

PARKLANDS, RATHCOONEY T23 HF58
(on 7 Acres Approx.)

**Cohalan
Downing**



 248qm (2,669sqft)  5  2

THE PROPERTY

Magnificent period house on 7 acres approximately just 3 miles from the centre of Cork City.

This is a unique property in an unrivalled setting just minutes' drive from all services yet occupying a beautiful rural setting.

The house built circa. 1865 has been very well maintained by its present owners and has a wealth of original features. It also has all the necessary modern amenities to provide the perfect balance of tradition and comfort.

Standing on 7 acres approximately with superb gardens boasting a selection of fine mature shrubs and trees. There is a well fenced paddock to the front of the house and a selection of stone barns and out offices on the grounds.

This 7 acre property is laid out with well fenced and watered pasture.



ACCOMMODATION

Ground Floor

Entrance hall (5.18 x 1.81m)

Original tiled flooring, corniced ceiling, centre rose, arched architectural feature to inner hall. Inner hall with tiled floor, stairs to first floor, excellent storage. Space under stairs

Drawing room (5.18 x 4.22m)

with original white marble fireplace, corniced ceiling.

Dining room (5.14 x 4.12m)

with corniced ceiling and centre rose

Kitchen/Dining area (4.8 x 4.1, plus 3.2 x 3.6m)

Kitchen area is fully fitted with an Aga oil fired cooker, built in oven, stainless steel sink unit, worktop area, fitted cabinets, airing cupboard, plumbed dishwasher, door out to garden on the eastern side

Utility Room (3.7 x 3.3m)

Plumbed for automatic machines, fitted shelving. Guest toilet and wash hand basin, door out to side of the house

Pantry/Larder (4.1 x 2.2m)

Extensive range of fitted shelving and storage



UPSTAIRS

Main bedroom (5.1 x 4.1m)

Ensuite Shower Room

Electric shower, WC and wash hand basin

Dressing Room

Bedroom 2 (5.2 x 4.1m)

Fireplace with cast iron insert and tiling, fitted wardrobe & wash hand basin

Office/Study (2.7 x 1.9m)

with fitted desk unit and built-in fireproof safe

Bathroom (2.8 x 2.3m)

with bath, wash hand basin, electric shower, WC and fitted cupboard

Bedroom 3 (3.8 x 3.7m)

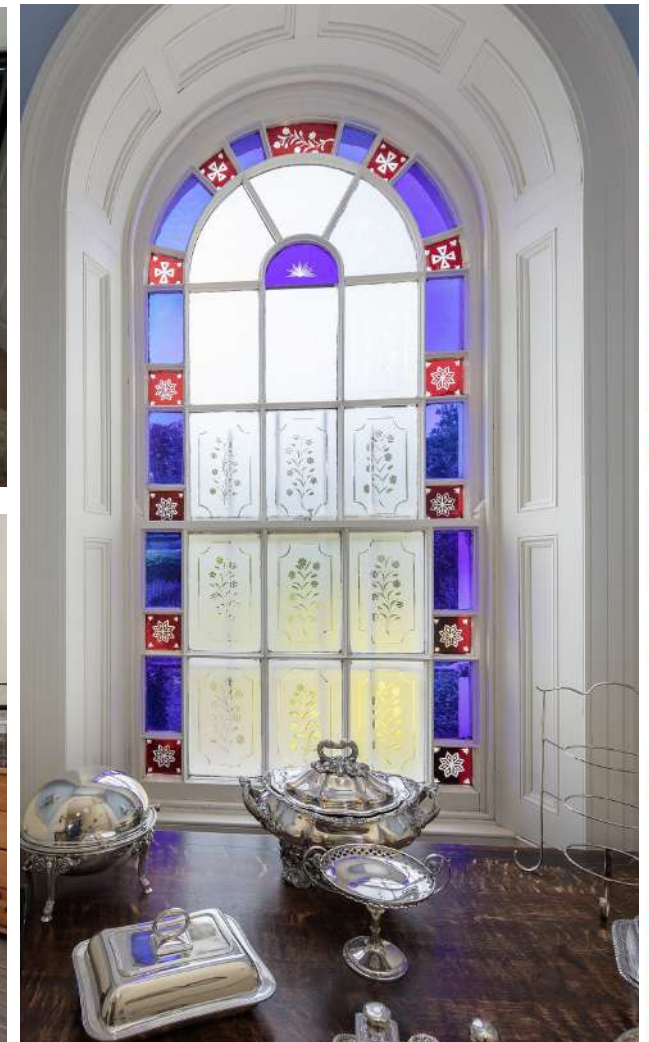
with wash hand basin and double wardrobes

Bedroom 4 (4.1 x 2.8m)

steps down from landing with fitted wardrobe & wash hand basin

Bedroom 5 (3.4 x 4.1m)

steps down from landing and fitted wardrobe & wash hand basin



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GARDENS

The gardens surrounding the house are an absolute delight with a selection of fine mature shrubs and trees including Silver Birch, Maple, Oak, Ash, Myrtle, Ginkgo tree, Liquidambar, Embotrium (flame tree), Rhododendron and many other fine specimens. You will also find beautiful rose beds along with a fish and lily pond.

There are pleasant walks through the gardens each offering a great sense of tranquillity.



OUTSIDE

- > Extensive range of useful outbuildings
- > Original stone barn with loft
- > Storage houses
- > Workshop (c.3000sqft)

LANDS

The land is laid out in pasture ,well fenced and watered.



Approximate total area⁽¹⁾
123.79 m²

Reduced headroom
0.48 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁽¹⁾
123.90 m²

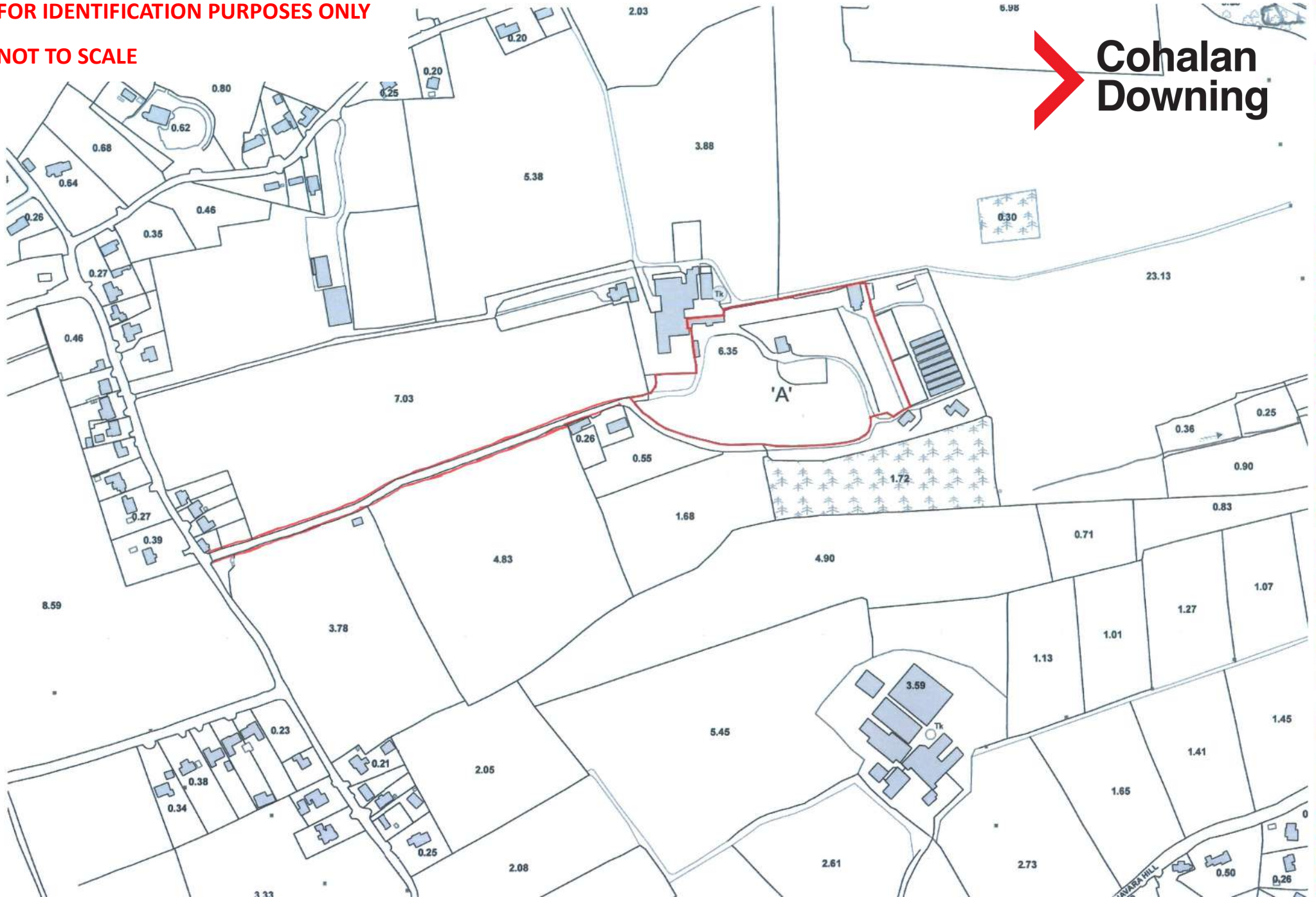
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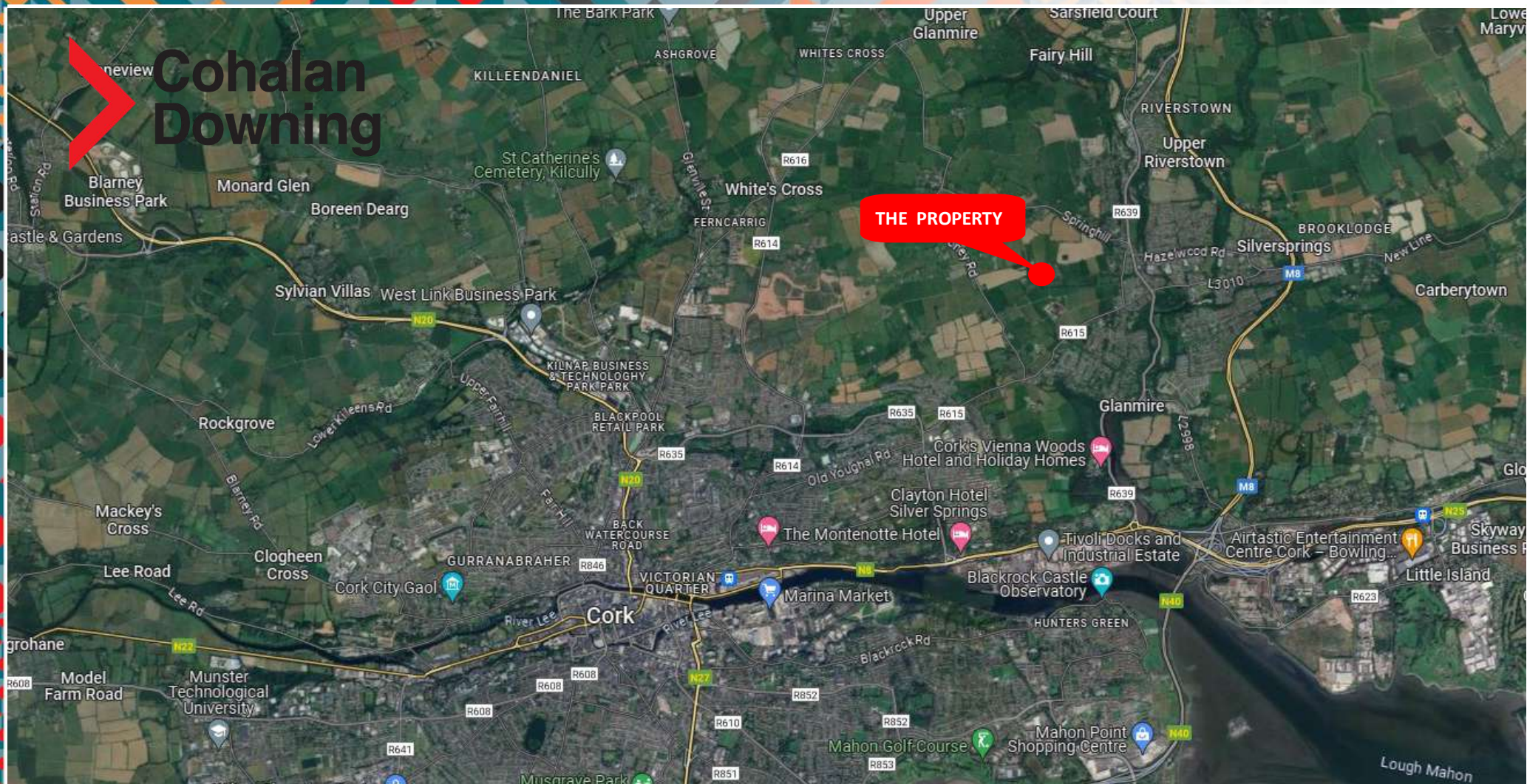
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FOR IDENTIFICATION PURPOSES ONLY

NOT TO SCALE



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