

For Sale by Private Treaty

myhome.ie

The Old Train House

Station Rd ○ Ballyhooly ○ Co. Cork



Guide €350,000

A Landmark property, Michael Dorgan Auctioneers & Valuers are delighted to present this superb opportunity to the market, less than 700metres from the amenities of Ballyhooly Village & just 35minutes from the Jack Lynch Tunnel. This historic detached property benefits from 6 bedrooms, numerous ensuites & a wealth of living space. A mature garden, garage & your very own signal box complete this unrepeatable property. Oozing with space potential & character, viewing highly recommended.

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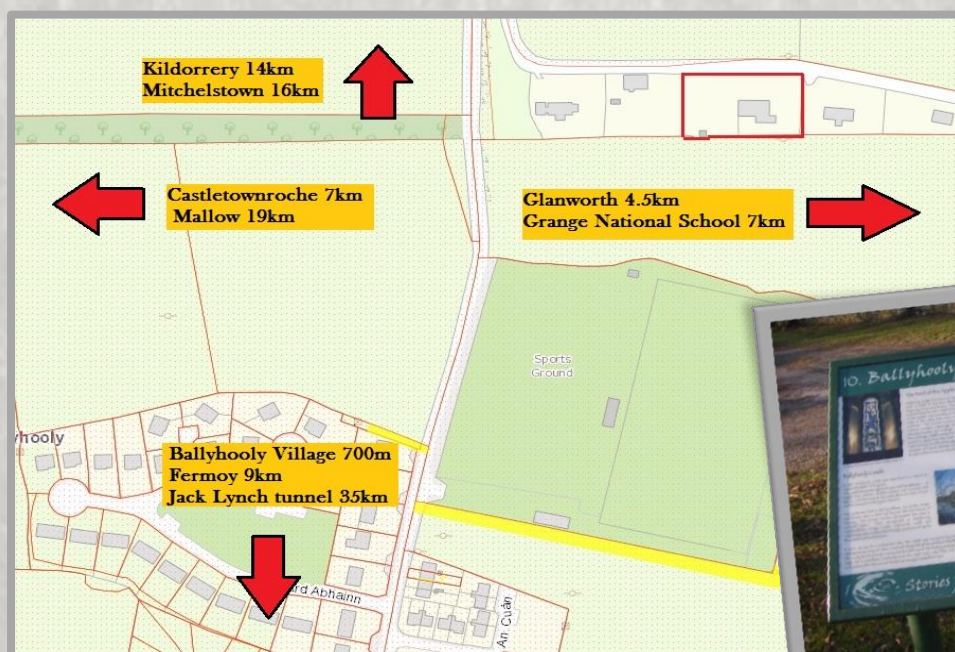
www.daft.ie
www.myhome.ie



Location:



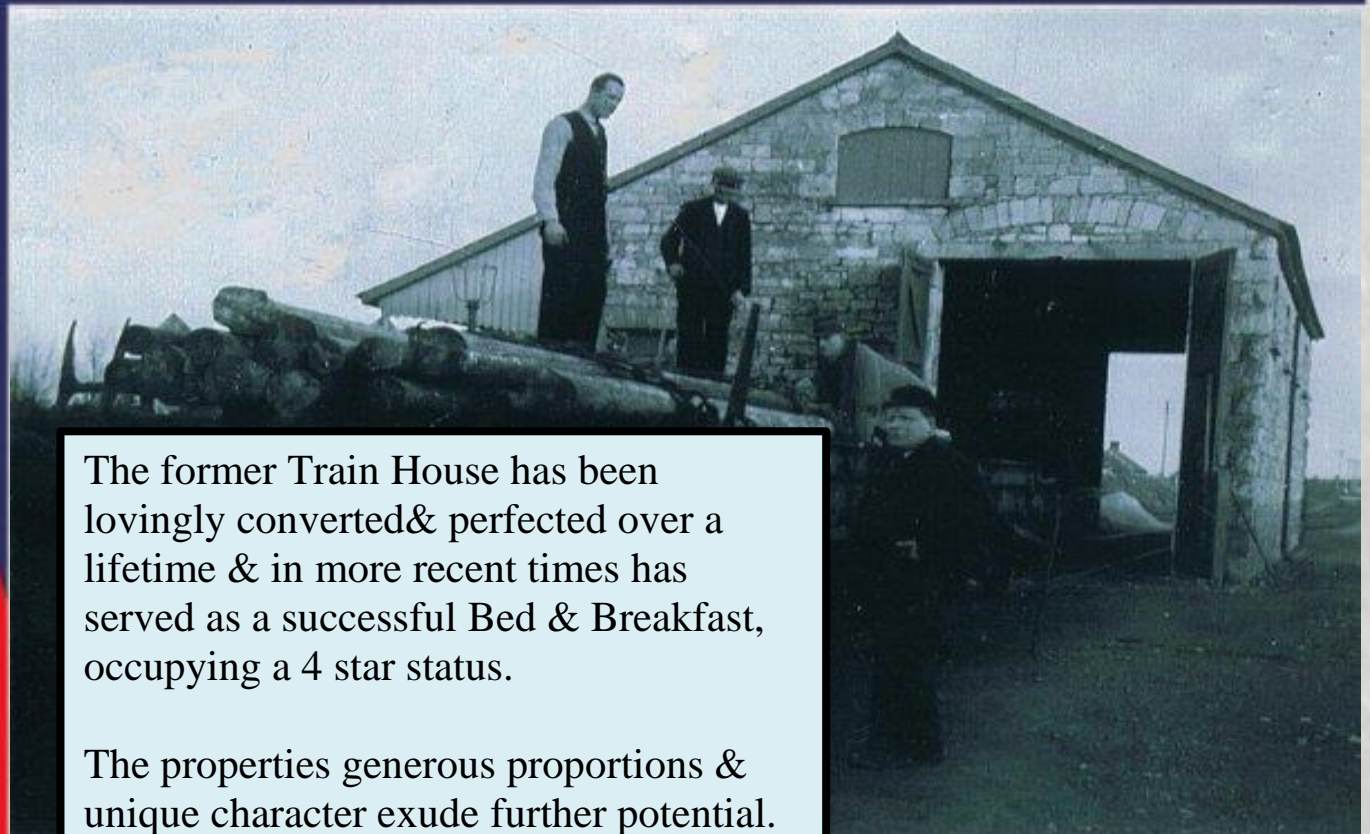
Located just off the N72 Fermoy/Mallow Rd, in the path of the now gone railway line, this landmark property is just a short walk from Ballyhooly village & 10minute drive from Fermoy, with the Jack Lynch tunnel just 35minutes drive, & major centres such as Mallow & Limerick all within commuting distance.



Location Map



Features:



The former Train House has been lovingly converted & perfected over a lifetime & in more recent times has served as a successful Bed & Breakfast, occupying a 4 star status.

The properties generous proportions & unique character exude further potential. The property benefits from the following:

- Sought after property in a convenient private location.
- 10 minutes from junctions 14 & 15 of the M8 Motorway.
- Natural stone walling & blacksmith wrought Iron Gate.
- Generous site, mature planting, areas set out in gravel.
- 35mins to the Jack Lynch tunnel.
- OFCH, Septic tank, water (mains).
- Garage & Workshop.
- Original features, beams etc
- Original signal box.





Accommodation:

(Ground Floor)

Entrance hallway:

3.94 x 2.29

(12' 11" x 7' 6")

Feature split level entrance hallway.

- Quality carpet.
- Radiator.
- Power points.



Kitchen with Dining area:

9.27 x 4.01

(30' 5" x 13' 2")

Wall & floor Kitchen units with neutral work surfaces, stainless steel hot & cold sink.

- Double oven, hot, extractor fan.
- Vinyl floor covering.
- Two radiators.
- Power points.



Utility:

2.52 x 2.36

(8' 3" x 7' 9")

- Plumbed for utilities.
- Power points.
- Vinyl floor.

W/C:

2.39 x 1.30

(7' 10" x 4' 3")

- Toilet & WHB.
- Vinyl floor & radiator.
- Extractor fan & shower.

Bedroom 1:

4.29 x 2.90

(14' 1" x 9' 6")

- Quality carpet.
- Power points.
- Radiator.

Storage area.

1.30 x 1.24

(4' 3" x 4' 1")

Study:

4.29 x 3.96

(14' 1" x 13')

- Vinyl floor.
- Power points.
- Radiator.
- Built in shelving.



(First Floor)

Livingroom:

4.09 x 4.01

(13' 5" x 13' 2")

- Quality carpet.
- Power & Television points.
- Radiator.
- Super views.



Hallway:

13.84 x 1.25

(45' 5" x 4' 1")

- Quality carpet.
- Dual radiators.
- Hot press.
- Exposed beams.



Bedroom 2:

4.32 x 2.87

(14' 2" x 9' 5")

- Quality carpet.
- Radiator.
- Built in wardrobe.
- Power points.
- Television point.

Ensuite:

2.03 x 1.68

(6' 8" x 5' 6")

- Toilet & WHB.
- Radiator & Shower.
- Floor tiles.



Bedroom 3:

4.75 x 3.91

(15' 7" x 12' 10")

- Quality carpet.
- Radiator.
- Built in wardrobe.
- Power points.
- Television point.

Ensuite:

2.59 x 0.81

(8' 6" x 2' 8")

- Toilet & WHB.
- Shower. Floor tiles.
- Tiled wall to wall.

Bedroom 4:

3.93 x 3.43

(12' 11" x 11' 3")

- Quality carpet.
- Radiator.
- Built in wardrobe.
- Power points.
- Television point.

Ensuite:

2.90 x 0.86

(9' 6" x 2' 10")

- Toilet & WHB.
- Radiator & Shower.
- Floor tiles.
- Tiled wall to wall.



Bedroom 5:

4.95 x 3.23

(16' 3" x 10' 7")

- Quality carpet.
- Radiator.
- Power points.

Ensuite:

3.20 x 0.84

(10' 6" x 2' 9")

- Toilet & WHB.
- Radiator & Shower.
- Floor tiles.
- Tiled wall to wall.





Bedroom 6:

4.06 x 3.35

(13' 4" x 11')

- Quality carpet.
- Radiator.
- Power points.
- Television point.

Ensuite:

4.06 x 1.30

(13' 4" x 4' 3")

- Toilet & WHB.
- Radiator & Bath.
- Triton shower.
- Extractor fan.
- Floor tiles.
- Tiled wall to wall.



Outbuildings:

Garage:

41' 6" x 26' 3"

- Power points.
- Radiators.

Workshop:

14' 7" x 12' 4"

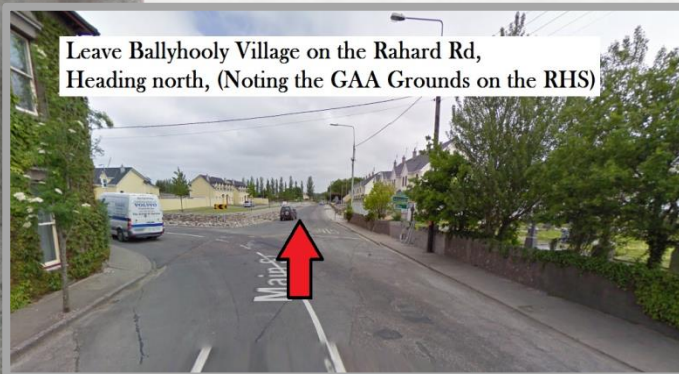
- Power points.
- Radiator.

Signal box:

11' 5" x 11' 2"



Directions:



OLD TRAIN HOUSE

STATION ROAD

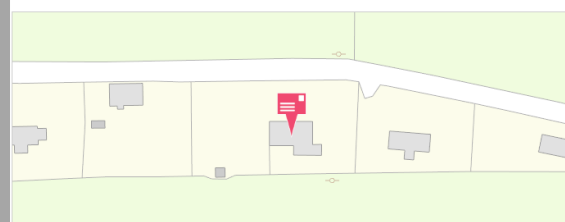
BALLYHOOLY

MALLOW

CO. CORK

P51 X6WR

[Address Query ?](#)



Documents:



Building Energy Rating (BER)

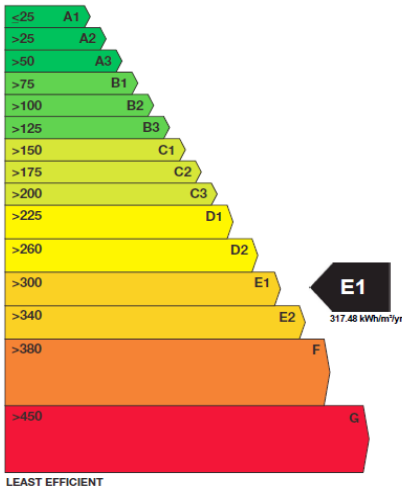
BER for the building detailed below is: **E1**

Address
OLD TRAIN HOUSE
BALLYHOOLEY
CO. CORK

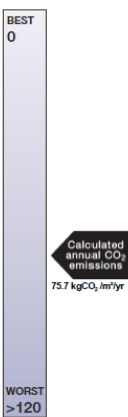
BER Number 108138000
Date of Issue 26/11/2015
Valid Until 26/11/2025
Assessor Number 103423
Assessor Company No 103423

The Building Energy Rating (BER) is an indication of the energy performance of this dwelling. It covers energy use for space heating, water heating, ventilation and lighting, calculated on the basis of standard occupancy. It is expressed as primary energy use per unit floor area per year (kWh/m²/yr). 'A' rated properties are the most energy efficient and will tend to have the lowest energy bills.

Building Energy Rating
kWh/m²/yr
MOST EFFICIENT



Carbon Dioxide (CO₂)
Emissions Indicator
kgCO₂/m²/yr



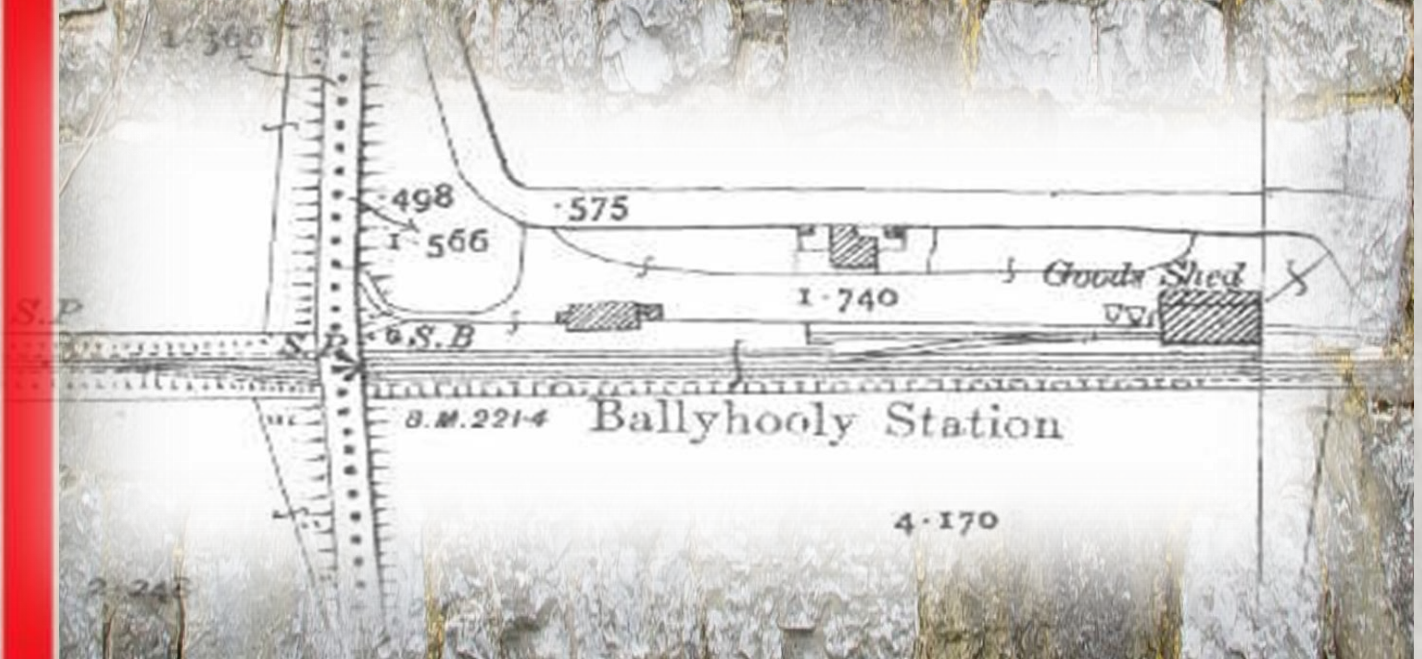
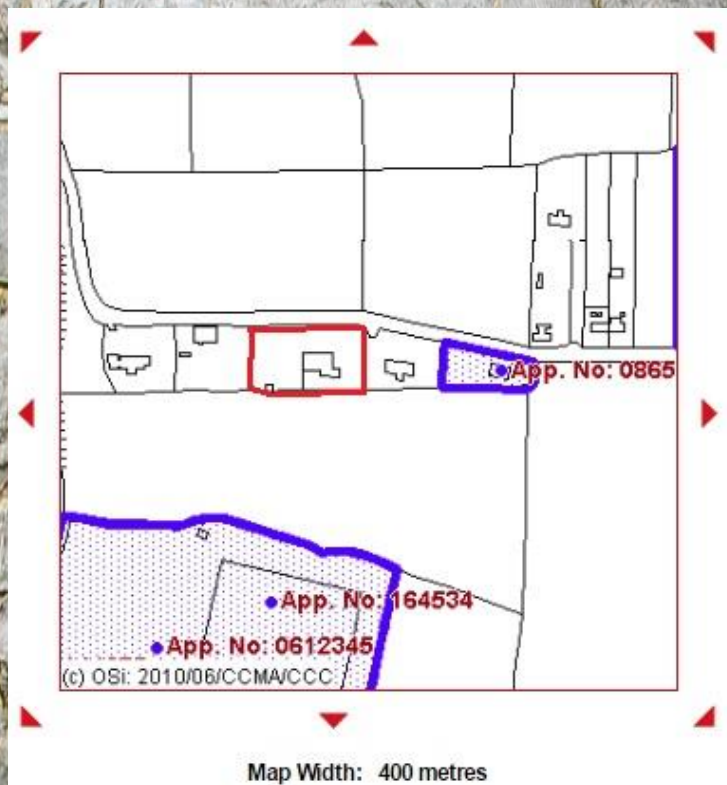
IMPORTANT: This BER is calculated on the basis of data provided to and by the BER Assessor, and using the version of the assessment software quoted below. A future BER assigned to this dwelling may be different, as a result of changes to the dwelling or to the assessment software.

DEAP Version: 3.2.1

Planning:

Planning Enquiry System

There are no recent applications listed:



Terms:



Building Energy Rating

BER: E1

BER No. 108138900

EPI: 317.48kWh/m²/yr

Full BER Certs & Advisory reports available on request.



Guide: €350,000

This Landmark Property is being offered for Sale by private treaty. Terms are available and to be negotiated on application with sole agents:

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Viewing: Strictly by Appointment only.

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