

# Hilltop



MONKSTOWN, CO. CORK T12 V6WH

FOR SALE BY  
PRIVATE TREATY

savills



- ▶ Hilltop is a unique property in its Setting, Architecture and Living
- ▶ Exemplary architecturally designed five-bedroom residence
- ▶ Approx. 287 sq m / 3,100 sq ft
- ▶ Situated on an immensely private and elevated site measuring about 2.02 hectares / 5 acres
- ▶ A remarkable approx. 278 meters of road frontage
- ▶ Further residential development potential subject to planning
- ▶ Built C. 1982 on a commanding south facing site with harbour views
- ▶ High quality finish and construction detailing throughout
- ▶ Roof tile is a French slate with deep overlap
- ▶ Double glazed Mahogany framed windows
- ▶ Four International size horse stables with storage space for feed
- ▶ OFCH / Underfloor heating
- ▶ Alarm /Mains water / Concrete septic tank

Savills are delighted to present Hilltop, Monkstown, Co. Cork to the open market, an inspiring and unique country home combining old-fashioned charm with modern living, wonderfully set on an enviable site overlooking Cork harbour

# Hilltop: A Unique Property in its Setting, Architecture and Living

## THE OUTSIDE

### The Site

The site comprising of five acres is located on the southern edge of a high promontory that forms part of the western side of Cork Harbour, the second largest natural harbour in the world. An extensive road frontage together with mature woodland borders the northern boundary of the site ensuring complete privacy. Within the site the extensive panorama exposes eastern, southern, and western views that stretch for several miles affording glimpses of the Atlantic Ocean, the harbour and the varying topography and activities of the beautiful Irish countryside.

### The Architectural Concept

Because of the nature of the site, i.e., its unique position, elevation and size, the architectural concept adopted was an organic one: the site and the buildings both externally and internally were to be considered and designed as one. It was to be as if the buildings emerged from the site and harmonised with nature itself, thus demanding that only natural materials be sensitively and extensively used internally and externally in the construction. Blending the design of nature and the overall construction into a coherent whole is unquestionably the unique hallmark of the world-renowned American architect Frank Lloyd Wright and it is on visiting Hilltop that one experiences this unity of nature and building.

## Entering the Property

At the top of a hill is the entrance which is accessed from either the western or eastern side of a country road that borders the northern edge of the property. This entrance is secluded and set back into the site by re-aligning some of the old boundary wall and gently splaying it over a distance to abut the signature pillars of Hilltop. These pillars are built of fired clay brick and capped with light grey granite; a theme seen throughout the grounds. Set midway on the eastern pillar and cut into a granite block is the name Hilltop in block letters.



Woodland and shrubbery abound the entrance and the inclined avenue leading from it, the ground is contoured in a manner that it rises above both sides of the avenue showing some of the lawns and garden that surround the property. On reaching a left-hand bend in the avenue which passes under a weeping beech tree one glimpses for the first-time part of a courtyard surrounded by the buildings of Hilltop sitting on a horizontal plane and nestled into the site. Major external features of the house and outbuildings blend beautifully into the natural surrounds.





## The Natural Surrounds

The natural surround comprises of landscaped lawns and gardens bounded on three sides by mature woodland through which access is gained to a meadow on the western side and to an attractive plot on the eastern side, both part of Hilltop.

These surrounds were created as integral to the architectural design. The optimum location and orientation chosen harmonised with the surrounding countryside and ensured that from sunrise to sunset, light would be always shed on the site and would at varying times throughout the day, light up different spaces within the house. The finished floor level chosen ensured an uninterrupted view for anyone sitting at chair level within the house.

The surrounds abound with hedgerows, undulating manicured lawns that sweep up on the southern side to a large patio surrounded by a low brick wall capped in light grey granite. Within the main garden a large circular sunken garden surrounded by a mature beech hedge has its own microclimate. A secluded private old-fashioned garden adjoins the western side of the house. It is accessed through low timber wicket gates from the north and south sides of the house. A hedgerow bounds the southern end of the garden and beyond this is a secluded walkway. Adjoining this walkway is a berm on top of which one can also walk. This berm defines the southern boundary of the property. Looking south it gives uninterrupted views that are breath-taking and panoramic. Looking north from the berm are the gardens and woodlands of the house which itself can be delicately glimpsed through the shrubbery and trees planted on the edge of the patio. It is from the southern edge that one can truly appreciate the unity of building and nature. It is something of a major architectural achievement that the siting and landscaping of Hilltop is not visible from the surrounding countryside.

## Colour

Around the garden periphery and elsewhere inside the grounds, special attention was given to a variety of plants, shrubs, and individual groups of trees for their blossoming at different times in the Irish climate.

## Wildlife

One is also struck by the amount of wildlife and bird song that is permanently seen and heard around the place. The robin, the thrush, the pigeon, the blackbird, the house sparrows, the wren, the swallows, the fox, the rabbit, the pheasant and more, all are present at Hilltop. One's connection with nature in the widest sense, near or far, is never lost.



## External Features of the Buildings

Some of the external features that strikes one immediately are the long low lines of the natural brick buildings with their large overhanging eaves and low-pitched natural slate roofs sloping off in different planes. Brick chimneys capped in granite. The several tones of fired clay bricks that combine to produce a unique and attractive rustic effect. The soffit of the deep overhanging eaves surrounding each of the buildings, and extending a meter beyond the external brick walls, is masterfully finished in natural sand and cement. The inside of the soffit against the external brickwork and the outside abutting the underside of the gutter is trimmed all around with stained mahogany mouldings producing a highly attractive and subtle feature. Another stand-out feature is the gentle splaying of the downpipes from the gutter back under the eaves and dropping into the specially designed brickwork at the corners of the buildings.

An intriguing feature offering multiple views of the outdoors are the many long, narrow or wide, ribbon-windows set into the brickwork on granite sills and reaching up to the soffit. The house not only blends with nature but fosters a connection between its residents and the environment.







## The Outbuildings

The outbuildings surrounding the cobble lock courtyard are an integral part of the overall design of Hilltop and are substantial buildings themselves. Any other uses that they may be put to requiring internal alternations can be easily affected. Presently the eastern outbuilding houses four international sized stables for horses with storage space for feed. The western building houses a tack room, large garage, a boiler, and oil tank for supplying the house and underfloor heating.

# INSIDE AND OUTSIDE

## Living within and without

Several external mahogany framed glass doors strategically positioned around the perimeter of the house maintain a direct and immediate connection with the exteriors and enhance living within and without.

This connection is most vividly experienced when on opening the front door one sees across a hallway and an indoor conservatory through folding mahogany framed glass doors the outside patio, gardens, and the magnificent countryside beyond. The folding doors provide an exit out into an open recessed covered dining area with its own down-lighting and adjoins the extensive patio on the southern side of the house. In the late evenings at lighting-up-time the valley below and the rising hill opposite is spectacularly lit up.

Other examples of connected indoor and outdoor spaces in providing this type of living within and without is the sunken garden mentioned previously, and the large patio. The sunken garden is accessed directly from the kitchen door to the patio and down some steps. It is used extensively throughout the days in spring, summer and autumn for events and activities. The large patio is also directly accessed from the formal lounge room which is next to the open-plan formal dining room. The patio is used for formal and informal occasions. The courtyard is directly accessed from the utility room and has multiple every-day uses. The patio has a natural aggregate finish with fired clay pavours enhancing its geometric form and boundaries.





## INDOORS

### Entering the House

One of the surprises on entering the front door is the subtle change in scale from the low-profile eaves outside and the high ceilings inside with their attractive coving. All internal walls are built with solid concrete block and finished with smooth plaster. The extensive use of detailed polished mahogany and ash throughout with other natural materials produce a timeless effect. The natural materials used are marble; travertine; limestone; mosaic; fired clay tiles; mahogany; ash; oak; and deal. All fittings are brass.

### Internal Layout

Internally the house is designed with special regard to purpose and practical use: it differentiates between the bedrooms, the formal area, and the everyday working area, combining for effortless living. This is readily seen when consulting the floor plans and the detailed description of the accommodation in the pages that follow.

# Overall

On moving through the house one becomes aware of the imaginative and balanced use of space and sensitive relationship between the different spaces; the extraordinary attention and detail given to the design, selection, manufacture, and installation of the natural materials; the excellent standard of workmanship; all combining to provide an interior of high artistic quality and practical elegance.



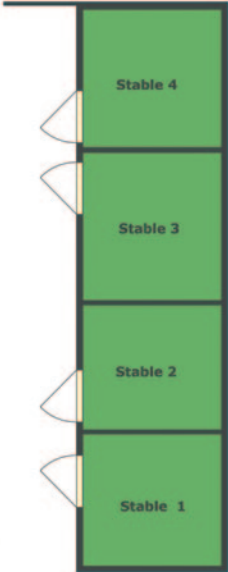
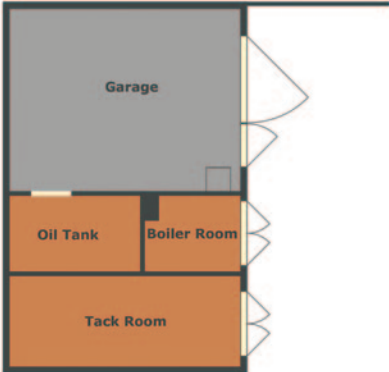
# Floorplans

## Color Legend

- Bedrooms
- Hallway
- Everyday working area
- Formal living area
- Garage
- Service area
- Stables
- Bathroom

## Gross Internal Area

287 sq.m (3,100 sq.ft)  
 Garage: 23 sq.m (247 sq.ft)  
 Stables: 12 sq.m (129 sq.ft)



# Living Accommodation

## Hall

Welcoming hallway with solid ash wood floor, a raised natural fireplace with travertine base and brass surround. Recessed lighting.

## Closet

Located off hallway, this space offers hanging space for coats and shelving for storage.

## Reading area

Located off the main hallway, this is a quiet space which benefits from a travertine floor, folding mahogany doors accessing an enclosed patio space with panelled glass ceiling capturing natural light from the roof lights during the day, and has its own downlighting for night-time.

## Lounge

Calming, private and spacious room with east, south and west aspects. The room also benefits from a solid ash wood floor, cornicing, recessed lighting, door leading onto patio, a stove fire with brass surrounds and a unique marble base.

## Study

Private room with solid ash floor. Mahogany floor-to-ceiling height built-in book units. Natural fireplace with fired clay tiled surround and base.

## Dining Room

Bright open plan space accessed off the main hallway, solid ash wood floor, dual aspect with harbour & countryside views.

## Kitchen & Breakfast Room

Bright southeast facing room which benefits from a white marble floor, a dual aspect, harbour views, a feature countertop which has seven varieties of wood in its finish, double sink, integrated hob and oven, eye and floor level units, direct access point to patio and a wood panelled ceiling. The kitchen units are a striking diagonal mahogany and ash combination.

## Living Room

Accessed off the kitchen & breakfast room, this is a lovely space with a dual aspect and a solid fuel stove with a fired clay paviour base and brass surround.

## Utility Room & Hall of Fame!

Large L-shaped room which is plumbed for a washing machine, sink, counter-top space and access point to courtyard and stables. The floor is fired clay tiles throughout. Lined with shelving and storage space.

## Guest Lavatory

Wash hand basin. Separate WC and storage units.

# Bedroom Accommodation

## Master bedroom

Large and private double room with a southwest facing dual aspect and lovely garden views.

## En Suite

WC. Wash hand basin. Bidet. Bath. Tiled walls floor to ceiling.

## Bedroom 2

Double room with south facing aspect overlooking southern gardens and patio.

## Bedroom 3

Double room with a dual aspect, located to the front of the property, overlooking a private garden, and the northern gardens of the property.

## En Suite

WC. Wash hand basin. Double shower tray. Tiled floor and walls to ceiling.

## Bedroom 4

Double room located towards the front of the property with floor-to-ceiling height built-in wardrobes.

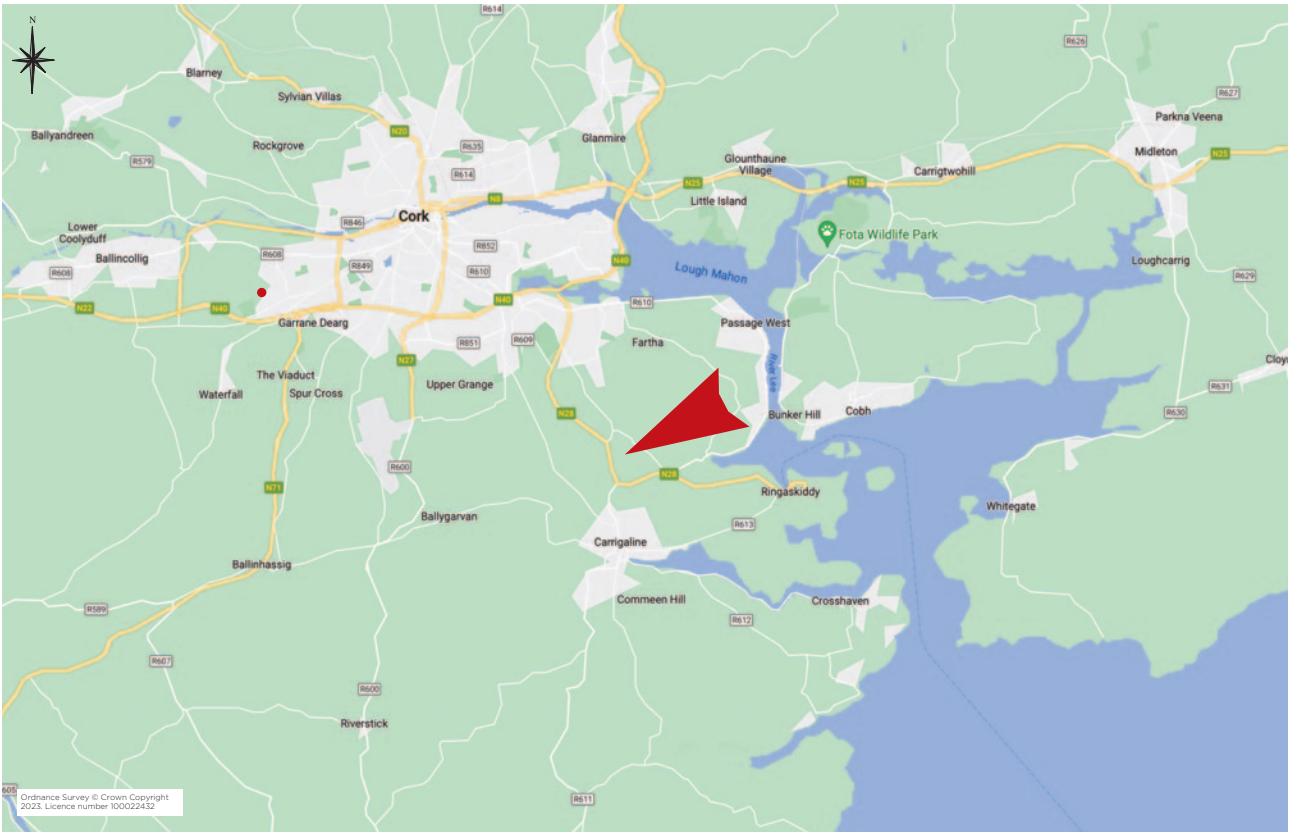
## Bedroom 5

Large single room with floor-to-ceiling height built-in wardrobes, with views to northern gardens and entrance.

## Master bathroom

WC. Wash hand basin. Shower unit with a wet room design. Heated towel rail. Mosaic floor. Marble tiling floor to ceiling.





## DISTANCES

- ▶ Cork International Airport - 11 kms
- ▶ Cork City Centre - 13 kms
- ▶ Douglas village - 6 kms

- ▶ Kinsale - 26 kms
- ▶ Crosshaven - 12 kms
- ▶ (All distances approximate)

## AMENITIES

- ▶ Hitchmough's equestrian centre - 1 km
- ▶ Crosshaven Yacht Club (RCYC) - 13 kms
- ▶ Carrigaline town - 5 kms

- ▶ Fountainstown beach - 13 kms
- ▶ Myrtleville beach - 14 kms
- ▶ Monkstown Golf Club - 5 kms
- ▶ (All distances approximate)



Savills  
Penrose House, Penrose Dock,  
Cork City T23 V38E

**savills.ie**  
PSRA Licence No. 002233

# Contact

## Michael O'Donovan

+353 21 427 1371

michael.odonovan@savills.ie or cork@savills.ie

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