



## Oak Lodge

Farran Hill, Ovens, Co. Cork



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### Features

- Triple glazed windows and doors
- Four generous bedrooms, two with en-suite bathrooms
- Bespoke kitchen with large island
- Gazco electric fireplace
- Landscaped private gardens on 0.3 acres
- Cast Iron Electric Gates to front
- Detached Garden and Steel Tech Shed
- Fully floored attic extending the entire length of the property

Nestled on approximately 0.3 acres of beautifully manicured gardens, Oak Lodge is a stunning four-bedroom detached residence offering the perfect balance of modern luxury and tranquil countryside living. Set in an idyllic and peaceful setting, this exceptional turnkey property has been finished to an impeccable standard, providing bright, spacious interiors designed for contemporary family life. The home boasts high-performance triple-glazed windows and doors throughout, ensuring excellent insulation, comfort, and energy efficiency year-round. Underfloor heating extends across both the ground and first floors, delivering a consistent and luxurious warmth in every room. In addition, thermal panels provide an energy-efficient solution for heating water, further enhancing the property's sustainability credentials.

The property built in 2010 extends to approximately 328.5 sqm (3,535 sq ft ) and benefits from exceptional living and bedroom space throughout. The Accomodation offers a generously propositioned entrance hallway with vaulted ceilings and large feature windows capturing south facing sunlight. Off the entrance hall is an open plan kitchen/dining/living area, utility, sitting room, playroom and finished with a stylish family bathroom. The first floor comprises four spacious bedrooms with the master bedroom offering an ensuite bathroom and bespoke walk-in wardrobe. The second bedroom offers an en-suite bathroom and bedrooms 3 & 4 are plumbed for bathrooms which the new owners can avail of. There is a stira to attic which is fully floored and extends the entire length of the first floor, ideal storage for homes owners. The layout offers both flexibility and privacy, making it ideal for families of all sizes or those who wish to accommodate guests with ease. The residence itself is heated by means of oil central heating, mains water and septic tank on the property grounds.

Upon entering the property there is an attractive cast iron electric gate with stone pillars on either side and a boundary wall. A sweeping driveway with cobble stone paving brings you to the front of the property offering ample parking for residence and an attractive patio area. Outside, the meticulously maintained gardens offer a private oasis, ideal for relaxing, entertaining, or enjoying the surrounding natural beauty. There is a detached garden and steel tech shed providing plenty of storage. There are an abundance of trees, planting and shrubs enhancing the overall privacy of this home and a directly south facing front garden.

Oak Lodge presents a rare opportunity to acquire a stylish, energy-efficient home offering a superb blend of spacious living accommodation and an emphasis of natural light throughout creating a harmonious space surrounded by nature. This home is a truly unique property that offers a distinctive countryside view with privacy in an idyllic yet very accessible area.

Located in the highly sought-after Farran area, this property benefits from a strong sense of community and an excellent range of local amenities. These include a primary school, preschool, café, Farran Forest Park, the National Rowing Centre, and Lee Valley Golf Club, all within minutes of the residence. Conveniently positioned just off the main N22, the property offers easy access to Cork City, including hospitals, universities, and Cork Airport. It is ideally situated between Macroom and Ballincollig, with a regular bus service available and a local GAA club nearby.





# Accommodation

## Ground Floor

**Hallway:** Bright and spacious entrance with vaulted ceilings, all reception rooms lead off hallway, finished with porcelain tiles, recessed lights and storage cupboards.

**Open Plan Kitchen/Dining:** A tastefully decorate bespoke kitchen with granite countertop, tiled flooring, rangemaster cooker, built in cupboards and press with great storage, south facing windows with spectacular views overlooking front garden garden, large island, recessed lights and integrated appliances. The dining area off the kitchen creates an open flow space with triple glazed window and double French doors offering direct access to the patio and garden, finished with porcelain tiles.

**Living Area:** An ideal relaxing living space with laminate flooring, a wall mounted Gazco electric fireplace designed for warmth and ambiance with light control setting, double French doors leading to patio.

**Utility:** Tastefully decorated with built in wall to ceiling presses and cupboards for storage, integrated freezer, tiled flooring with direct access to side garden. There is a granite countertop area with sink and window overlooking rear garden.

**Sitting Room:** A spacious room featuring laminate flooring and double French doors opening onto the patio. This bright living area is finished with laminate flooring, a light fitting, and an abundance of natural light.

Playroom/Bedroom 5: Located on the eastern side of the property, this room is currently used as a play area for children, however, could be turned into a fifth bedroom. Finished with laminate flooring.

**Family Bathroom:** Three-piece suite to include a freestanding bath, wc and wash hand basin, finished with wall panelling and tiling, recessed lights.

## First Floor

**Master Bedroom:** The master bedroom is positioned on the eastern side of the home, offering a private retreat accessed from the landing. Upon entry, you are welcomed by a bespoke walk-in wardrobe, leading to an en-suite bathroom and a generously proportioned bedroom finished with carpet flooring. The space benefits from dual-aspect windows overlooking the front and side gardens, with scenic countryside views and peaceful surroundings.

**Ensuite Bathroom:** A spacious bathroom to include an integrated Hansgrohe shower, bath, w.c. and wash hand basin, finished in fully tiled floors and walls.

**Walk in Wardrobe:** The bespoke walk-in wardrobe, custom designed by Creative Designs, offers a luxurious and highly functional space. Featuring soft carpet flooring underfoot, it is thoughtfully fitted with a built-in vanity unit, elegant dressing table, and an array of presses and cupboards providing ample storage. A large mirror enhances the sense of space and light, creating a refined and practical dressing area.

**Bedroom 2:** Large double bedroom with laminate flooring, recessed lights, overlooking front and side garden.

**Ensuite Bathroom:** A three-piece bathroom to include shower, w.c. and wash hand basin, finished with tiled flooring and walls.

**Bedroom 3:** Large double bedroom with floor-to-ceiling built-in wardrobes offering extensive storage and a sleek, streamlined finish. Laminate flooring and light fittings overlooking the front garden. There is a storage room which is plumbed for a bathroom if the new owners wanted to avail of another en-suite bedroom.

**Bedroom 4:** Large double bedroom with floor-to-ceiling built-in wardrobes offering extensive storage and a sleek, streamlined finish. Laminate flooring and light fittings overlooking the front garden. There is a storage room which is plumbed for a bathroom if the new owners wanted to avail of another en-suite bedroom.

## Water and Heating and Foul Drainage

The property is serviced via mains water. Oil central heating. Foul drainage is to a septic tank.

## Broadband and Security

There is high speed broadband. The house has an operational security alarm system.

## Legal

The property is offered for sale on a Freehold title with full vacant possession upon any sale completion. My client is subject to finding a home to downsize before closing the sale of Oak Lodge.

## Fixtures and Fittings

All fixed and plumbed kitchen appliances are included in the sale (rangemaster, Integrated fridge, freezer, dishwasher, etc.) The washing machine and dryer are also included. Any furniture and personal items within the house are excluded from the sale. Some furniture may be available by separate negotiation.

## BER Information

BER: C1

BER No: 119250066

EPI: 164.72 (kWh/m<sup>2</sup>/yr)

## Eircode

P31 R231

## Price

€895,000





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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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