



DANIEL FLEMING
AUCTIONEERS LTD

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FOR SALE

KILMACSIMON HOUSE, INNISHANNON, BANDON

CO CORK

Eircode: P72 KW58



BER RATING: D2

*Superb country house on c. 5 acres
with stunning views set in the unspoilt countryside.*

Kilmacsimon House is a delightful 5-bedroomed late Georgian accessed via electric gates through a sweeping tree-lined avenue flanked by a sea of daffodils affording privacy and seclusion.



The house c.2500 sq ft. was originally constructed in the late 19th century and is situated on c.5 acres of beautifully maintained gardens surrounded by mature trees. The dwelling is adjacent to the picturesque hamlet of Kilmacsimon Quay and located on an elevated site, giving a bird's-eye view of the Bandon River and surrounding farmlands.

The large reception hall is accessed via double front doors and leads to a marvellously proportioned drawing room on the right-hand-side. Therein a large fireplace accommodates a log-burning stove and the generous ceiling height, restrained plaster work/door architraves makes it extremely pleasant. The room is lit from a bright south-east and south-west orientation and large box sash windows. The dining room on the left of the hallway also benefits from generous ceiling height and restrained plaster work/door architraves. This room also comprises a large fireplace with inbuilt log burning stove. To the rear of the house there is a large kitchen with in-built units and granite worktop. Adjacent to the kitchen is a large utility room with floor to ceiling storage units also accommodating deep-freeze and washing machine/dryer. A W/C completes the downstairs accommodation. A beautiful sun-room was constructed some 20 years ago and used for reading and relaxation. It is located to the rear of the house with a south-facing aspect.

The upstairs comprises five bedrooms (four large double and one single). The master bedroom has an ensuite bathroom and dressing room with walk through wardrobes. A second double bedroom has an ensuite with shower and a third double bedroom has a vanity unit with wash basin. The single bedroom is currently used as an office. The main bathroom located off the landing is spacious, comprising bath with electric power-shower, vanity unit and toilet.

The Grounds and Gardens

As well as lawns to the rear and side of the dwelling there is an array of fruit trees. A hedged in vegetable plot is in the centre of the garden and with very little effort could be returned to its former glory rewarding owners with a bountiful and self-sufficient existence. Adjacent to the vegetable plot is a small glasshouse and four bay poly-tunnel.





Outbuildings

To the rear of the main house there is a walled yard containing a double garage with a large concrete apron to the fore.

Features

- Box sash windows with shutters (mostly original)
- Cornices, ceiling roses, dado rails
- High ceilings
- PhoneWatch alarm system & security lights etc
- Saorview aerial and satellite dish
- Independent water supply
- High speed broadband
- Excellent selection of primary, secondary schools and churches
- An array of sporting facilities such as Sailing, Rowing, Rugby, GAA, Golf and Equestrian
- This property is suitable for alternative uses subject to planning permission





Measurements & Description**

Total area (excluding outbuildings) approx. 240 sq.m (2,500sq.ft)

	Sq M	Description
Entrance hall	7.7 x 2.1m	Double front door with the original fanlight with feature staircase to the first floor
Drawing room	7.8 x 4.2m	Cornicing and other original features multi-fuel stove in an Arts and Crafts oak surround (handmade in 1928), three sash windows and ample power sockets
Dining room	4.1 x 4.1m	Multi-fuel stove set in a faux Louis fire surround, two sash windows and ample power-points
Rear Hall	2.1 x 1.8m	Under stairs cupboard with wine racks
Country kitchen	4.6 x 4.1m	Exposed beams and timber floor, oak units, granite work surfaces, 5-burner gas hob (bottled gas supply), double electric oven, sinks, fridge/freezer, built-in bookcase, satellite and TV points, plenty of power points
Utility room	4.1 x 3.1m	Cupboards, Belfast sink, electric switchboard and alarm controls, boiler controls. There is also the downstairs WC with WHB.
Conservatory	5 x 6.5m	L-shaped, west facing and is light-filled, radiators
Landing / Library	6.5 x 2.2m	Fitted oak bookcases with adjustable shelves, attic hatch and hot press which hot water tank (300 litres) and immersion heater
Master Bedroom	4.1 x 4.1m	Two sash windows
Walk in robe		Built in mirrored wardrobe with drawers
Ensuite		Panelled and tiled walls, heated towel rail
Bedroom 2	4.2 x 4.2m	Original timber floor, with adjoining shower room has an electric shower, WHB and a heated towel rail
Bedroom 3	4.2 x 3.2m	Built in wardrobe and a wash hand basin, attic hatch
Bedroom 4	4.2 x 3.1m	Built in shelving
Bedroom 5 / Office	3.0 x 2.1m	Single room, wired for separate 'phone line
Main bathroom	3.8 x 2.3m	Mahogany units, timber floor, beams, bath with power shower over, toilet, WHB, heated towel rail
** All measurements approximate		

BER Rating: D2



Services:

- The well is set in the front patio with filter and UV steriliser
- Own sewage plant is in-ground near the garage
- 3-phase electricity
- Oil fired central heating

Location:

Kilmacsimon Quay is a quaint and picturesque small village comprising a boat yard, slipway and a row of terrace dwellings all facilitated by a classic Irish country pub.

- Cork city – 15 miles
- Innishannon – 4 miles
- Bandon – 5 miles
- Clonakilty – 15 miles
- Cork Airport – 10 miles

Cork has excellent rail connections to Dublin and the rest of Ireland.

Bandon, the district's main shopping centre, is 10 minutes away. The village of Innishannon is 4 miles away and the small village of **Ballinadee**, is under 2 miles to the south. Cork City centre is less than 30 minutes, **Kinsale** (foodie heaven) 15 minutes by road or river and local beaches, including **Garrettstown** and **Inchydoney Island** surfing within easy distance.

Note:

Many items of furniture and equipment (golf course mower, etc) available by separate negotiation.





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FOR FURTHER INFORMATION PLEASE CONTACT
DANIEL FLEMING ON 021-4385524 / 087-2575712

**VIEWING IS STRICTLY BY APPOINTMENT
WITH SOLE AGENT**