

For Sale
By Private Treaty

The Blarney Stone Guesthouse

1 Carriglee,
Western Road,
Cork,
T12 A371.

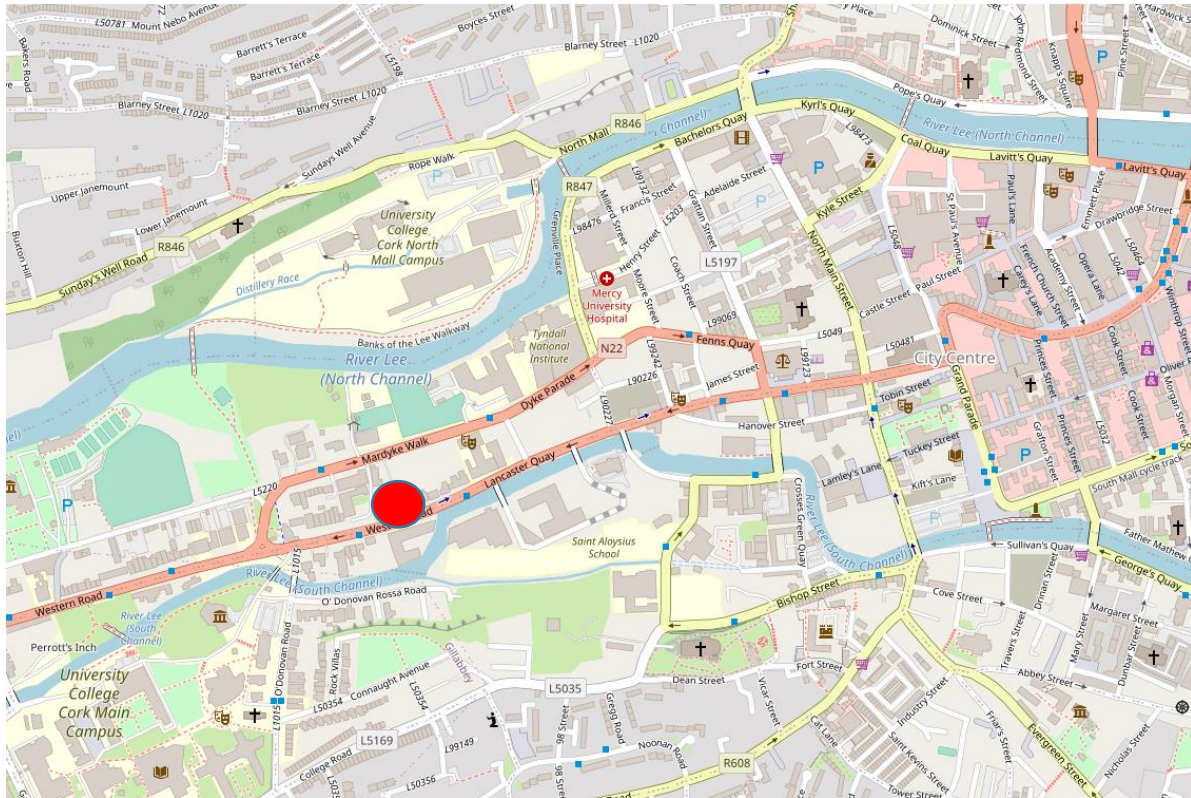
BER **B1**



The Blarney Stone Guesthouse comprises a substantial impeccably maintained and recently upgraded 10 bedroom guesthouse adjacent to the heart of the city centre. Built in the 18th century, a lot of its original character has been carefully maintained and tastefully decorated with Waterford Crystal Chandeliers, antique fireplaces and furniture etc. With access from both the Western road and parking via Mardyke Walk this property represents a fantastic opportunity for someone experienced in the industry to expand or for new entrants to enter the market with a ready to go premises.

Location

The property is located adjacent to the heart of the city centre. The Grand Parade is a five minute walk away with the gates to UCC even closer. Fitzgerald park and museum lie just a short stroll to the north west. The Guesthouse can be accessed directly off the Western road or alternatively via Mardyke Walk to the rear which can be used to access the Car park.



Description

The Blarney Stone Guesthouse comprise an impeccably maintained 10 bedroom guesthouse with high quality living accommodation also provided. Each bedroom (all ensuite) has been refurbished of late with a luxurious standard being provided. This guest accommodation standard is continued through to the living accommodation. Externally the property has the benefit of a fully paved limestone entrance which also continues to the side and rear of the building. The building is fully painted with a mix of smooth plaster and dashed façade. To the rear are 4 car parking spaces which also lead to the accommodation.



Internally the ground floor is fully tiled in a combination of both marble tiles and porcelain tiles with a dining room to the front providing seating for 24 over 2 sittings. Adjacent to the dining room is a guest sitting room with both rooms having plastered coving and centrepieces as well as chandeliers and antique fireplaces. To the rear of the guest day rooms there is an office area, fully fitted kitchen with commercial cooker and pantry. The owners private accommodation area comprises of 2 ensuite bedrooms as well as a living area and access to the rear patio.



The first floor comprises of 2 large double ensuite bedrooms on the return as well as a further 3 ensuite bedrooms to the front of the building. The second floor comprises 2 large ensuite rooms on the return as well as 3 further ensuite rooms to the front. Each of the ensuites are fully tiled and the luxurious bedrooms have the benefit of plaster coving, built in wardrobes, TV's and direct dial telephones.



General accommodation provided includes:

- Ground floor :** Reception hall, dining room, sitting room, office area, kitchen, pantry and laundry room 2 ensuite bedrooms and living room.
 Gross area : c.127.56 sq.m. / c.1383 sq.ft.
- First floor:** 4 large double / twin ensuite bedrooms and 1 single ensuite bedrooms
 Gross Area: c.91.56 sq.m. / c.985 sq.ft.
- Second floor:** 5 double ensuite bedrooms
 Gross area: c.81.46 sq.m. / c.876 sq.ft.
- Outside:** Fully paved limestone front with patio also to the rear. 4 privately owned car spaces as well as storage sheds etc





The Blarney Stone , Western Rd. Cork T12 A371

TOTAL APPROX. FLOOR AREA 313 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Virtual Tour: Take a Virtual Stroll through The Blarney Stone Guesthouse in the below link:
[Virtual tour of The Blarney Stone.](#)

Rating: The property is fully registered with Failte Ireland to provide guesthouse accommodation.

Services: Sewer: Mains Sewer
Water: Mains water.
Heating: Gas fired central heating

Title: Freehold.

Rateable Valuation: Property Number: 2169350
RV: €67 / Rates for 2021: €5008

BER: BER Rating: B1
BER number: 800831513. Energy performance Indicator: 396.44 kWh/m²/yr

Asking price: On Application





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**Further details and appointment to view are available through the sole agents.
Maps and photographs for general indicative purposes only**

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