

## West Acre, Corran, Waterfall, Cork



ERA Downey McCarthy Auctioneers are delighted to present West Acre to the property market. This substantial, contemporary, and beautifully presented five bedroom detached residence of over 4,300 Sq. Ft. is set on a well-landscaped 3 acre site, and offers a tranquil location in Corran, Waterfall. Built to an exceptional standard in 2004, enjoy peaceful country views and a rural setting from this split-level property while being located only c. 10km from Bishopstown and c. 16km from Cork city centre. The property offers modern finishes, spacious bedroom and living accommodation, and a private putting green to the rear which is ideal for golf enthusiasts.

Accommodation in full consists of large reception hallway, living room, kitchen/dining area, utility room, guest w.c, sitting room, storage/plant room, office, gym/bedroom 6, three en suites, two dressing rooms, the main family bathroom, and five spacious double bedrooms.

**AMV: €950,000**

**BER C1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Impressive and modern five bedroom detached property
- Situated on a 3 acre well-landscaped site
- Private putting green ideal for golf enthusiasts
- Approx. 400.26 Sq. M. / 4,308 Sq. Ft.
- Built in 2004
- BER C1
- Oil fired central heating
- Double glazed windows
- Underfloor heating
- Attractive finishes throughout
- Spacious living and bedroom accommodation
- Sound system installed internally and externally
- Secure electric gates
- CCTV system
- South facing aspect to the front
- Rear patio area
- Tranquil countryside location
- Easy access to N71 road network
- 10 minutes' drive to Bishopstown and all services and amenities
- 20 minutes' drive to Cork city centre
- On the 239 bus route to Cork city centre

## | RECEPTION HALLWAY

3.36m x 8.16m (11'0" x 26'7")

A spacious reception hallway has attractive American walnut trunk timber flooring, an open sandstone fireplace with marble surround, one light fitting, cornicing, two Velux windows, two windows to either side of the front door. To the rear, steps lead to the split-level section of the property.



## | HALLWAY

5m x 2.23m (16'4" x 7'3")

This second section of the main reception hallway leads to the living room and kitchen/dining area. The room has three windows overlooking the front patio, recessed spot lighting, and American walnut trunk timber flooring.



## | LIVING ROOM

6.05m x 6.38m (19'8" x 20'9")

This superb and spacious living room is open plan to the kitchen/dining area. The room has recessed spot lighting, American walnut trunk timber flooring, three windows to the front of the property, and double glass doors lead you to the patio area. There an attractive feature sandstone fireplace, and cornicing throughout.



## | KITCHEN/DINING

6.06m x 7.83m (19'8" x 25'6")

The kitchen/dining area is dual aspect with two windows to the front of the property, one window to the rear, and double glass doors allowing access to same. The room has recessed spot lighting, tile flooring, attractive cornicing, integrated ceiling speakers, and a feature sandstone fireplace with tiling. The SieMatic kitchen features modern fitted units at eye and floor level with worktop counter top, marble island unit, integrated Britannia catering style cooker with gas hob and double electric ovens, and two stainless steel sinks.



## | UTILITY ROOM

4.05m x 2.42m (13'2" x 7'9")

A door from the living room allows access to the utility room. This area has recessed spot lighting, one door and window to the rear, tile flooring, fitted storage units at eye and floor level, worktop counter, integrated wine cooler, and an integrated freezer. A door allows access to the guest w.c.



## | GUEST W.C

1.43m x 2.41m (4'6" x 7'9")

The w.c features a two piece suite, one opaque window to the rear of the property, recessed spot lighting, extractor fan, feature wallpaper finish, tile flooring, and storage space within the fitted wash hand basin.



## | SITTING ROOM

6.89m x 7.38m (22'6" x 24'2")

This is a spectacular large room which is flooded with natural light. There are two feature corner windows to both sides at the front of the property, cornicing, recessed spot lighting, integrated ceiling speakers, attractive marble surround open fireplace, and American walnut trunk timber flooring.



## | **BEDROOM 5**

3.82m x 4.3m (12'5" x 14'1")

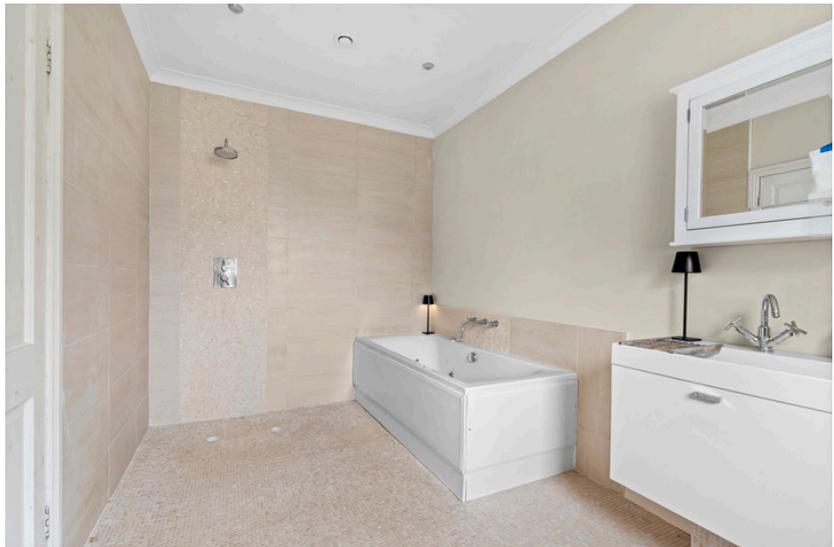
This double bedroom has one window to the rear, cornicing to all sides, recessed spot lighting, American walnut trunk timber flooring, and access to an en suite bathroom.



## | **EN SUITE**

3.81m x 2.37m (12'5" x 7'7")

This large en suite bathroom features a four piece suite including a Jacuzzi bath and open shower, recessed spot lighting, one opaque window to the rear, extractor fan, tile flooring, tiling to the wet areas, and cornicing to all sides.



## | **STORAGE/PLANT ROOM**

Located just off the main hallway, this room has ample space and shelving for storage. The area houses comms equipment, fuse board, plumbing manifold.

## | OFFICE

3.84m x 3.27m (12'5" x 10'7")

Double glazed doors allow access to the office which has one window to the rear, cornicing to all sides, recessed spot lighting, ample shelving and storage space, and American walnut trunk timber flooring.



## | GYM/BEDROOM 6

3.94m x 3.73m (12'9" x 12'2")

This room is currently in use as a home gym but could easily be used as a sixth bedroom if required. There is a glazed door and two windows to the side of the property, carpet flooring, cornicing to all sides, recessed spot light, and two recessed ceiling speakers.



## | DRESSING ROOM

1.03m x 2.41m (3'3" x 7'9")

This room has recessed spot lighting, cornicing, and concrete flooring.

## | EN SUITE

1.46m x 2.41m (4'7" x 7'9")

This room has recessed spot lighting, cornicing, and concrete flooring.

## | REAR HALL

13.72m x 2.34m (45'0" x 7'6")

Steps from the main hallway lead to this rear hall, leading through to the bathroom and bedrooms.

## | MAIN BATHROOM

4.49m x 3.42m (14'7" x 11'2")

The spacious main family bathroom features a four piece suite including a free standing bath with mixer tap unit and shower extension, and a separate shower enclosure incorporating both a Mira Sport electric shower and mains shower head. The room has recessed spot lighting, extractor units, recessed ceiling speaker, American walnut trunk timber flooring, one opaque window to the side of the property, wall tiling.



## | BEDROOM 1

6.29m x 4.64m (20'6" x 15'2")

This fantastic large main bedroom has two windows to the side of the property, and double doors allowing access to same. The room has recessed spot lighting, two recessed ceiling speakers, cornicing to all sides, a feature wallpaper wall, and American walnut trunk timber flooring. An open area with recessed spot lighting, timber flooring, and a Stira staircase to the attic leads you through to the en suite bathroom on one side, and a walk-in wardrobe/dressing room to the other.



## | DRESSING ROOM

2.3m x 3.07m (7'5" x 10'0")

This dressing area is fully racked and shelved for clothing storage. There is tile flooring, and recessed spot lighting.

## | EN SUITE

2.34m x 3.07m (7'6" x 10'0")

This en suite bathroom features a three piece suite, recessed spot lighting, recessed ceiling speaker, one opaque window to the side of the property, extractor unit, floor and wall tiling, corncing to all sides, and a fitted storage unit.



## | BEDROOM 2

4.38m x 3.13m (14'3" x 10'2")

This double bedroom has one window to the side of the property, recessed spot lighting, corncing to all sides, feature wallpaper wall, and American walnut trunk timber flooring. There is a window and door to the rear.

### | **BEDROOM 3**

4.75m x 3.14m (15'5" x 10'3")

Another double bedroom has one window to the side of the property, recessed spot lighting, cornicing to all sides, and American walnut trunk timber flooring. There is a window and door to the rear here also, overlooking the putting green.

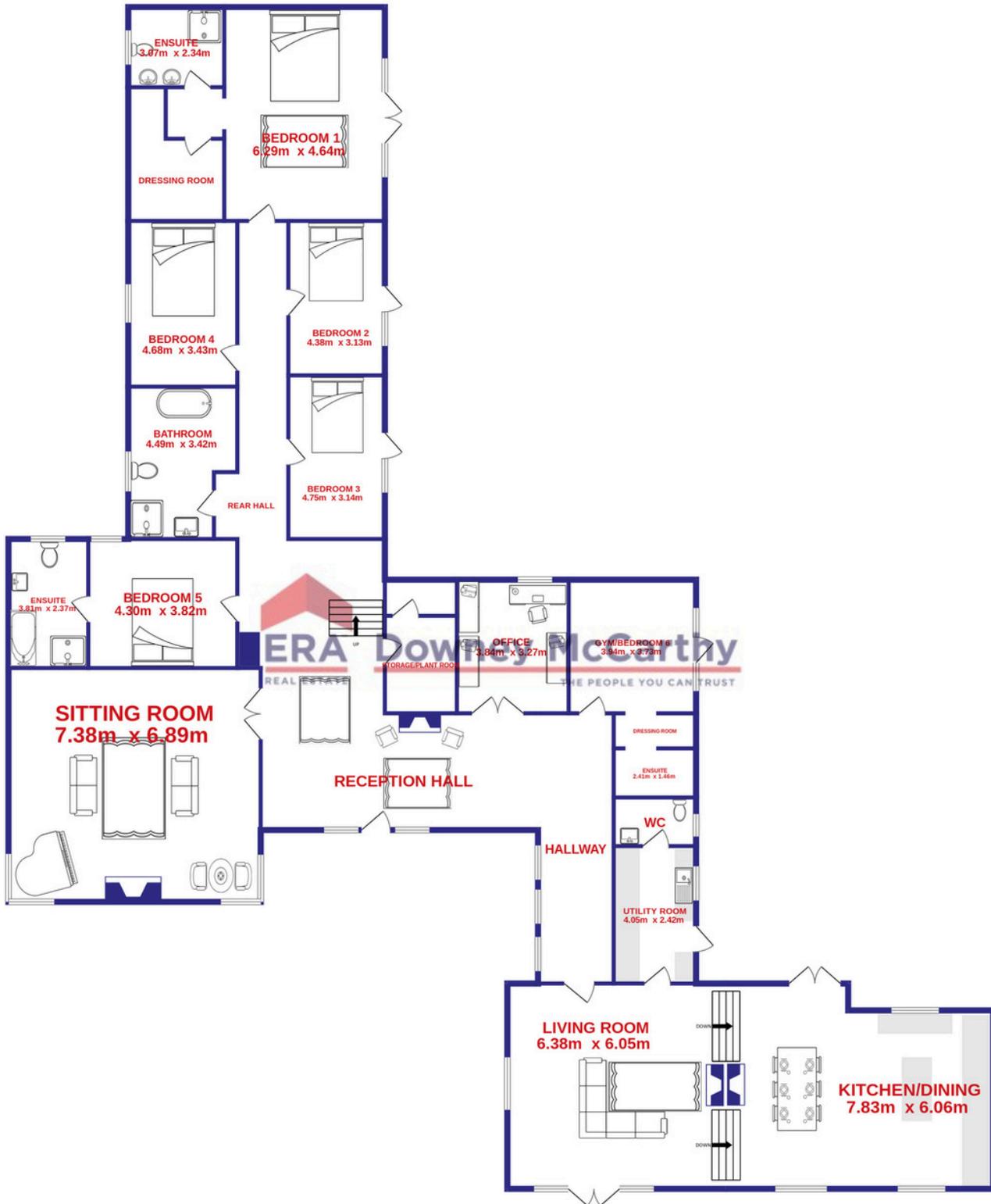


### | **BEDROOM 4**

4.68m x 3.43m (15'3" x 11'2")

This double bedroom has one window to the side of the property, recessed spot lighting, cornicing to all sides, attractive wainscoting detail, and American walnut trunk timber flooring.

# FLOOR PLAN



## | GARDENS AND EXTERIOR



West Acre is situated on a superb 3 acre well-landscaped site.

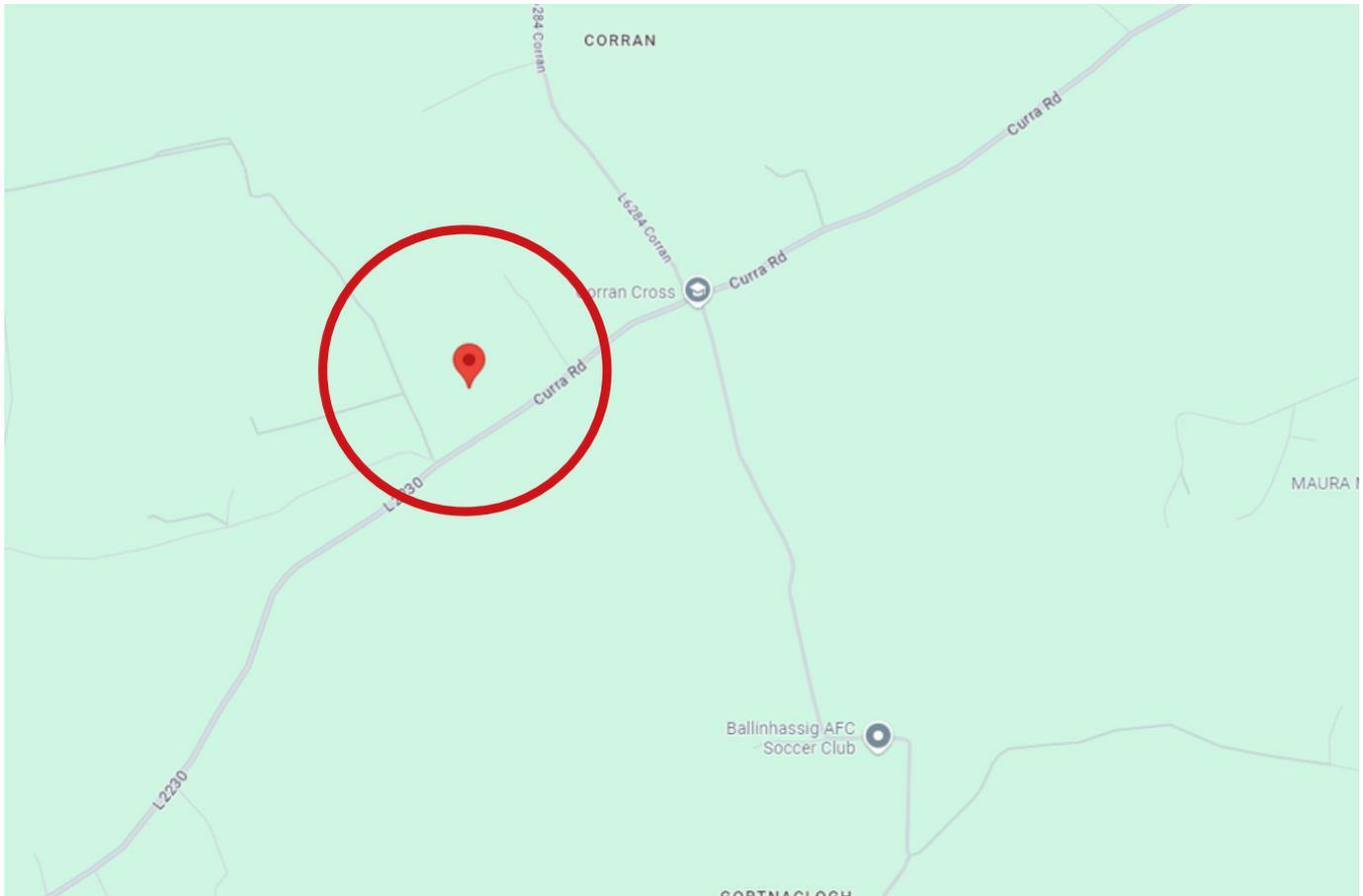
Secure electric gates open onto a sweeping gravel driveway, leading you to the front of the property, which has a south facing aspect. A paved patio area leads you to the entrance door. The property has a Welsh slate roof.

The rear of the property has a patio area, garden areas laid to lawn, and a unique feature of this home is its own private putting green, ideal for avid golf lovers.



## | DIRECTIONS

Please see Eircode T12 C4VC for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

### Solicitor Details:

Don Crewe, Patrick Buckley & Co. Solicitors, 5-6 Washington Street, Cork

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