



**Ballymagooly House**  
**Mallow, Co Cork**





Viewing Strictly by Prior Appointment

# Ballymagooly House Mallow, Co Cork

**A most attractive country property enjoying a delightful elevated setting overlooking the river Blackwater, with salmon fishing and surrounded by its own prime farmland**

Entrance Hall, Library, Drawing Room, Dining Room, Breakfast Room, Kitchen, Utility, Cloakroom.  
Spacious Gallery Landing, Four Bedrooms, Two Bathrooms.

Annexe comprising Hall, Sitting Room, Dining Room, Kitchen, Sunroom, Cloaks.  
Five bedrooms, Two Bathrooms.

Stone House Yard with Loft Studio, Covered Parking, Stable Barn, Boiler House and Stores. Walled Garden.  
Gate Lodge (Disused). 900 m Single bank Salmon Fishing. Mature Woods. Wonderful views.

Top quality farmland in tillage and pasture.

**FOR SALE FREEHOLD BY PRIVATE TREATY ENTIRE,  
OR IN THE FOLLOWING LOTS -**

Lot 1 Ballymagooly House with c. 8.60 hectares (22 acres)

Lot 2 c 30.40 hectares (75 acres) of lands in tillage and woodland

Lot 3 c 2.60 hectares (6 acres) riverbank with 900 metres single bank fishing

**In all about 41.70 hectares (103 acres)**



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## **BALLYMAGOOLY HOUSE**

Ballymagooly House is a character country property set in a dramatic elevated setting on a limestone outcrop overlooking the river Blackwater. The two-storey house was converted from the former coaching houses and stables of the original Ballymagooly House, a three storey over basement bow-ended house, demolished in the 1960s. The property retains the original gate lodge, tree-lined drive and walled garden.

According to Anna-Maria Hajba's 'Houses of Cork', Ballymagooly is the site of one of earliest Roche castles, built here in 1344. The property was sold to the Cotter family of nearby Rockforest House in 1682 for 2782 pounds. The castle was probably in ruins by the early 18th Century when the original Ballymagooly House and outbuildings were constructed, possibly by John Norcott who died here in 1719. No trace of the castle remains today although some of the stone walls may be part of its curtain wall.

Enjoying a secluded and private position and located in an idyllic rural location surrounded by its own prime farmland, the property commands delightful aspects with far reaching views over the surrounding countryside whilst being with 5 minutes of Mallow and 40 minutes of Cork, Ireland's second city.

Currently arranged as two dwellings, which could be incorporated if required, the whole extends to over 600 sq metres. The main house has undergone comprehensive modernization and upgrading in the late 1990s with the impressive yet manageable accommodation including reception hall, four reception rooms and four bedrooms with the annexe comprising of a further two reception rooms and five bedrooms. The annexe would suit incorporation into the main house or use as a guest or granny flat, staff or home office wing.

The property extends to c. 41.70 hectares surrounding the property and with extensive frontage to the river Blackwater to the north. The lands are laid out in 8 main divisions, with c 33.20 ha (82 acres) in top class tillage and pasture and c. 8.50 ha (21 acres) in woodland, river and amenity.



## **NORTH CORK**

Ballymagooly House is located in a scenic rural area some 3 km from the busy market town of Mallow, well served with a comprehensive range of shopping, financial and leisure facilities. The property is well served for access to Cork city via the N20, Cork and Shannon International Airports and mainline Cork/Dublin rail service.

The river Blackwater is Ireland's premier salmon river and the Blackwater valley area is renowned for its natural beauty of its rich undulating farmland and wooded valleys with an abundance of leisure and sporting amenities. The area provides some of the finest fishing to the Blackwater and its tributaries with golf well catered for locally at Mallow, Charleville, Adare and Cork. Hunting is with the Duhallow with racing at Mallow (Cork Race Course) and Killarney. There is an active point-to-point calendar over the winter months.

## **ACCOMMODATION**

The house is approached via a long tree-lined drive which leads to a gravel forecourt.

### **Entrance Hall** **Approx. 6.60 m x 5.50 m**

Solid timber door with wing windows and fanlight over. Double height with flying mahogany staircase and gallery landing over. Door off to Study (3.80 m x 1.85 m) and Cloakroom with wash hand basin and WC. Inset ceiling downlighting and wall light points. Marble floor

### **Library** **Approx 7.30 m x 5.30 m**

Double aspect with French windows to sun terrace. Fireplace with wood-burning stove, French marble chimneypiece and slate hearth. Inset ceiling downlighting and wall light points. Oak floor.

### **Drawing Room** **Approx. 6.20 m x 5.70 m**

Double aspect with fireplace with inset wood burning stove and French marble chimneypiece. Ceiling cornice. Inset ceiling downlighting and wall light points. Oak floor.

### **Dining Room** **Approx. 8.40 m x 3.60 m**

Double aspect with arched windows to east. Wall light points. Oak floor. Loft studio over, accessed from house yard.

### **Breakfast Room** **Approx. 7.10 m x 3.50 m**

Closed fireplace with marble chimneypiece. Feature arched window to east with window seat. Oak floor. Arch to

### **Kitchen** **Approx. 4.50 m x 4.00 m**

Beech fitted kitchen with a range of base and eye-level storage units. Island with polished granite work surface. Aga cooker. Electric oven. 1½ bowl porcelain sink unit with mixer taps. Tile splashbacks. Bosch dishwasher. Hotpoint fridge/freezer. Terracotta tile floor. Inset ceiling downlighting. Door to house yard.

### **Utility Room** **Approx. 3.60 m x 3.50 m**

Stainless steel sink with mixer taps. Plumbed for washing machine and dryer.

Terracotta tile floor. Door to hall and house yard.

## **FIRST FLOOR**

### **Landing**

Spacious gallery landing with vaulted ceiling.

### **Bedroom 1** **Approx. 5.40 m x 4.90 m**

Double aspect with vaulted ceiling. Walk-in clothes closet with wash hand basin.

### **Bedroom 2** **Approx. 6.25 m x 3.70 m**

Double aspect. Painted brick open fireplace.

### **Family Bathroom**

with cast iron bath, shower cubicle with electric shower, pedestal wash hand basin and WC. Tiled walls. Linen cupboards.

### **Bedroom 3** **Approx. 5.40 m x 4.40 m**

Double aspect with vaulted ceiling and exposed roof timbers.

### **Bathroom 2**

with bath, shower, pedestal wash hand basin and WC.

### **Bedroom 4** **Approx 4.40 m x 3.20 m**

## **ANNEXE**

### **Hall** **Approx 6.05 m x 3.05 m**

Cloakroom with wash hand basin and WC.

### **Sunroom off.**

### **Sitting Room** **Approx 5.40 m x 4.60 m**

Marble fireplace. French windows.

### **Dining Room** **Approx 5.50 m x 4.40 m**

Feature fireplace.

### **Kitchen** **Approx 4.00 m x 3.20 m**

Aga cooker.









CUISINE











## **SOLICITORS**

Ms. Rachel O'Toole, Rachel O'Toole Solicitors, City Park House, Sullivans Quay, Cork

## **BER CERTIFICATION**

Ballymagooly House is listed as a Protected Structure in Cork County Council Development Plan 2014 (Entry No. 00280) and as such, under the terms of the Energy Performance of Buildings Regulations 2006, Statutory Instrument SI 666 of 2006, it is exempted from the requirement to have a BER Certificate

**PRSA Licence No.** 001156

## **VIEWING**

Strictly by prior appointment with the sole agents.

## **GENERAL REMARKS AND STIPULATIONS**

### **FIXTURES & FITTINGS**

Only those mentioned in these particulars are included in the sale. All other items known including fitted carpets, curtains, light fittings together with garden effects, ornaments and statuary are expressly excluded.

### **TENURE AND POSSESSION**

The property is offered for sale freehold by private treaty with vacant possession of all properties given upon completion.

### **LOTTING**

The vendors and their agents, who we are, reserve the right to offer, or to sell the property in one or more lots or, in lots other than those described in these particulars

### **WAYLEAVES, EASEMENTS AND RIGHTS OF WAY**

The property is offered for sale, subject to and with the benefit of all rights of way, either public or private, all wayleaves and easements whether specifically mentioned or not.

### **PLANS, AREAS AND SCHEDULES**

These are based on the Ordnance Survey of Ireland and are for reference only. All measurements are approximate only. They will be deemed to have been checked by prospective purchasers who will have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale or entitle either party to compensation in respect thereof.

### **DIRECTIONS**

From Mallow, leave the town centre crossing over the Blackwater river bridge and turning immediately left signposted Killavullen. Proceed for approx. 3 km, passing Mallow Golf Course, where the entrance piers and lodge will be seen to the left, just before Fitzgerald's Pub. Please note that no signboards are erected at the property.





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#### **IMPORTANT NOTICE**

These particulars are for guidance only and are prepared in good faith to give a fair description of the property but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement of fact. Some images of the property may have been taken from outside the curtilage. Neither Michael H. Daniels & Co, nor any of their joint agents nor employees has any authority to give or make any representation or warranty whatsoever in relation to the property. Any areas, measurements or distances are approximate only.