



## Carewswood House

Carewswood, Castlemartyr, Co. Cork

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### Features

- C2 Ber rating
- 5,295 sqft on approx. 3 acres
- Beautiful gardens, fountain and pond.
- Gatelodge on entrance
- Electronic gate
- Travertine marble floor in hallways
- Close to Ballymaloe House and Castlemartyr resort hotel
- Incredible privacy and not overlooked

Carewswood House, Castlemartyr, Co. Cork, presents a rare opportunity to acquire an exceptional Georgian period residence dating from the 1800s. This elegant two-storey over basement home sits proudly on a mature site of approximately three acres and combines timeless architectural beauty with an idyllic countryside setting, all while being within easy reach of Cork city and surrounding towns.

The approach to Carewswood House immediately sets the tone for what lies ahead. A charming private entrance gate with an attractive lodge house marks the beginning of a sweeping one-kilometre avenue that meanders through manicured grounds before culminating at the residence itself. On arrival, a striking water fountain enhances the sense of grandeur, while the landscaped gardens, kept in impeccable order, provide a truly picturesque backdrop.

Measuring circa 5,295 square feet, the property has been carefully maintained and is presented in fantastic condition throughout. The interior is rich in period character, showcasing features synonymous with Georgian design. High 12-foot ceilings lend a sense of scale and elegance to the principal reception rooms, complemented by intricate cornicing and beautifully detailed ceiling roses. Large sash windows ensure that the interiors are bathed in natural light, further enhancing the sense of space and refinement.

The house's accommodation offers both grandeur and practicality, making it perfectly suited to modern family living while retaining its historical charm. The well-proportioned rooms provide versatile living and entertaining spaces, ideal for hosting guests or enjoying the tranquility of its surroundings.

The location of Carewswood House is equally enviable. Just across the road lies the renowned Castlemartyr Resort, with its luxury hotel, golf course, and leisure facilities, offering exceptional dining and relaxation options. The celebrated Ballymaloe House and restaurant, famed for its culinary excellence, is only a short drive away, making this property a dream for those who appreciate fine living and hospitality on their doorstep.

Practicality is not overlooked, with Midleton less than 10 kilometres away, providing excellent shopping, schooling, and transport links, while Cork city is a mere 32 kilometres, ensuring convenient access to the airport and all the amenities of a thriving urban centre.

Carewswood House is more than just a residence; it is a lifestyle opportunity. Combining period elegance, superb condition, and an unrivalled location, this home offers the perfect blend of heritage and modern convenience in one of Cork's most desirable settings.











# Accommodation

## Ground Floor

**Reception Hall:** A light-filled and elegant entrance via grand French doors and dual-aspect windows, leading into a gracious reception space with marble tiled floors, setting the tone for the period detailing and scale throughout the house.

**Drawing Room:** A gracious dual-aspect room with original hardwood floors, period cornicing, marble fireplace, and a crystal chandelier. Overlooks manicured front lawns.

**Formal Dining Room:** An elegant space defined by rich red walls, twin sash windows, high ceilings, marble fireplace, and ornate detailing. A room of timeless proportions.

**Home Bar & Lounge Area:** A bespoke corridor-style lounge complete with handcrafted wooden bar, mirrored shelving, and glass racks, ideal for entertaining.

**Kitchen / Breakfast Room:** A central hub of the home, featuring a large teak-topped island with integrated sink, Aga stove, Bosch double oven/microwave, granite countertops, and a full suite of cabinetry. The adjoining breakfast area opens to the garden room through French doors.

**Garden Room:** South-facing with a slate roof and floor-to-ceiling glazing, this sunroom captures uninterrupted views of the surrounding gardens.

**Utility/Laundry Room:** Bright practical space with extensive cabinetry, large garden-facing windows, and access to the courtyard. Includes a compact office with underfloor heating.

**Bathroom / Linen Room:** Corner jacuzzi, separate shower, hardwood flooring, vanity unit with ceramic sink, large mirror, and walk-in linen press.

**Family Lounge:** An additional cosy living space featuring a bespoke navy built-in entertainment unit and oak flooring.

**Basement Level:** Games Room Featuring exposed stone walls, granite steps, and a wood-burning stove, this atmospheric space is ideal for leisure and relaxation.

**Wine Cellar / Store Room:** Adjacent to the games room, suited for storage or as a future wine collection space.

**First Floor:** Landing Wide, light-filled landing with bay window and soaring ceilings, offering a tranquil view over the surrounding estate.

**Master Bedroom:** Beautifully presented bedroom with natural light from 2 separate aspects, carpet floors and uninterrupted views of the gardens.

**Ensuite & Walk in Wardrobe:** 3-piece suite with tiled floors adjoining U-shaped walk-in closet / dressing room.

**Bedroom 2:** Bright and inviting bedroom featuring, large floor to ceiling robes, carpet floors overlooking the rear courtyard.

**Adjoining:** 3-piece ensuite with additional floor to ceiling wardrobes. This bath-rooms offers both access from bedroom 2 and the upstairs hall.

**Bedroom 3:** Elegant double bedroom located at the end of the landing, with bright welcoming dual aspects and carpet floors leading into another 3-piece en-suite and spacious walk-in closet.

**Bedroom 4:** Inviting bedroom featuring 10-foot ceilings, large bright bay windows with views of the front and side gardens, accompanied by a built-in fire-place, 3 piece adjoining bathroom suite and floor to ceiling robes.

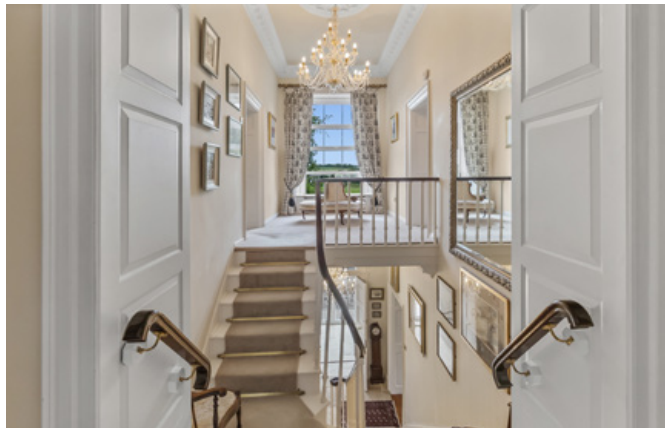
**Bedroom 5:** Another spacious double bedroom with 10-foot ceiling height, dual window aspect offering essential natural light and a corner 3-piece en-suite.

## BER Information

BER: C2

## Eircode

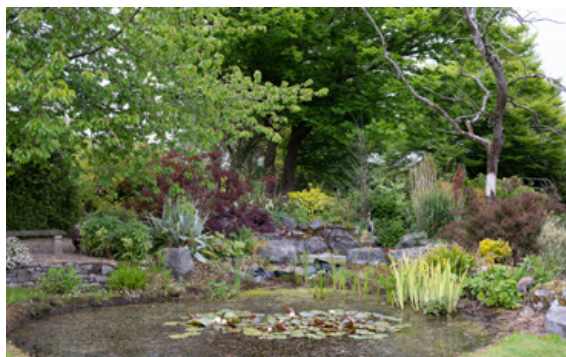
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## Grounds & Outdoor Features

**Entrance & Drive** Electric gates with intercom and CCTV open to a circular gravel drive with ample parking. External access to basement via stone steps. **Outbuildings** Selection of stone-built sheds and potting rooms to the rear courtyard. **Front and rear garden sheds** and a tool shed discreetly located along the walkway. **Gardens & Courtyard** The sandstone courtyard offers a serene outdoor setting with wrought iron furniture, mature planting including potted palms and a red acer tree, and a stone archway leading to the rear garden. An overhead bell and weathervane add to the sense of history. **Grounds** From the koi pond to the formal lawns and woodland edge, the estate offers immense character and seasonal interest. A north-facing patio provides ideal space for outdoor.





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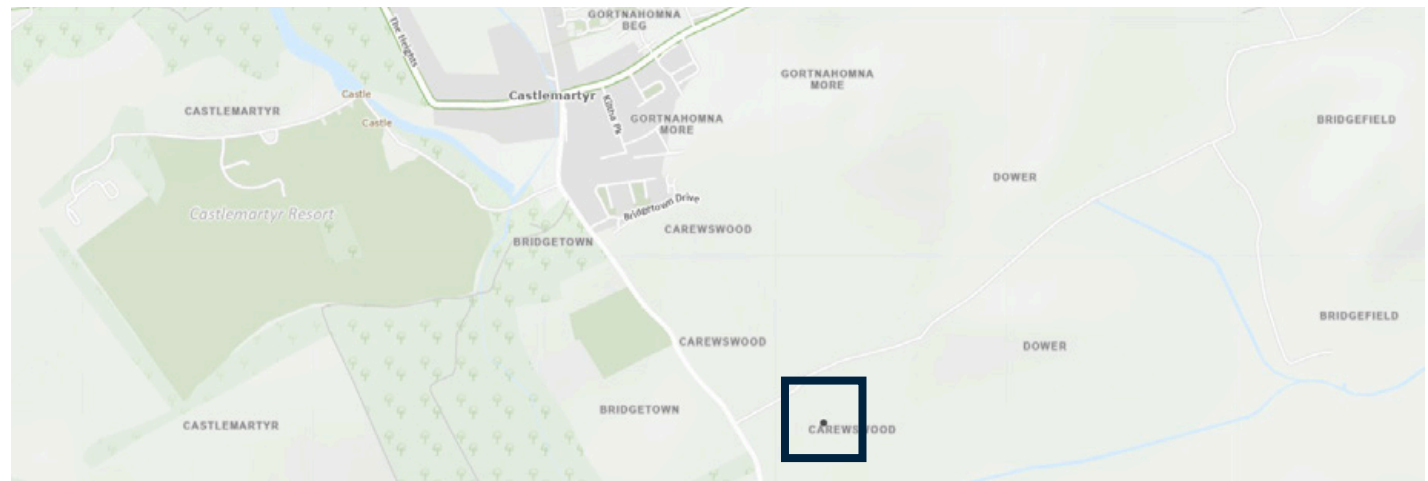
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FLOOR PLANS Not to scale - for identification purpose only.



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