

For Sale by Private Treaty

ELMINA, THE SHRUBBERIES, MONKSTOWN, Co. CORK T12 Y2RA



Words do not do justice to the beauty and elegance of Elmina, a rare gem indeed, located in the picturesque village of Monkstown on Cork Harbour.

This spectacular late-Georgian-Victorian three storey over basement semi-detached villa, built circa 1820 and extended circa 1865, has been lived in and loved for generations by just four families, the present family having resided in the house for over fifty years. Original period features such as fireplaces, window-shutters, coving and picture rails are exceptionally well preserved. The house combines generous spaciousness with a wonderful sense of homeliness and one can imagine it as it was when built and later extended.

The property is accessed from the side, off Chapel Hill by one of two pedestrian entrances. The main gate at the front leads you up a winding path through mature gardens to the house, which is in an elevated position. From there, views over the River Lee, Rushbrook, Monkstown Bay and Cork Harbour beyond can be enjoyed from the dramatic bay windows in the main reception rooms, as well as from first floor bedrooms and a balcony.

The period charms of Elmina are well preserved, in part because little modernisation or alteration has been done over the years, if one discounts the major and harmonious extension, constructed seamlessly circa 1865. Nevertheless, most will naturally wish to undertake significant upgrades now, to create a home for future generations

**SEMI-DETACHED
7 BED/2 BATH
347 sqm (3,735 sqft)**



**Agent: Jackie Cohalan
Phone: 087 642 7555**

Viewings Strictly By Appointment



ACCOMMODATION

Ground Floor

Entrance porch, with terracotta tiles and original limestone step

Entrance Hall With hardwood floor boards

Drawing Room

Grand L-shaped room

Front Section (5.4m x 5.7m)

With large bay window, marble surround fireplace

Back Section (4.0m x 3.4m)

With fireplace and fitted book shelving

Dining room (4.8m x 5.4m)

With cork tiled floor covering, fireplace, bay window with window seats

Pantry (1.3m x 3.0m)

Shelved for storage

Kitchen (4.5m x 5.0m)

Wood flooring, AGA (oil fired)

Downstairs wc and shower room

Electric shower, wc and wash hand basin

Office/Bedroom (5.2m x 4.8m)

First Floor

Bedroom 1 (3.4m x 4.0m)

With cast iron fireplace

Bedroom 2 (3.9m x 5.4m)

With marble surround fireplace

Reading room (3.2m x 1.8m)

With French doors to balcony

Bedroom 3 (5.4m x 4.8m)

With marble fireplace, window seat

Bedroom 4 (4.5m x 2.5m)

With hot press, shelved for storage as well as storage

Bedroom 5 (2.9m x 4.5m)

With cast iron fireplace

Bathroom (3.5m x 2.6m)

With roll top bath and wash hand basin. Fitted wardrobe storage.

WC (1.1m x 2.3m)

Bedroom 6/Attic room (4.4m x 6.7m)

Door from 1st floor landing with stair case. Large room with panoramic views



Second floor

Bedroom 7/Attic room

(3.7m x 8.1m)

With exposed beams

Store room

(1.8m x 4.8m)

Basement

Although not in use for some time, the main rooms ie the former kitchens, cellar and store rooms are in relatively good order. Renovated, they would be a valuable multi purpose space (38sqm approx). The basement level was disconnected from the upper floors but the stairs could be easily re-instated again, opening off the main hall.

Features

- > Water views from all the main reception rooms and bedrooms
- > All original period features in very good condition – window shutters, coving, picture rails to name a few
- > Pedestrian access only
- > Electric storage heaters in the hallway, landing, drawing room & dining room
- > Original timber framed, single glazed sash windows for the most part
- > Potting shed with terracotta tiled roof (in need of repair)
- > Overall site 0.3 acres approx. of attractive mature gardens
- > Within short walking distance of bus connections , water amenities, pleasant walks, churches, Monkstown National School, sailing, tennis and golf clubs, pubs, cafes and restaurants
- > Short driving distances to Cork City, Cork Airport and Ringaskiddy Ferry Terminal



Viewing Strictly By Appointment Only



Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that:
(i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property.
LICENCE NO. 001641