

Mount Hillary Holiday Pods, Curraghrou West, Banteer, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this unique opportunity to acquire a luxury glamping site together with a detached private residence in the scenic area of Curraghrou West, Banteer, Co. Cork. The property is situated approximately 14 km to the west of Mallow in north Co. Cork and lies midway between the villages of Banteer and Lombardstown.

This is a picturesque, sylvan setting on the northern foothills of Mount Hillary. The site occupies an elevated position which offers commanding views over the lush neighbouring farmlands.

AMV: €695,000

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PSRA No. 002584

| GARDENS AND EXTERIOR



| GLAMPING PODS AND SITE



| FEATURES

- Fully operational glamping site to include:
- Three state of the art eco pods providing a luxury glamping experience to include WIFI, self-catering facilities, a kitchenette, ensuite shower, double bed and sofa bed.
- Outdoor BBQ area and access to laundry facilities.
- Communal kitchen.
- Detached studio (or option for fourth pod).
- Free secure parking.
- Fully landscaped site extending to 0.91 Ha.
- Detached private residence to include four bedrooms extending to 272 sq.m.
- Detached workshop extending to 190 sq.m. with separate entrance.
- Sheltered onsite entertainment areas.
- Fully fenced free range chicken run.
- Scenic area of North Cork with many nearby local attractions to include Ballyhass Activity Centre, Killarney National Park and Blarney Castle.

| MAIN HOUSE

The main house comprises a modern detached dormer bungalow of concrete block construction with smooth plastered elevations and a pitched roof dections covered in slate. A cobbled entranceway leads you to an attractive timber front door which allows access to a superb open plan kitchen/dining/living space.



| OPEN PLAN KITCHEN/DINING/LIVING

Kitchen 4.09m x 6.91m (13'4" x 22'6")

The kitchen area features tile flooring, recessed spot lighting, fitted units at eye and floor level, ample power points and an integrated electric oven/hob/extractor fan. There is a separate breakfast bar unit located within a large bay window area.



Dining Area 2.82m x 5.13m (9'2" x 16'8")

The dining area is dual aspect with windows to the rear and side of the property. Other features include tile flooring, recessed spot lighting.



Living Room 6.27m x 3.96m (20'5" x 12'9")

This area features tile flooring, recessed spot lighting and windows overlooking the rear of the property. There is an attractive red brick feature fireplace with solid fuel stove insert. Double doors lead to a rear veranda located off this room.



| ENTRANCE HALLWAY

4.4m x 3.53m (14'4" x 11'5")

The hallway is open plan to the kitchen/dining/living area. The area has tile flooring, recessed spot lighting. A corridor leads to the remaining rooms on the ground floor.



| BATHROOM

2.46m x 1.76m (8'0" x 5'7")

The bathroom features a three piece suite including a large corner shower cubicle, floor and wall tiling, one centre light piece, storage space and a glass block feature to one wall.



| HOT PRESS

1.53m x 1.77m (5'0" x 5'8")

The hot press area has one centre light piece and is shelved for storage.

| **BEDROOM 2**

3.48m x 5.68m (11'4" x 18'6")

This bedroom features two windows overlooking the rear garden, one centre light piece, timber flooring and ample power points.



| **HOME OFFICE**

2.78m x 3.15m (9'1" x 10'3")

This room has two windows to the side of the property, one centre light piece, dado trunking with ample power points and timber flooring.



| **BEDROOM 1**

3.44m x 4.09m (11'2" x 13'4")

This bedroom features one large window to the side of the property, one centre light piece, carpet flooring and ample power points. A door from this room allows access to an ensuite.



| ENSUITE

1.77m x 3.12m (5'8" x 10'2")

The ensuite features a four piece suite including a large corner bath with shower extension, floor and wall tiling, one centre light piece.



| UTILITY/GARAGE

7.02m x 5.94m (23'0" x 19'4")

This large utility/garage includes fitted units at eye and floor level, fitted sink, plumbing for a washing machine and dryer, two light pieces, one fluorescent light and tile flooring. The garage door is a metal up and over folding door. The heating and water systems are housed within this room as is the central vacuum system. A Stira staircase allows access to attic storage space.



| STAIRS AND LANDING

3.45m x 5.14m (11'3" x 16'8")

The landing area features attractive walnut flooring, two light pieces, one dormer window, shelving units and is currently furnished as a reading area with large sofa suite.



| **BEDROOM 3**

5.76m x 4.86m (18'8" x 15'9")

This bedroom is triple aspect with one Velux window to the front, one dormer window to the side and one window to the rear. The room has one centre light piece, walnut flooring and power points. There is access to a walk-in wardrobe/storage space.



| **STORAGE/WALK-IN WARDROBE**

2.22m x 2.46m (7'2" x 8'0")

Shelved for storage.



| **BEDROOM 4**

5.76m x 2.41m (18'8" x 7'9")

This bedroom has one Velux window to the side, one centre light piece, walnut flooring and power points.



| **SHOWER ROOM**

2.18m x 2.23m (7'1" x 7'3")

This shower room features a three piece suite including a corner shower, floor and wall tiling, one centre light piece.



| **GLAMPING SITE**

The glamping site includes three finished, luxury eco pods, a BBQ area with a covered lean-to, laundry facilities, a communal kitchen, a yoga studio and a service building.



| **DETACHED WORKSHOP**

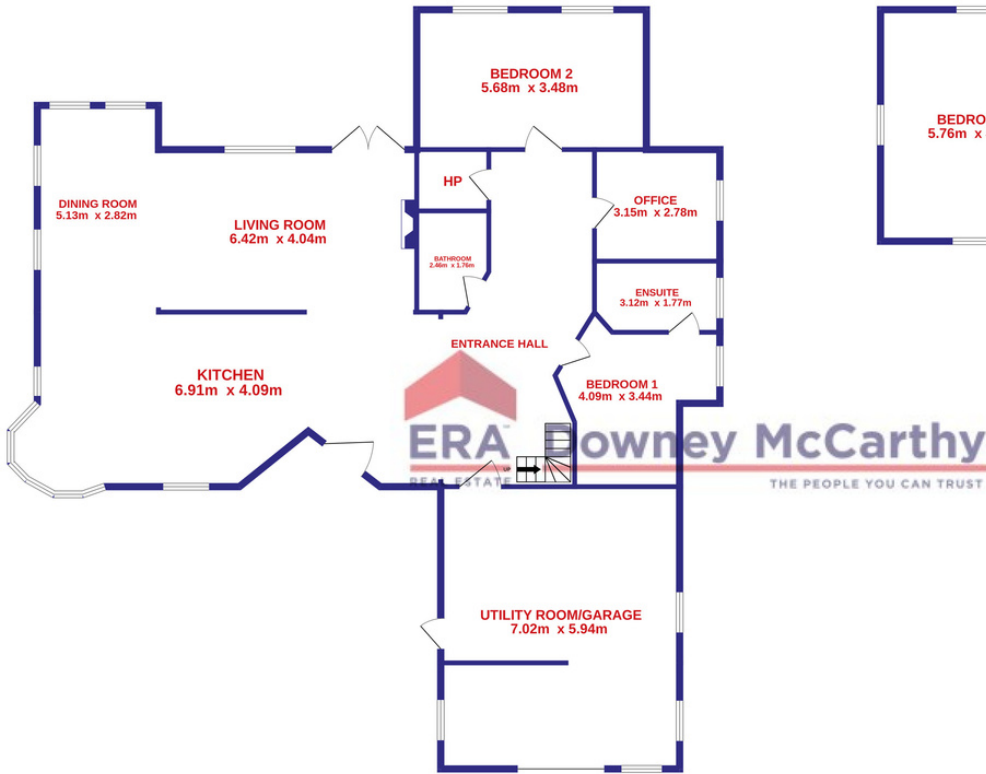
6.14m x 13.98m (20'1" x 6'7")

Through a separate entrance there is a detached workshop with 3-phase power sitting on an elevated site with panoramic views of the surrounding countryside. The workshop is of steel frame construction with timber purlins supporting a pitched, insulated metal deck roof. The walls are of concrete block work. There is a roller shutter door and a personnel door for access and it also includes a mezzanine storage area. There is an adjoining lean-to store section measuring 9.7 x 5.95 to one side and a fuel store to the other measuring 6.14 x 3.40. The fuel store is a lean-to structure with timber frame and metal cladding.

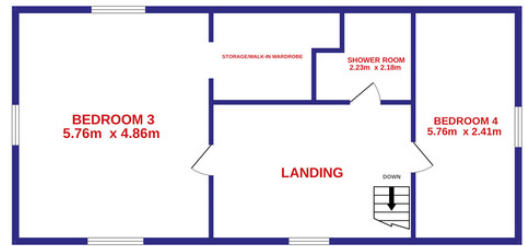


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



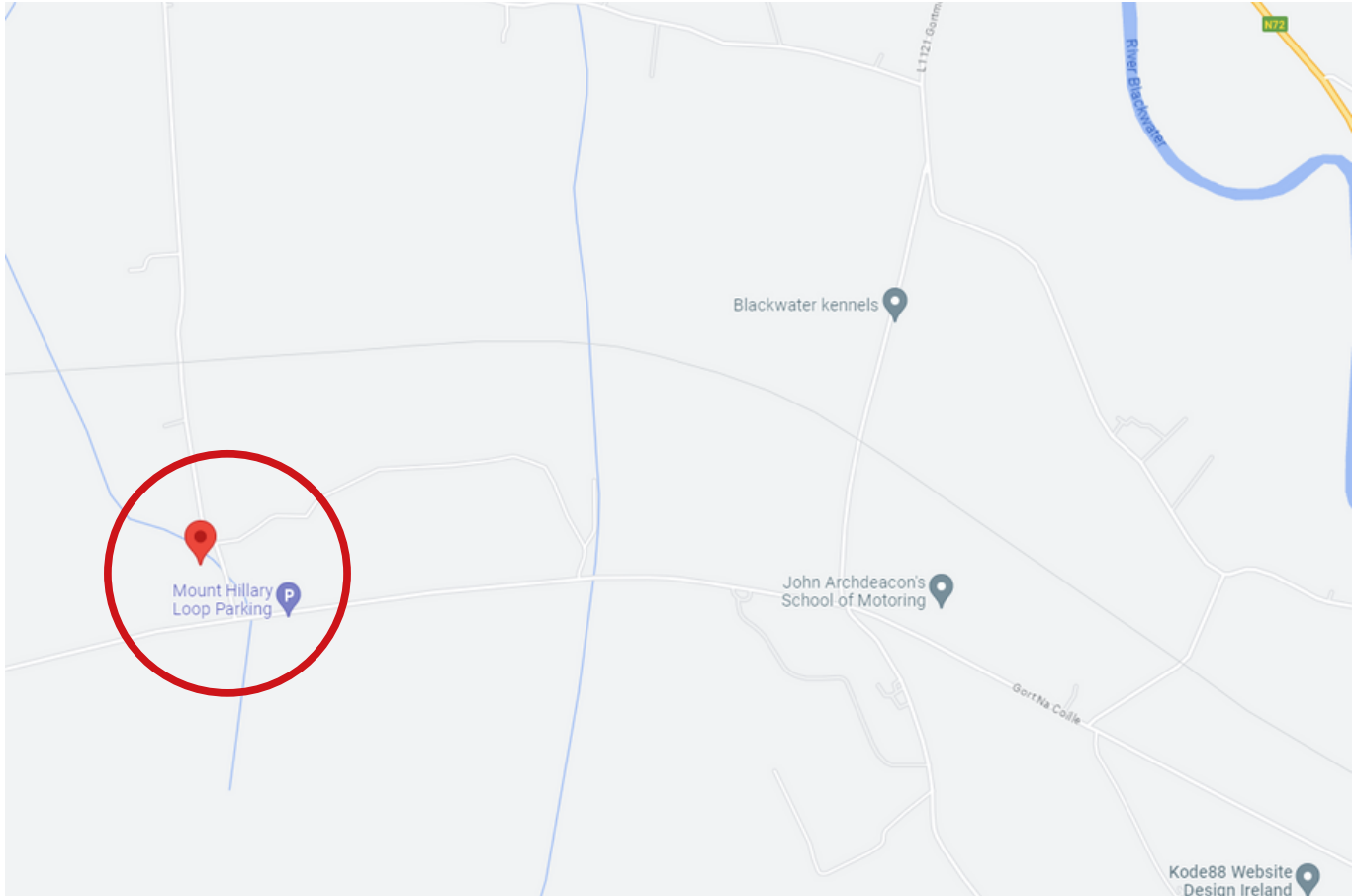
TOTAL FLOOR AREA: 272.1 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode P51 HE18 for directions.



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