

Cohalan Downing

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FOR SALE BY PRIVATE TREATY

Abbeyville House, Abercromby Place, Fermoy, Co. Cork



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Abbeyville House is a 5 Star Failte Registered Bed and Breakfast situated in the heart of Fermoy overlooking the town park. Originally a 19th Century town house which retains all its original character and charm and which affords guests a choice of double, single or family room all of which are en-suite. The property also enjoys the benefit of a large self-contained family quarter on the lower ground floor with a very useful and extensive range of out offices to the rear with rear access.

There is ample off-street parking to the front of the property with a private walled in garden facing south.

Abbeyville house is just 100m from the famous Blackwater River and immediately adjacent to shops, bars, restaurants etc in the town of Fermoy.

This is an excellent opportunity to acquire a period residence in pristine condition with a very well established and existing business as a 5 Star Guest House.

DETACHED

9 BED 9 BATH

0.5 ACRES

5,500 sq.ft. Approx..

BER EXEMPT

Agent: Malcolm Tyrrell
Phone: 087 255 4116

Viewings Strictly By Appointment With Sole Agents :



Accommodation

Ground Floor (Ceiling Height 3.3m)

Entrance Hall **4.72m x 1.65m**
Double doors, leaded glass, limestone flooring

Inner Hall **4.57m x 3.94m**
Black marble fireplace, corniced ceiling, centre rose

Cloak Room

Guest Toilet
WC, wash hand basin

Dining Room **6.10m x 4.57m**
Corniced ceiling, centre rose, south and west facing windows, double doors leading through into the sitting room

Sitting Room **6.14m x 4.68m**
Corniced ceiling, centre rose, antique white marble fireplace with cast iron insert, west facing bay window, double doors leading through to hallway.

Breakfast Kitchen **4.87m x 2.00m**
Double bowl stainless steel sink unit, fitted presses, Hotpoint dishwasher, has hob, electric oven and a grill. (Ceiling Height 2.5m)

Bedroom 1 **4.71m x 3.71m**
Corniced ceiling, south facing window

Incorporating Ensuite
Shower, wash hand basin, wc, fully tiled

First Floor

Bedroom 2 **4.56m x 3.91m**
Corniced ceiling, two windows to the front and north

Incorporating Ensuite
Shower, wash hand basin, wc, fully tiled

Bedroom 3 **4.52m x 4.07m**
Corniced ceiling, double doors leading through into a full bathroom

Incorporating Ensuite **4.56m x 1.83m**
Full bath with shower attachment, wash hand basin, wc, fully tiled floor and walls, nice south facing window

Bedroom 4 **4.68m x 3.66m**
Corniced ceiling, south facing window

Incorporating Ensuite
Shower, wash hand basin, wc, fully tiled

Bedroom 5 **6.07m x 4.62m**
Fitted wardrobes, hot-press area

Incorporating Ensuite
Shower, wash hand basin, wc, fully tiled



Bedroom 6 4.54m x 3.86m
Corniced ceiling

Incorporating Ensuite
Shower, wash hand basin, wc, fully tiled

Landing 11.16m x 1.94m

Walk in Linen Press

Fire Exit off leading out to the rear of the property
3.04m x 2.06m

Lower Ground Floor (Private Residence Area)

Bedroom 1 4.57m x 3.91m

Incorporating Ensuite
Shower, wash hand basin, wc

This is situated at the rear of the property

Bedroom 2 4.58m x 3.92m

Bedroom 3 4.17m x 3.54m
Sink unit, water tank (for hot water on this floor)

Back Hallway with door leading out to an enclosed yard and garden

Living Room 6.28m x 4.62m
Ornate white marble fireplace with cast iron insert, gas fired granite hearth, tiled flooring.

Main Kitchen 6.02m x 4.42m
Fully fitted with antique oak units, black granite top, Waterford Stanley 5 ring stainless steel gas cooker with two electric oven, double bowl stainless steel sink unit, integrated dishwasher, fully tiled, door out of this room to the south facing patio and garden, opening arch through to the living room.

Laundry / Utility Area 4.43m x 3.88m
Ceramic tiled floor, stainless steel sink unit, plumbed for automatic machines

Plant Room
Boiler, pressurised tank and fuse boards etc..
Control for solar panels on the roof

Main Bathroom 2.94m x 1.85m
Fully tiled floor and walls, sink unit, wc, bath with shower attached.

Oil fired heating
Gas fire on two floors on ground and first floor (Condenser Boiler)



Old Coach House Area

Room 1 **14.87m x 2.49m**
 Double doors leading in from the back lane, solid flooring, cast iron spiral staircase leading up to the first floor

First Floor **13.7m x 2.5m**
 Timber flooring, lovely exposed natural stone walls, Velux roof lights, solar panels on roof. This area would be suitable for conversion into a self-contained unit or other guest accommodation.

Room 2 (Store Room) **6.47m x 2.49m**
 Spiral staircase going to the first floor of this area

Room 3 (First Floor) **4.72m x 2.52m**
 Boiler house, gas burner (1 yr old)

Well water is used for showers and toilets and mains water available also

Outside

Paved Patio Area

Glass Sun Room **3.7mx 3.7m**
 Tiled floor, electric power

Tool Shed / Workshop **3.67m x 2.56m**
 Roller shutter door, leading through into another room

Room **2.63m x 2.48m**
 Wash hand basin, water softener for the well in the yard. Off that room there is another area with a wc in it.

Garden Shed / Storeroom **5.96m x 2.72m**
 PVC double glazed windows

Double gates leading in from the back lane

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