
CARRIGACUNNA CASTLE

MALLOW, COUNTY CORK, IRELAND







CARRIGACUNNA CASTLE

MALLOW
COUNTY CORK
IRELAND

A splendid estate with a 16th century Castle and a Georgian Manor House pleasantly positioned within some 50 acres (20 hectares) above the Blackwater River, with spectacular views and quality fishing included.

The castle dates to circa 1540 and has been restored in recent years. It is dramatically positioned perched high above the river Blackwater. The Manor House is most attractive and extremely pleasant with a compelling blend of the original *circa* 1750 house, embellished and extended *circa* 1826 and, again, *circa* 2003. The 18th and 19th century Georgian architecture is enhanced and augmented beautifully by the 21st century additions. These works included the complete restoration and upgrading of the house to present it in superb condition today.

16th century Castle and 18th century Manor House

Carrigacunna Castle is a perfect example of a medieval tower-house built in the early 1500's. It stands in a commanding, once highly strategic position overlooking a vast sweep of the river valley. There are panoramic views over the valley to the Ballyhoura and Galtee mountains to the north and Nagle mountains and to the south along this winding stretch of the Blackwater river. The castle now restored can remain either an exquisite folly or possibly presents a unique opportunity to be re-occupied. The Nagle Mountains, accessed across a country road from the estate, offer extensive walking and horse-riding amenities.





EXQUISITE MANOR HOUSE

The Manor House enjoys a similarly enviable position with fine valley, river and mountain views. The house extends to some 7,585 square feet or 705 square metres of accommodation and includes 4 reception rooms, 3 bedroom suites, 4 bathrooms and a 1 bed apartment. Large windows, a good orientation, high ceilings and generous room sizes ensure ample natural light. Ancillary accommodation includes the 'Fisherman's Loft Apartment', which provides a further bedroom and living room. Positioned to the rear of the house within the original farmhouse, to which the 18th century manor house was added, it could easily be combined to provide 4 bedroom suites within the house. This could be increased to 5 if a large first floor studio office was incorporated into the bedroom accommodation.

In all the accommodation between the house with apartment, pool complex, courtyard, outbuildings, gate lodge and castle extends to some 16,227 square feet or 1,508 square metres.

The riverside setting is simply magical and the gardens quite splendid with numerous mature and ancient trees and shrubs that include some magnificent rhododendron specimens. In all about 50 acres or 20 hectares.



INCREDIBLE ARCHITECTURE

Architecturally the Manor House is intriguing. The grand late-Georgian country house approached from the gravelled drive, stretching gently upward from Killavullen village, features gracious accommodation with fine chimney pieces, decorative ceiling plasterwork, detailed window and door architraves, shuttering and spacious bright rooms with large windows, often to a double aspect. This house was an extension and embellishment of the original farmhouse that today comprises the kitchen and fisherman's apartment. Whilst there were a number of further amendments throughout the 20th century the integrity of the late-Georgian Manor House remains today.

The extensive renovation and development works at the turn of the 21st century, *circa* 1996-2000, embraced the best of the original structure and enhanced the home with a strikingly contemporary extension. The new and the old expertly designed to easily create a magical home suitable for modern living. The juxtaposition of the historic and the modern elements within the building is simply striking and works beautifully.

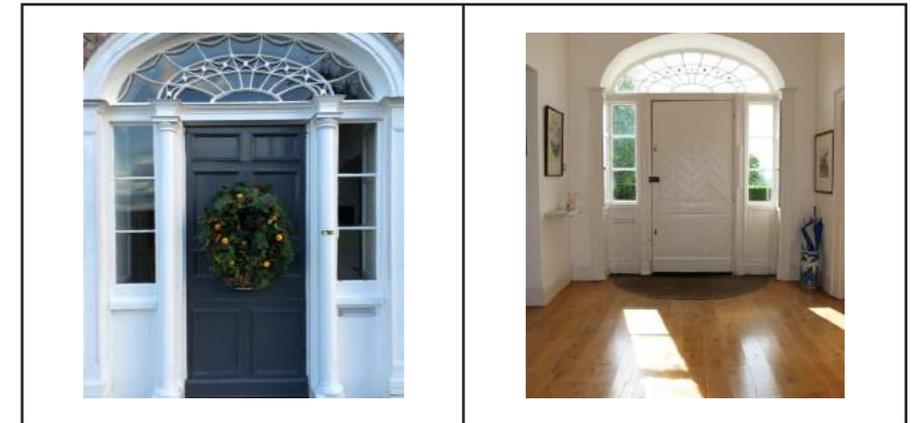
Although already a bright house, with large Wyatt style windows and many double aspect rooms, a key consideration of the 21st century design brief was to capitalise on the natural light within the house and to re-capture the importance of the vista so long enjoyed by the original castle.

The resulting modern design utilising entire wall panels of glass has ensured superb natural light. A well thought-out layout ensures the principal living spaces and bedrooms enjoy the marvellous valley and mountain views.

The architect Simon Templeton, a protégé of the prominent architect Sir Nicholas Grimshaw and designer of the Connaught Square home for former British Prime Minister Tony Blair, created the design on the basis of key criteria set out by the owners. Templeton states that the design was to *'create a link structure in an uncompromising modern language which would act as a route through the other periods of architecture and lead from south to north, terminating with a fabulous view of the 16th century tower-house and the Blackwater river below.'*

The pool complex was subsequently created within the old stable yard and designed by Matthew Springett, award winning architect son of the owners. The design again successfully unites old and new with a contemporary design seamlessly connecting and enhancing the historic stone shell.





Inside there is much to celebrate with original features, including decorative ceiling plasterwork and fine timberwork in window shuttering, panelled doors and detailed architraves, retained and augmented by the pleasing new light-filled spaces within the contemporary design extension.

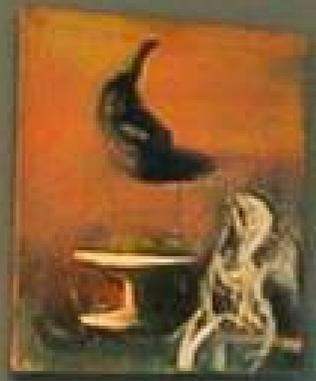
The ground floor of this magnificent home includes a drawing room, dining room, reception room, billiard room or library, outer and inner halls, courtyard and sun room atriums and a delightful, large kitchen. The dining room can easily accommodate 12 to 14 diners and links through to the glazed sun room atrium off the kitchen. The kitchen extends double height in part and links to the glazed courtyard atrium that in turn, links to the billiard room with French doors to the garden. A laundry, pantry, boot room and cloakroom complete the ground floor accommodation. A link building provides access to the pool via the billiard room and externally from the courtyard and garden.

The pool complex has a tiled pool measuring 15 metres long by 4.5 metres wide, or roughly 50 feet by 15 feet, and has a consistent depth of 1.45 metres or 4'7", with

a concealed electronic heat cover. A series of the original entrances to stable bays link to a south facing lounging area, the entire south wall glazed and overlooking an enclosed stone courtyard with a symmetrically matching rectangular pool. A sauna, shower room, changing room and plant room complete the complex.

Upstairs there are 3 particularly fine bedroom suites, each enjoying spectacular but contrasting views over the valley and to the mountains beyond. The first floor accessed from either the central stair hall or a secondary staircase in the courtyard atrium. Original plans for the recent renovation and extension works had provided for 7 bedrooms within the house but the final design opted for a lesser number of 3 luxurious suites, the creation of the double-height kitchen ceiling and the addition of a large first floor studio or office. Additional bedrooms could readily be created from a design and layout perspective.

Accommodation within the house is augmented by ancillary accommodation in the loft apartment accessed from the courtyard and there is the possibility to build further accommodation within the castle.





RESTORED GLORY

The renovation works were all-encompassing and included re-roofing, retaining the magnificent blue Bangor slates where possible, re-wiring, re-flooring and re-plumbing. Floors were lifted and subfloors installed with a damp-proof course and new oak flooring planks laid.

A modern heating system was installed with thermostat zone controls. Heated initially by oil fired central heating, a Geo-thermal system was later installed. Subsequently, a highly efficient Bio-mass boiler has been installed, capitalising on an abundance of timber on the estate. The back-up oil boiler remains and the Geo-thermal system could be re-engaged, if desired, with the equipping of a new heat pump; the underground infrastructure remains in place. The Viessmann Bio-mass boiler is highly capable and provides an abundance of hot water and heat for the house and pool. Retractable spark guards are installed on open fireplaces in the house and there are two highly efficient wood-burning stoves.

An orderly schedule of maintenance and upgrade works since the renovation has kept the house in superb condition.

CARRIGACUNNA CASTLE

GROUND FLOOR

RECEPTION HALL (W) with a solid timber door with decorative fanlight and glazed side panels, solid oak flooring, ceiling cornice. Open arched access into reception room and glazed double doors to stair hall.

RECEPTION ROOM with sandstone chimney piece and solid fuel stove insert, ceiling cornice. Open arched access to reception hall and interconnecting door into drawing room.

STAIR HALL (N&W) with original carved timber staircase to first floor, large round-headed window on stair return, decorative and ornate ceiling cornice and central rose, solid oak flooring. Interconnecting door to inner hall and courtyard atrium. Separate WC with WHB.

DRAWING ROOM (S&W) with ceiling cornice, black Kilkenny marble chimney piece with large open fire grate, dual aspect, carpeted. Interconnecting door to courtyard atrium.

DINING ROOM (N, S&W) triple aspect with spectacular views and with carved timber chimney piece with large open fire grate, solid oak flooring, ceiling cornice, recessed spot lighting. Glazed double doors into sunroom atrium.

SUN ROOM ATRIUM (N&E) entirely glazed floor to ceiling on 2 sides and with partially exposed stone walls, Rais solid fuel stove. Double French doors to garden, interconnecting glazed double doors to dining room and open arched access to kitchen.

KITCHEN (N&S) with range of fitted wall and floor units, 4-oven oil fired AGA cooking stove, Thermador cooking stove with gas hob and electric oven, Corian sinks and worktops, tiled flooring. French door to courtyard, double French doors to courtyard atrium and open arched access into sunroom atrium. Interconnecting door to laundry room.

LAUNDRY ROOM (N) with timber panelled ceiling, 'Sheila Maid' laundry rack, plumbed for washing machine and tumble dryer, tiled flooring. Door to outside and into pantry.

PANTRY (S) with fitted shelving.

BOOT ROOM (S) fitted floor units, boot racks and coat hooks.

COURT YARD ATRIUM (E) with entire eastern wall glazed floor to ceiling, feature design staircase with brushed steel

balustrades and handrail with oak treads, tiled flooring. Glazed double doors to courtyard and kitchen. Interconnecting door to drawing room.

BILLIARD ROOM or LIBRARY (S&W) with fitted book cases and hardwood flooring. Double doors to courtyard atrium, double French doors to garden and passage way linking to pool complex.

FIRST FLOOR

The stair hall features ornate and decorative ceiling plasterwork on the upper floor ceiling and leads from the carved staircase to a spacious landing, where symmetrically positioned doors lead to the bedroom suites.

BEDROOM SUITE 1

Bedroom 1 (N&W) large windows with spectacular views, timber fireplace with open fire grate, coved ceiling with cornice. Interconnecting door to bathroom.

Bathroom (N) cast iron bath with claw feet enjoying valley view, oak flooring, bidet, wash hand basin, WC. Interconnecting doors to bedroom and landing hall.

BEDROOM SUITE 2

Bedroom 2 (W) coved ceiling with cornice, large window with spectacular views. Interconnecting door to bathroom.

Bathroom (W) cast iron bath with claw feet enjoying valley view, oak flooring, bidet, wash hand basin, WC. Interconnecting door to bedroom.

BEDROOM SUITE 3

Currently used as the master bedroom suite it can be accessed from both the original staircase and the courtyard atrium balcony.

Bedroom 3 (S&W) coved ceiling with cornice, double aspect, recessed spot lighting, fitted unit with drawers and shelving. Interconnecting door to bathroom. Separate wardrobe hall.

Bathroom (E) with fitted central bath, separate shower with oversized head, bidet, twin wash hand basins, WC. Interconnecting doors to bedroom and main stair landing hall.

STUDIO OFFICE (S, E&W) accessed from courtyard atrium staircase and landing hall linking to bedroom 3 and with coved ceiling.



MAIN HOUSE

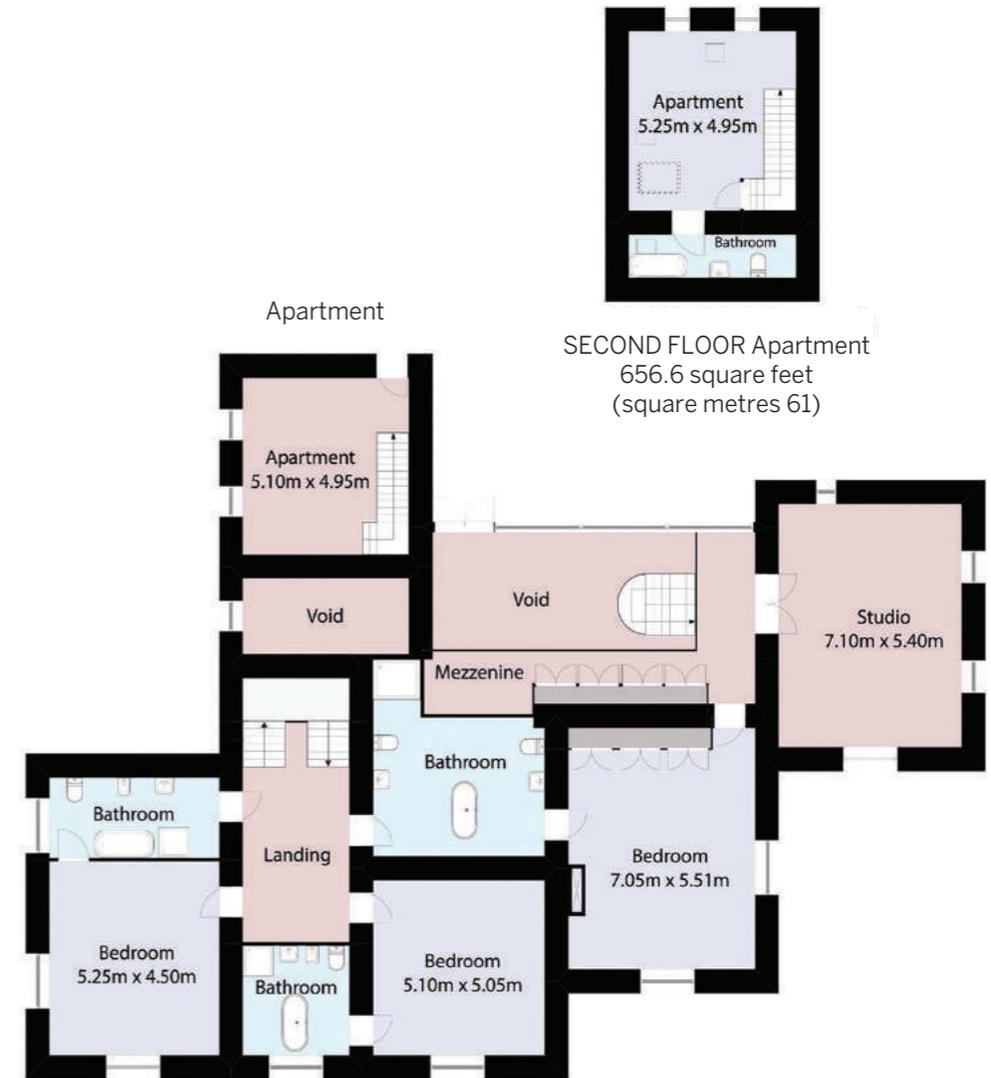
7,585 square feet (704.7 square metres)



GROUND FLOOR

MAIN HOUSE

7,585 square feet (704.7 square metres)



FIRST FLOOR



SECOND FLOOR Apartment
656.6 square feet
(square metres 61)



POOL COMPLEX

Accessed internally from the billiard room or library or externally from the courtyard and south garden. Tiled pool 15 metres x 4.5 metres (circa 50 feet by 15 feet) 1.45 metres or 4'7" deep, concealed electronic heat cover and 7 overhead central lights.

A lounging area with limestone flooring overlooks and has access to an enclosed courtyard. Pool complex also includes a shower room, changing room, store room, Sauna with upper and lower benches, Tylo CC50 controls and a separate shower, plant room with heating and filtration equipment.



Courtyard Fisherman's Loft Apartment

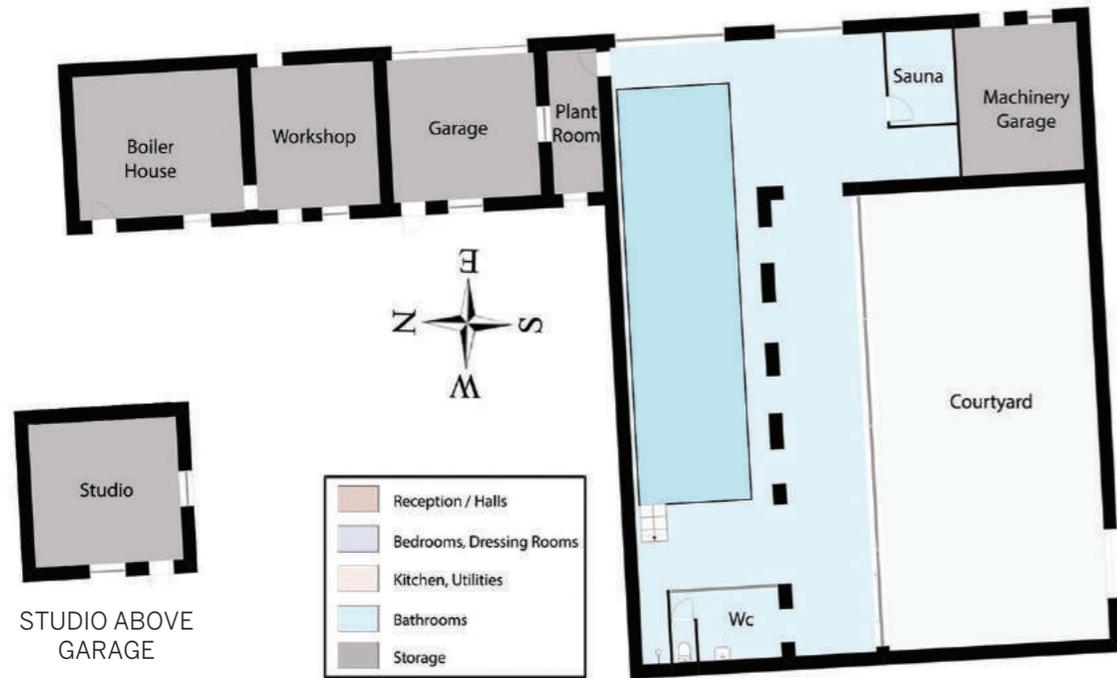
Positioned to the rear of the house the enclosed courtyard has cobblelock terraces and comprises a range of stone single storey and 2 storey outbuildings, access via steps to the 'Fisherman's Loft', garaging, a workshop, an artist's studio and the plant room for the boiler and heating equipment.

The Loft Apartment comprises a living room with kitchen area, bedroom and bathroom.

A separate small farmstead has a modern steel framed timber store and a smokehouse.

POOL HOUSE and OUTBUILDINGS

5,199 square feet (483 square metres)

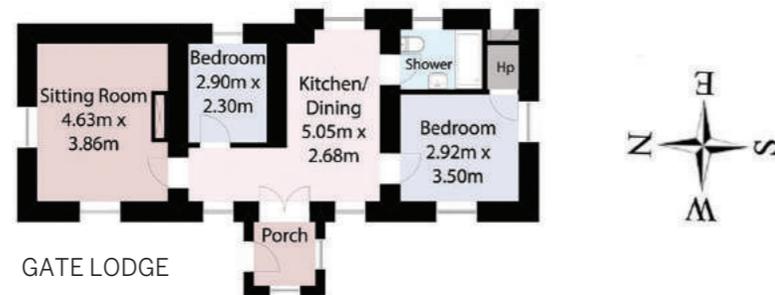


GATE LODGE

785 square feet (72.9 square metres)

A single storey gate lodge includes a living room, dining room, kitchen, 2 bedrooms and a bathroom.

The lodge house guards the entrance gates with a beech lined drive of circa 1 km or 0.6 mile leading up to Carrigacunna Castle.



CASTLE

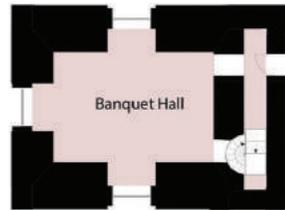
The castle, dating to *circa* 1540, originally comprised 5 storeys but now comprises 3, allowing for fine tall ceiling heights. A banqueting hall has a double-height vaulted ceiling and faces north, south, east and west with glorious views. The 2nd floor room has a mezzanine level and the roof-top can be accessed at the top of the tower.

Whilst restored, the castle is currently uninhabitable but could easily be utilised as further accommodation, with possibly 3 bedrooms accommodated above the banqueting level, subject to any necessary permission.

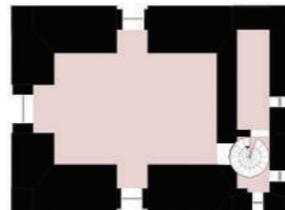


CASTLE

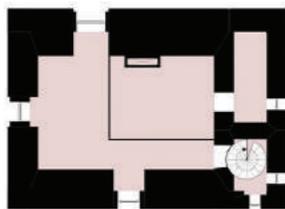
2,658 square feet (247 square metres)



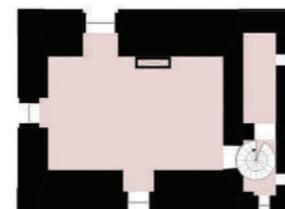
GROUND FLOOR



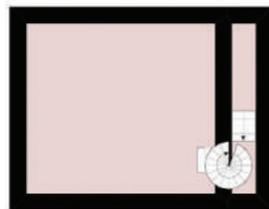
FIRST FLOOR



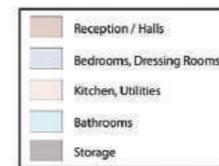
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



HISTORICAL NOTE

The 16th century castle at Carrigacunna was the seat of the Nagle family. For 400 years the Nagle family, of Norman origin, had exerted great influence over this part of the Blackwater valley. They held the castle at Carrigacunna in addition to castles at nearby Monanimy, Shanagh and Ballynamona. The mountain range stretching from Fermoy to Mallow on the southern side of the River Blackwater, up behind Carrigacunna Castle, bears the Nagle name. Sir Richard Nagle, educated by the Jesuits, became Attorney General to James II in 1686, and Speaker of the Irish House of Commons. He pursued a policy of restoring the Catholic gentry to their estates with such great ardour that he was forced into exile with James II after the Jacobite defeat at the Battle of the Boyne in 1692 and his estates were forfeited. It is said the king spent a night at Carrigacunna Castle either on his way to the Boyne or immediately after it.

Over the next 100 years the castle passed through numerous hands and by 1771 had become unoccupied with, most likely, the early-Georgian house becoming the homestead on the estate.

Around circa 1814 Carrigacunna Castle became the property of a Henry Balwin Foott, who built the late-Georgian Manor House, circa 1826. The Foott family remained at Carrigacunna Castle for a little over 100 years.





PLEASURE GROUNDS

The pleasure grounds are very much a feature of Carrigacunna Castle and are largely informal however manicured gardens immediately surround the house and castle including a formal productive walled garden.

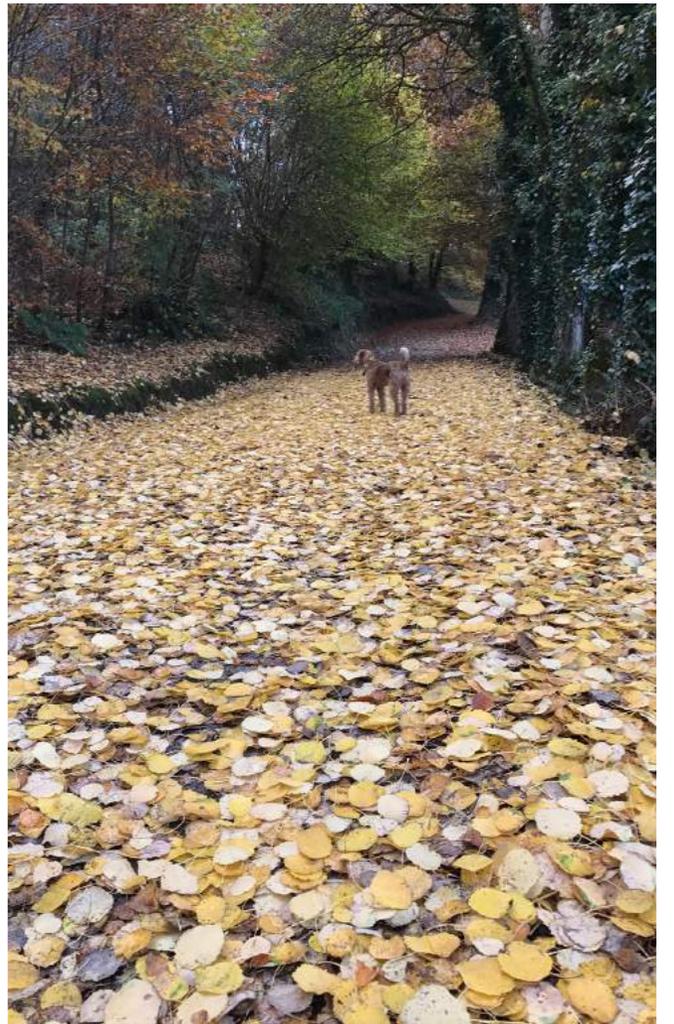
The enclosed walled garden comprises about an acre and is replete with productive vegetable beds, a rose garden, flower cutting garden, orchard and restored Victorian glasshouse for soft fruit production. Axial gravel paths link throughout the garden and there is a chicken-run and potting shed. Manicured lawns surrounding the house are framed by ancient specimen trees and mature shrubs, including well-established and vibrantly coloured rhododendrons.

Quite a feature of the property, aside from the omnipresent Blackwater river below, is the incredible woodland. The woodland includes belts of truly

ancient trees with some oaks of 300 years or so and pathways and bridleways throughout the estate pass through these ancient woods, newer planted woods, meadow pasture, the old 'Drovers Path' and along the river bank. Flowing streams, cascading waterfalls and a myriad of wildlife often encountered along the way.

A native woodland management programme commenced in 2000 with invasive or non-native species cleared in place of native hardwoods, the regeneration of the existing woodland and planting of new native woodlands also rejuvenating the woodland flora and fauna with foxgloves, bluebells, wild garlic, deer, otter, red squirrel, buzzard, hawks and woodpeckers all present.

Of the circa 50 acres (20 hectares) within the estate some 30 acres (12 hectares) are in woodland and 17 acres (6.9 hectares) in grazing pasture. The balance is in gardens and amenity.



FISHING

The estate is spoiled with single-bank fishing along a renowned and magical stretch of the Blackwater River. The Blackwater River is rightly acknowledged as Ireland's premier fishing river and the 0.6 mile or 1 kilometre stretch at Carrigacunna has some of the finest salmon and trout fishing on the river.

The fishing along the south bank includes the meander, an 'S' bend, originally the result of the river's natural deflection by the rock on which the castle stands. This gives the stretch its quality and variety with plenty of scope for both fly and spinner with an excellent mix of streams, glides and pools. Starting upstream with a long run of big water, the flow then passes 'The Stones' - the remains of an old jetty and a great spot to hold fish. The locally infamous 'Poulcam' is next, a pausing place for the running fish as they leave the fast water below. Through the 'Tail-of-the-Pool' and over a small weir, into excellent, fast runs to the 'Ford Pool'. The river then flows on into the exciting stretch 'Bright Water', before dividing around a small island to exit as another delightful stretch of fly-fishing, opening up at last to the wide flats. A premium spot when the water is running high.

The principal ghillie has been with the current owners for over 20 years and has encouraged 4 generations of the family to become successful fishermen. The beat will take 4 rods but reciprocal arrangements with neighbouring beats has allowed for more and extended the fishing.



THE LOCATION

Carrigacunna Castle is located in the tranquil and fertile Blackwater Valley, 10 minutes driving time from Mallow and about 20 minutes to Fermoy market towns, both offering a comprehensive range of provincial town amenities. Cork city is a 40 minute drive from Carrigacunna Castle.

Cork, the third largest city in Ireland after Dublin and Belfast, offers very extensive facilities, a thriving business community, a university, art gallery and school of art as well as a vibrant social and music scene. Cork city has been awarded European Capital of Culture twice and has featured as a top-10 'Best in Travel' by Lonely Planet, the guide describing the city as "top of its game: sophisticated, vibrant and diverse." Straddling the river Lee several bridges crisscross the river to link the city.

The renowned 'English Market' sells locally produced foods, including fresh fish, meats, fruit and vegetables, eggs and artisan cheeses, preserves and bread. During large city festivals, food stalls on the city streets often feature. Shopping is extensive in the city and includes some boutique stores. The city is also a hub of commerce with several leading pharmaceutical companies based there, along with the European headquarters for Apple and other IT companies. The city is also home to Murphy's Irish Stout and Beamish Irish Stout.

Cork International airport provides flights to Europe and North American and is within a 45 minute drive of Carrigacunna Castle. Shannon International airport is within a 1 hour 20 minute drive and Dublin International airport is a 2 hour 30 minute drive. Cork Harbour provides European ferry services to Roscoff (France) and Santander (Spain).

Carrigacunna Castle and the Blackwater Valley lie within an EU Special Area of Conservation (SAC). The lands in the area are of excellent agricultural quality and at the heart of the fertile Golden Vale valley. The countryside surrounding Carrigacunna Castle within the Blackwater valley is thought to be some of the most beautiful in Ireland and offers a wide range of sporting pursuits including excellent salmon and trout fishing throughout County Cork.

There are excellent hunts in the area including the Duhallow, Scarteen and United Hunts and some exciting syndicated



EIRCODE [Property Specific Code] P51 X043
GPS LOCATION 52.145365 (latitude), -8.513198 (longitude)

shoots. Golf courses are located at Cork, Fermoy and Mallow. The southern Irish Coast is renowned for excellent sailing and water sports. Horse racing nearby includes Mallow (Cork Race Course) and Killarney, which holds a notable summer festival.

The lakes and mountains of Killarney in county Kerry are within a 1 hour drive offering superb walking amenity. The Nagle Mountain range, immediately above Carrigacunna Castle, offers a wide range of walking and horse riding trails. The Blackwater Way walking trail is accessed from the Glanagear Woods in Killavullen village. Mountain biking has also become extremely popular.

The entrance gates to Carrigacunna Castle are just beyond the village of Killavullen, on the left-hand-side beyond the Ross river bridge. From the entrance gates the village centre is a short stroll away.

Village amenities include a church, 2 pubs and a convenience store, a primary school, and a Gaelic



Athletic Association (GAA) club. There are Farmers Markets every week or bi-week at the nearby Nano Nagle Centre. There is a tennis club and a golf club in Mallow.

CORK CITY
25 miles or 40 kilometres. Driving time of 40 minutes

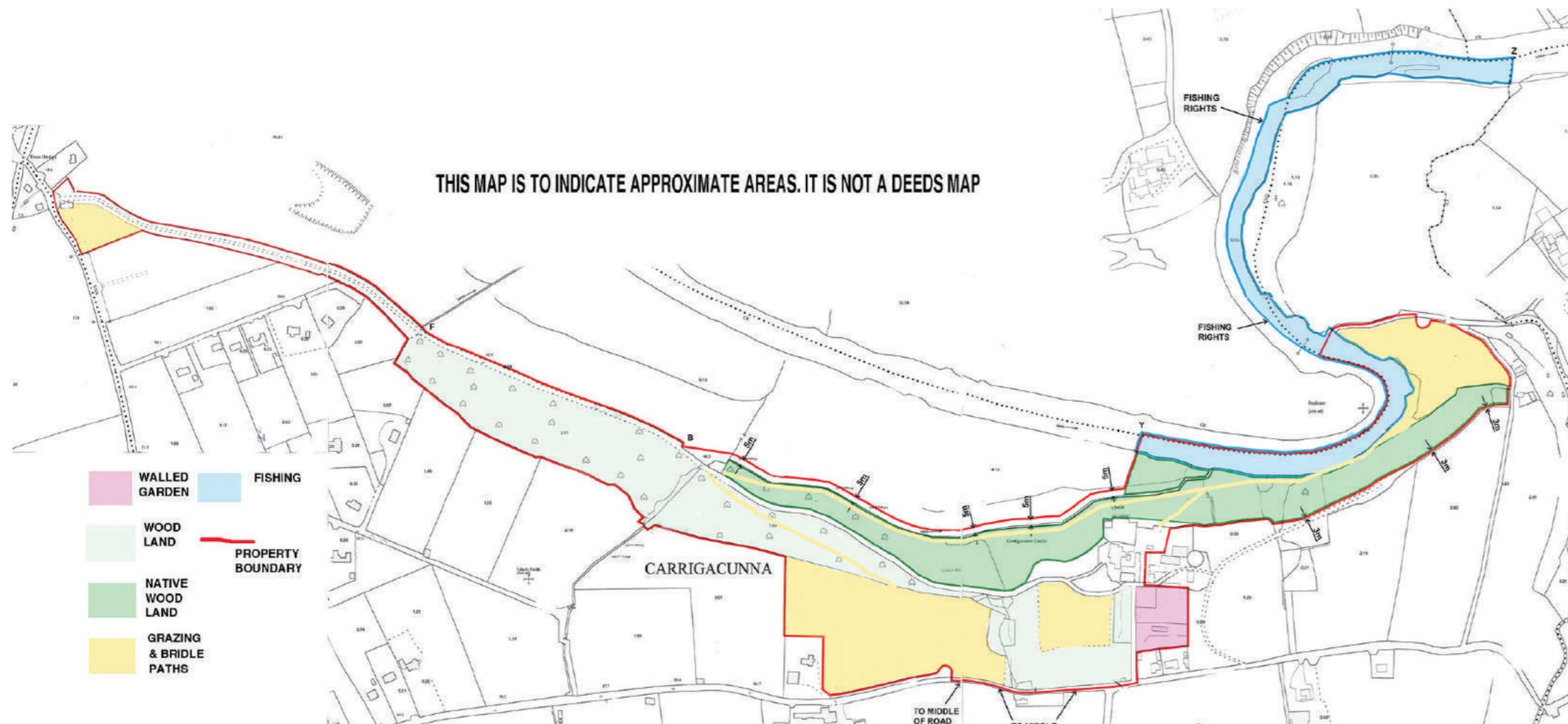
FERMOY TOWN
11 miles or 17 kilometres. Driving time of 20 minutes

MALLOW TOWN (train access)
7.50 miles or 12 kilometres. Driving time of 10 minutes. Train times to Cork city of 28 minutes and 1 hour 20 minutes to Dublin city.

M8 MOTORWAY [nearest intersection, Junction 14]
13 miles or 21 kilometres. Driving time of 24 minutes

FERRY PORT
Cork Ferry Port 24 miles or 39 kilometres. Driving time of 40 minutes.

AIRPORTS
Cork International airport 33 miles or 54 kilometres. Driving time of 49 minutes. Shannon International airport 61 miles or 98 kilometres. Driving time of 1 hour 20 minutes. Dublin International airport 152 miles or 246 kilometres. Driving time of 2 hours 25 minutes. (Measurements, timings and distances approximate)



VIEWING

Viewing is strictly by appointment with the selling agents

SOLICITOR with CARRIAGE of SALE

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TENURE and POSSESSION

The property is offered for sale freehold with vacant possession being given at the closing of the sale.

LOCAL AUTHORITY and PROTECTED STATUS

Cork Local Authority. Carrigacunna Castle is listed as a Protected Structure [RPS Number 00294].

BER EXEMPT (Building Energy Rating Certification)

FIXTURES and FITTINGS

The fitted carpets and curtains and light fittings will remain in the property on closing and will become the property of the successful purchaser. The garden statues or ornaments, machinery, furniture and any chattels within the house or other buildings are excluded from the sale. The majority are understood to be available by separate negotiation.

RIGHTS OF WAY

The property is offered for sale subject to and with the benefits of all matters and rights of way contained in or referred to in the Deeds. There is an access right of way over a portion of the lands.

(Measurements, timings and distances approximate)

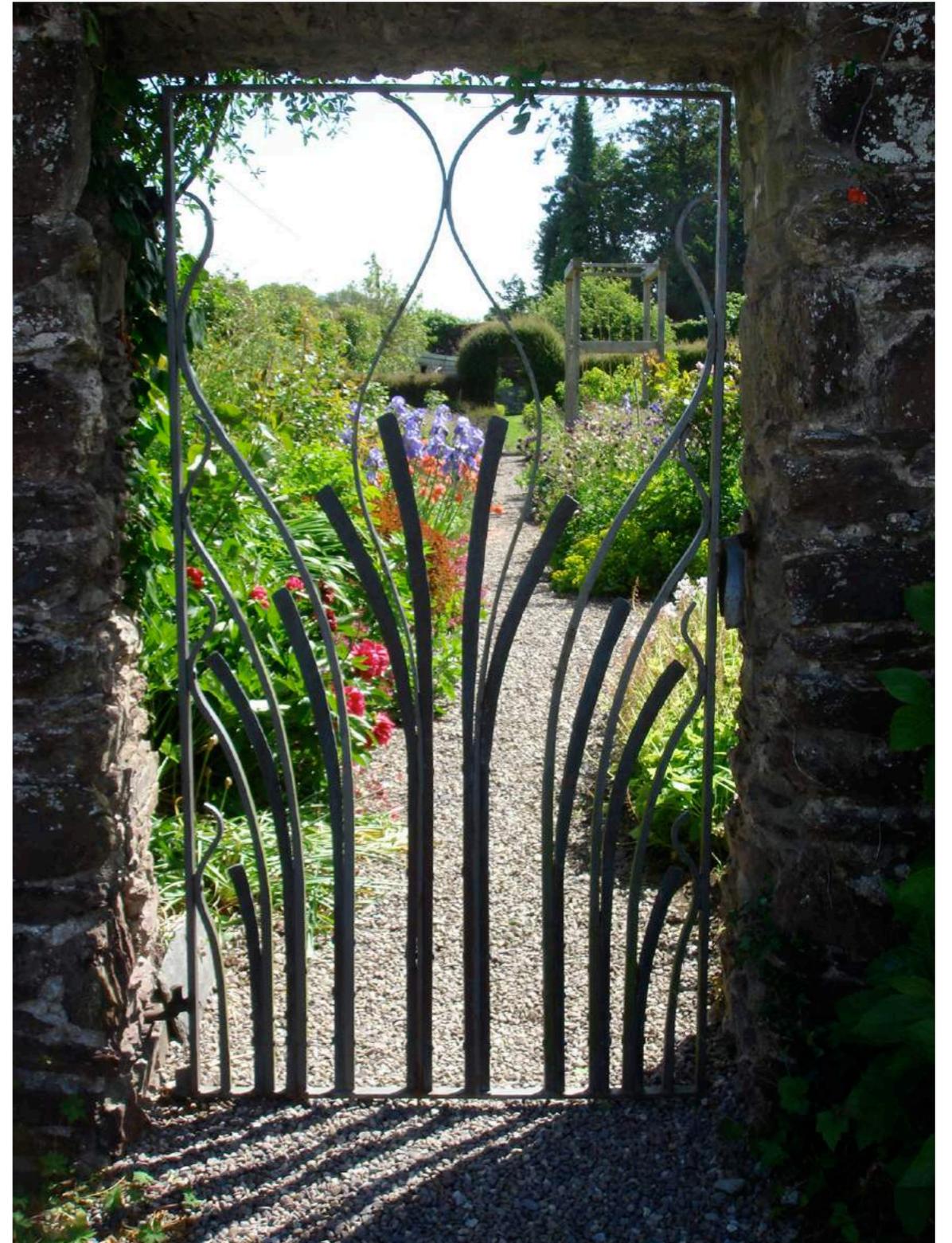
ACCOMMODATION

	Square Feet	Square Metres
House	7,585	705
Castle	2,658	247
Pool	5,199	483
Gate Lodge	785	73
	<hr/>	<hr/>
	16,227	1,508

	Reception Rooms	Bedrooms	Bathrooms	Open Fires
House	4	3	3	5
Apartment	1	1	1	1
Gate Lodge	2	2	1	1

SERVICES

Services Schedule	Water	Electricity	Drainage	Heating
House	Well	Mains	Septic Tank	Bio-Mass (oil back-up)
Apartment	Well	Mains	Septic Tank	Bio-Mass (oil back-up)
Lodge	Mains	Mains	Septic Tank	Oil



Selling Agents

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