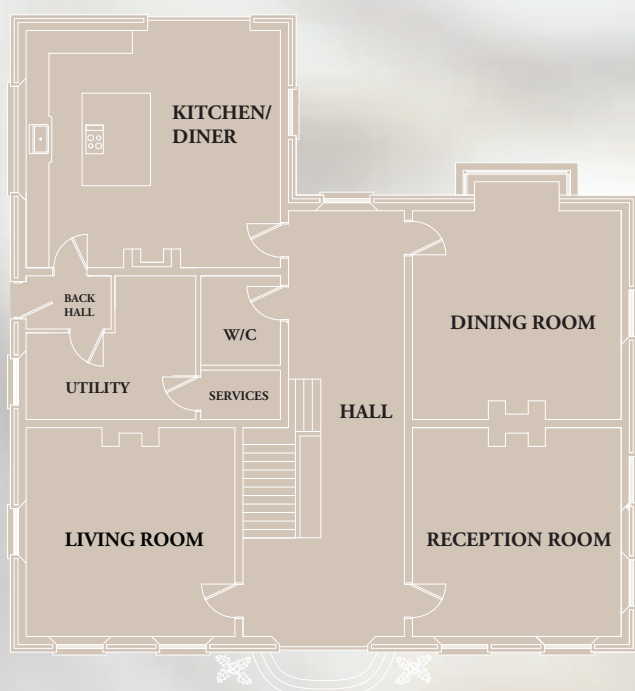
Ground floor 209m² – 2250ft²

First Floor 209m² – 2250ft²

Second Floor Attic – 1000ft²

House Total – 5500ft²

Garage – 1600ft²



*Approx size due to shape



Reception Hall



Reception Hall

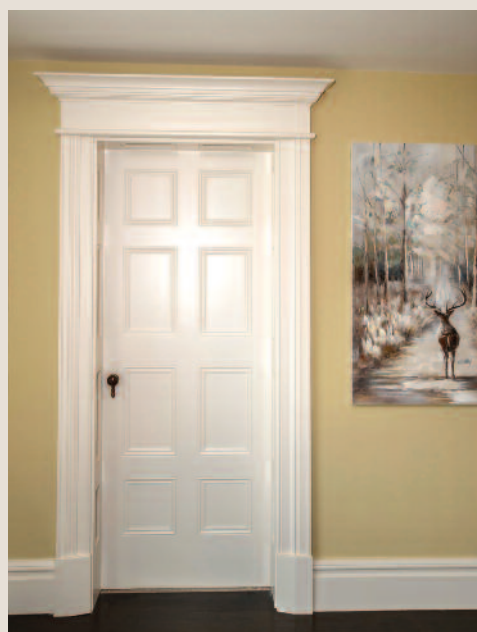
A period style doorway opens into a spacious and welcoming hallway with splendid views of the lake through a large window at one end.

Solid oak floors are complimented with detailed panelling, doors and mouldings to give an elegant feel as you first enter this home.



Features

- Stained white oak flooring
- Large detailed doors and crown mouldings
- 4ft high wall panelling
- Bespoke oak & painted stairs
- Views through large window to the lake
- Underfloor heating
- High ceilings



Drawing Room



Drawing Room

A warm and welcoming drawing room that enjoys a solid fuel stove surrounded a unique and striking red granite fireplace.

This dual aspect room provides stunning views of the garden and all the wildlife it attracts.



Features

- Stained white oak flooring
- Full height wall panelling
- Solid fuel stove
- One off red granite fireplace
- Display cabinets and window seat
- Wired for surround sound speakers
- Dual aspect with large windows
- Underfloor heating
- High Ceilings





Dining Room



Dining Room

A generous dining room with spectacular views to the lake through a large bay window.

Tall grey panelling and grey oak flooring give a stylish location for any dinner occasion.

Features

- Stained white oak flooring
- Large bay window
- 8ft wall panelling
- Decorative fireplace
- Dual aspect with large windows
- Underfloor heating
- High ceilings



Kitchen



Kitchen

A sumptuous painted solid wood kitchen is framed by triple aspect views overlooking the private grounds.

From the informal dining area patio doors lead out onto the rear of the property.

Modern appliances are seamlessly integrated and sustain the traditional styling of the room

Off the kitchen is the Boot Room with side entrance, and a generously sized Utility Room.

The utility is fitted with separate sink and storage units.



Features

- Stained white oak flooring
- Bespoke solid wood painted kitchen units
- 8ft x7ft Island unit
- Liebherr integrated fridge/freezer
- Wine fridge
- Double basin Belfast sink
- Dishwasher & Electric oven
- Gas 5 ring hob
- Solid oak worktops
- Large utility
- Boot Room with side door
- Triple aspect with double patio doors
- Underfloor heating
- High Ceilings



Master Bedroom Suite



Features

- Stained white oak flooring
- Large dressing room
- Triple aspect with large windows
- Extensive walk in wardrobe room
- Large ensuite with wall panelling
- Powerful large rain shower
- Dual sink unit and heated towel rail
- High cistern toilet
- Underfloor heating



Master Bedroom

The master bedroom suite is set at the rear of the house with triple aspect windows enjoying unrivalled views over the grounds.

With a large dressing room and generous en suite the master bedroom suite is a particular feature of the property.



Bedroom 2



Bedroom 2

Large dual aspect,
westerly facing
bedroom with
ensuite



Features

- Large room
- Dual aspect with large windows
- Stunning elevated views of surrounding parkland
- Spacious ensuite with powerful rain shower
- Decorative cast iron radiator
- Heated towel rail in ensuite



Bedroom 3



Bedroom 3

Large dual aspect, north westerly facing bedroom with ensuite

Features

- Large room
- Dual aspect with large windows
- Stunning elevated views of surrounding parkland
- Spacious ensuite
- Decorative cast iron radiator



Bedroom 4



Bedroom 4

Spacious room with elevated views to lake and garden

Features

- *Spacious room*
- *Stunning elevated views of lake and garden*
- *Decorative cast iron radiator*
- *Located beside main bathroom*



Main Bathroom



Main Bathroom

Spacious bathroom with free standing bathtub overlooking lake and gardens finished beautifully in a traditional styling

Features

- Free standing bath
- Beautiful elevated views of lake and gardens
- Wall panelling
- Solid Oak flooring
- Powerful large rain shower
- High cistern toilet
- Heated towel radiator



Nearby Towns & Facilities

Schools

Kilmagner National school is just over 1Km away and is highly rated, Fermoy town offers multiple options for primary & secondary level education. Other options are available in Castlelyons, Tallow & Lismore

Hospital/Healthcare

Fermoy hospital is only 7 minutes away and this is also home to the local Southdoc.

Many local GP services are available and a new state of the art €15 million euro, primary care centre in Fermoy is planned.

Fermoy (9KM)

Fermoy lies about 30 miles to the north-east of Cork city on the Blackwater River. Today the town is well known for angling, particularly salmon.

The Blackwater valley is noted for its many fine period houses.



Tallow (13KM)

Tallow is a charming town sitting on the south banks of the river Bride. It is a historic town with settlement in the area with over 700 years. Tallow is famous for its annual Horse Fair.

Presently the town has a wide range of retail services and community facilities, including 5 pubs,





2 Restaurants, 3 Hairdressers, a Guest-House, an Enterprise Centre, a Credit Union, a post office, Community Hall, Library, Veterinary Clinic, Pharmacy, Supermarkets, Retail Shops, a Hardware store, a Community Playschool and a local Community Primary School with over 100 students. There are a number of small industries located in different areas of the town

Lismore (18KM)

Lismore is the Irish seat of the Duke of Devonshire, it has a history going back to the 7th century and its architecture and heritage has been inspired by numerous luminaries that resided there.

This historic and very elegant town has a cathedral and church, two primary schools and a post primary community school.

It also enjoys a range of local shops, pubs, cafes and restaurants and is within easy reach from Fox Cove House.

Lismore has various sporting facilities including superb fishing in the Rivers Blackwater and Bride, cricket, horse riding, golf, GAA amongst others

Lismore is a vibrant tourist hotspot and hosts arts and cultural events throughout the year.

Claycastle Beach





Gardens & Grounds

A large sweeping entrance with 9ft limestone piers and iron gates greets you as you enter the grounds.

A gravel drive passes over the stream leading to a spacious gravel forecourt.

Generous lawns front and back are interspersed with trees and groves surrounding the house.

The rear of the house overlooks a private lake teeming with wildlife. A decorative working well is located to the house front.

In total the grounds are 15.5 acres of a parkland setting. Approx. 10 acres is grass land divided up in different areas by tree groves, house, stream and a private lake teeming with wildlife.



Wildlife

As the house name would suggest wildlife is a large feature of this property.

Daily sightings of wildlife can be seen around the house and grounds.

Foxes, rabbits, hares, pheasants, ducks, herons and a pair of breeding buzzards are resident and can be seen almost daily.

Deer, otters and badgers to name a few have also been spotted on the grounds in recent times.

Because of its layout and the adjacent woodlands, Fox Cove House is a sanctuary for wildlife in the area.

Golf

Fox Cove House has a extensive amount of options or top-quality golf.

A total of 15 courses can be reached within 45 min, with championship courses available from Castlemartyr & Foto Island [x2] both just over 30 minutes away.

Fermoy 15min 13km

Lismore 20min 20km

Mitchelstown 27min 29km

Castlemartyr 36min 30km

Foto Island [x2] 37min 47km

Cork City x6

Midleton x2

Dungarvan x3

Fishing

Fox Cove House is ideally situated between the Blackwater valley & Bride river valley with both rivers only a few kilometres away.



Foto Island



Common Buzzard

The Blackwater is renowned as Ireland's premier salmon river. This stretch is also noted for its stock of coarse fish.

Coarse fishing is also available in the nearby Bride River.

Horse Racing

Cork Racecourse [Mallow] is 45 minutes away with Limerick Junction, Limerick, Clonmel & Killarney all within easy commute distances.

There is also a strong local point to point scene. Many horse breeders and owners live in the vicinity. The area has strong ties to the equine industry.

Horse Riding

Horse riding schools are available locally with the friendly Fermoy Equestrian Centre [7min 6km] very close and Bridestown Towers Equestrian Centre only 20min 17km away with great facilities.

Both offer a wide ranges of options and cater for all levels.



Coolagown Blacksmith





Beaches

4 high quality blue flag beaches can be reached within 45min from Fox Cove House.

Youghal and Castleclay are 30 minutes away, The picturesque Ardmore is 5 minutes more and the benefit of the town right beside this wonderful blue flag beach.

Clonea Strand is also a very popular blue flag beach located just outside of Dungarvan.

5 Star Hotels

A range of high quality hotels are available nearby boasting superb facilities including accommodation, restaurants, spa & golf

Ballyvolane House 14min 10km

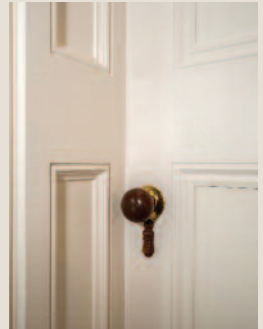
Castlemartyr Resort 36min 30km

Foto Island Resort 37min 47km

Hayfield Manor Cork 44min 50km

Cliff House Hotel Ardmore 35min 43km





Directions

From Fermoy, take the N72 east for approx 8 km. On passing Kilmagner national School take the second right turn.

The entrance gates to the property will be seen to the left a short distance along this road. Please note that no signboards are erected at the property.





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