

# For Sale

Asking Price: €975,000

Sherry  
FitzGerald  
O'Neill



Falling Water Lodge, Tooreen,  
Glengarriff, Co Cork. P75 PY72

BER A3

[sherryfitz.ie](http://sherryfitz.ie)



**SPECTACULAR, MOUNTAIN SIDE A3 BER RATED HOME BUILT OVER A NATURAL WATERFALL, THE RESIDENCE IS UNIQUE IN DESIGN AND ENJOYS A MAGNIFICENT SETTING ON 1.03 HA (2.5 ACRES) OF GARDENS OF UNRIVALLED BEAUTY.**

The architect of this aptly named Falling Water Lodge was inspired by the stunning waterfall setting and the famed US architect, Frank Lloyd Wright, designer of the celebrated American landmark house, Falling Water, built over a waterfall and now a Museum at Mill Run, Pennsylvania.

The Glengarriff Falling Water Lodge is a very spacious three storey family home built around a central atrium and staircase leading to the upper floors. The house comprising 489 sq. m. (5237 sq. ft.) of living space, follows the slope of the land and can be accessed from ground floor and first floor levels. The thoughtful design of the house sees it integrate seamlessly with its natural setting and surroundings. It enjoys the ultimate aspect as a passive solar house with maximum, south facing windows.

**Ground Floor:**

There are 5 rooms and 2 bathrooms. The rooms are ideal as bedrooms or could be ideal for studios, workshops or adapted to various lifestyle uses.

**First Floor:**

A spacious landing leads into the open plan kitchen with dining / living area off and a small lounge area that takes advantage of the Waterfall sounds. There are also 2 bedrooms and a bathroom on this floor.

**Second Floor:**

Laid out in 3 bedrooms, bathroom and storeroom around a large, light-filled adaptable open space.

**Studio / Workshop:**

The Studio / Workshop is a separate, spacious 60 sq. m. approx. single storey building that is adaptable to other uses.





## Grounds

A key feature of the property are the spectacular 2.5 acres of natural woodlands, stream and trails that surround the lodge. The grounds rise high over the residence to form gardens of unique quality with mountain, valley and sea views. The ever-flowing stream and waterfall create an audible water feature whilst the mixture of specimen trees and shrubs interspersed with woodland paths creates a captivating and special garden ambience. At the rear of the property there is a sunny rock garden and a large, mature and terraced kitchen garden.





### Location

'Falling Water Lodge' is an opportunity to live in an area of exceptional natural beauty and is adjacent to the ancient woodland and mountain terrain of Glengarriff Nature Reserve and National Park. The property is located close to the N71 National road linking Glengarriff to Kenmare via the scenic mountain road. The property is a 5 minute drive to the acclaimed sea front village of Glengarriff, 20 minutes to Bantry and Kenmare towns whilst being a 70 minute drive to Cork City and Airport. (All times are approximate.)





GROSS INTERNAL AREA

TOTAL : 489.38m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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**VIEWINGS**  
Strictly By Appointment Only

**ENERGY RATING**  
BER: A3  
Cert No.: 118245000  
EPI: 52.44 kWh/m<sup>2</sup>/yr

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