

GLENDONEEN HOUSE, RIVERSTICK, KINSALE, CO CORK



BER D2

savills



Glendooneen House

For Sale by Private Treaty
CKK160357

- Captivating Georgian style property, completed in 1848.
- Approx. 557 sq m / 6,000 sq ft
- Gate Lodge – Approx. 68 sq. m. / 740 sq ft
- Site extends to approx. 40 acres
- Good decorative order throughout with intact original features
- Completely private setting which is surrounded by its own land
- Within 10 minutes' drive of Kinsale Town
- Within 15 minutes' drive of Cork International Airport
- Kerosene or wood fired CH and HW/ electric and solar HW/ Septic tank/ Well water

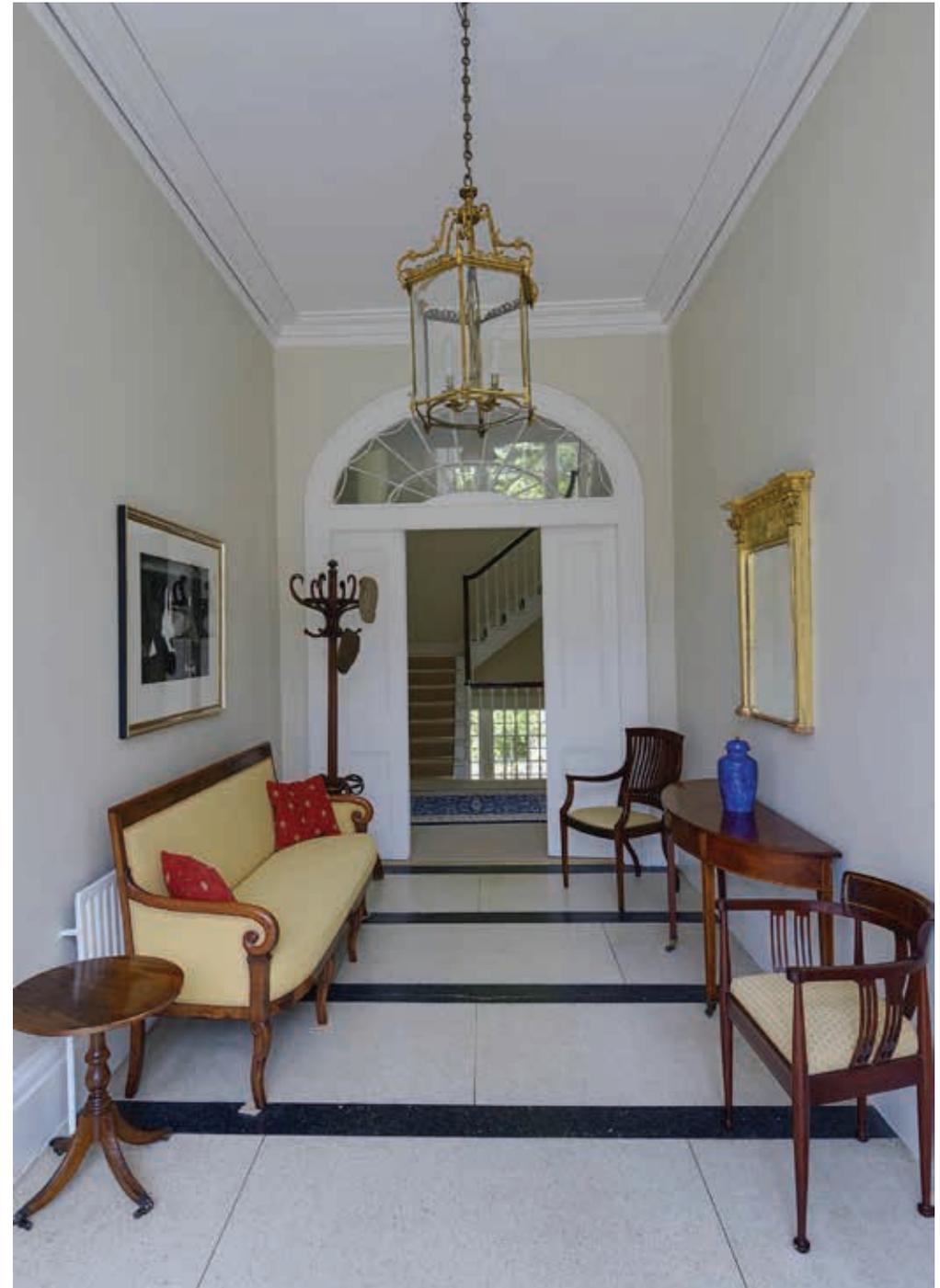
DESCRIPTION

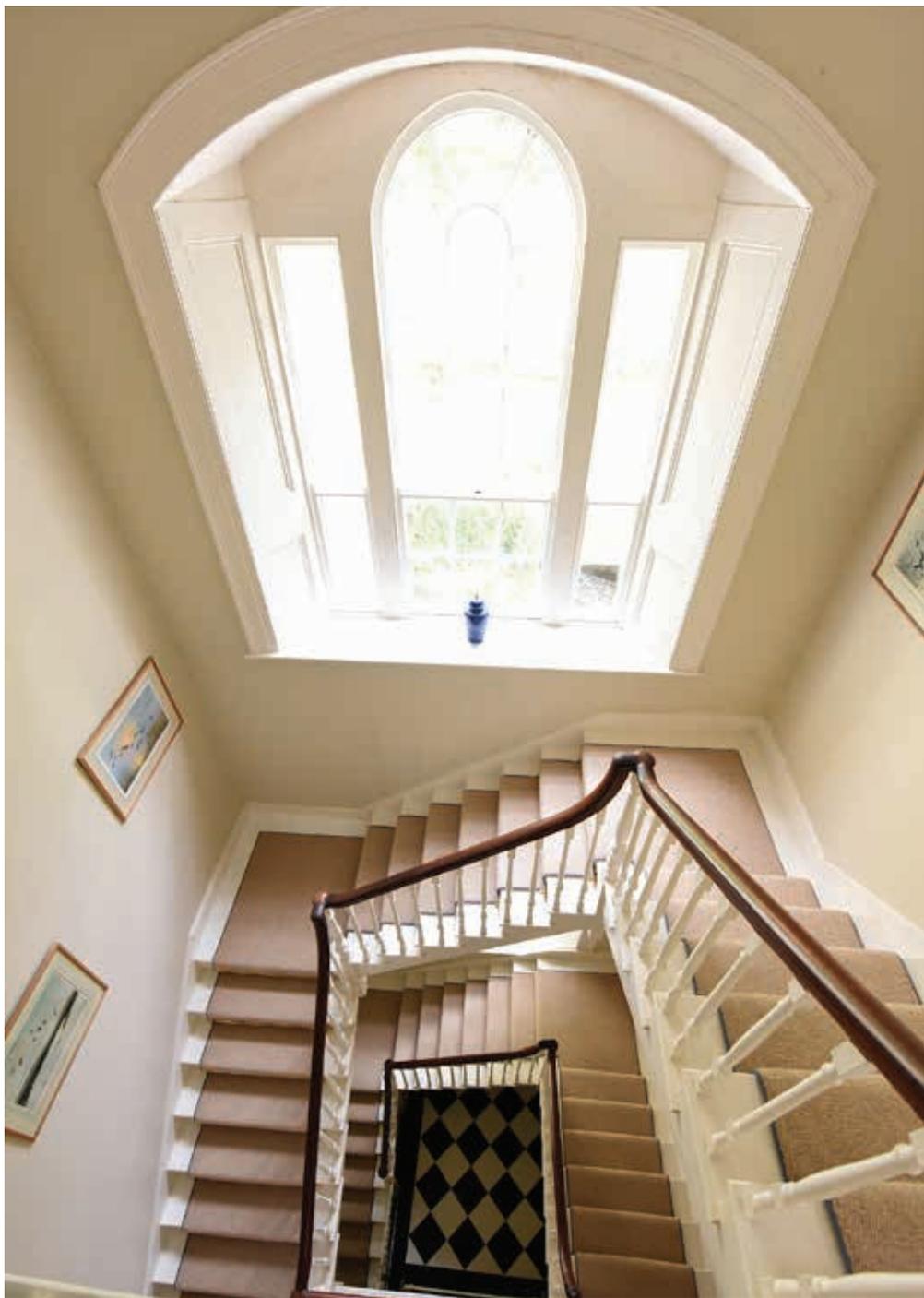
Savills are delighted to announce the arrival of Glendooneen House to the open market, a handsome Georgian style property, which was renovated in 2010. It is situated on approx. 40 acres of grounds whilst being located within 10 minutes' drive of Kinsale Town. A rare combination indeed.

Renovation works included re-wiring, re-plumbing, newly laid floor on the lower ground floor, installation of new boilers and solar panels which provide hot water for the main house as well as the installation of new bathroom suites and a sauna room. A new steel framed machinery shed (40ft x 40ft), complete with roller shutter doors was also constructed in an adjacent field.

Glendooneen House is accessed via a discreet entrance which benefits from electric gates. Here you will find a detached two bedroom gate lodge, which was built in 1830, renovated in 1999 and in good order. A gradually ascending driveway sweeps through a tree lined avenue, arriving at a spacious gravel driveway which provides enough parking to accommodate a substantial gathering. From here, you begin to get a sense of just how private this property is. You are surrounded by open green areas and mature trees that collect to shelter the site and house.

On entering the main house, you find an inviting and spacious outer hallway with an 11'10" high ceiling. This hallway leads to an inner hall towards the rear where a beautiful staircase is revealed. On this floor, there are two generously proportioned, bright and spacious reception rooms overlooking the front lawns. You will also find a west facing





family room with French windows, leading on to a large patio, with two grass terraces beyond. This floor also has a Chef's kitchen, breakfast room, and guest WC.

Making your way upstairs to the top floor you find four large double bedrooms, all with en-suites, a separate sauna room with shower and a WC.

The lower ground floor, which can be independently accessed and used as a separate apartment, has a kitchen/dining room, office, linen room, wine cellar, and two more double bedrooms, both with en-suites. Accommodation offers a good balance between living and bedroom accommodation and is in excellent decorative order throughout. There is also a laundry room with two 10 kg washing machines and two 10 kg dryers. Stepping outside into the grounds you encounter an oasis of calm that transports you to another time. The stable yard with 4 original stables, coach house, tack room and overhead hay lofts is on the East side of the house. The yard also has a separate pillared access point off the main driveway.

You may also access the machinery shed from further along the driveway. The acreage is largely made up of woodland which offers immense road frontage ensuring privacy and security from the main road. The 40 acres also offer private open spaces and incorporate a former gardener's cottage built in 1834 now a ruin, with planning potential for an additional dwelling.

Glendooneen House is a rare open market offering. It comes to the market as a renovated period property on substantial grounds which envelope the main house

offering absolute privacy. The grounds themselves hold further development potential and all this is within 10 minutes' drive of the world famous town of Kinsale.

Contact us today to discuss this rare offering further.

GATE LODGE

The gate lodge is a bright two bedroom detached lodge with an open plan living / kitchen / dining space with a utility room and bathroom on the ground floor, while the upstairs provides two spacious double bedrooms.

DISTANCE BY CAR:

Kinsale Town
approx. 10 mins / 7 kms

Cork International Airport
approx. 19 mins / 16 kms

Cork City
approx. 27 mins / 25 kms

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ACCOMMODATION

Ground Floor

Entrance Hallway

Accessed via limestone steps, a solid wood door with overhead fanlight grants access to an elegant hallway with 11'10" ceiling height, polished stone floor, built-in foot mat, cornicing and double height skirting boards.

Drawing Room

Beautifully proportioned reception room with cornicing, solid fuel white marble fireplace with raised basket and brass hood, this room benefits from a dual aspect ensuring great daytime and evening light, operating window shutters, sash windows and a second access door from the inner hallway.

Dining Room

Impressive dining room which also has cornicing, sash windows with operating window shutters, a stunning solid fuel black marble fireplace with raised basket, this room can also be accessed via the inner hallway.

Family Room/Study

Lovely room with a solid fuel copper hood fireplace, cornicing, ceiling rose, French doors with immaculate brass fitting leading out into the large west facing paved and walled terrace which overlooks the lawn to the side.

Chef's kitchen

Purpose built kitchen to include industrial gas cooker, grill and combination oven, with a catering fridge and freezer. Stainless steel storage units and counter top space.

Breakfast room

Rectangular shaped room with eye and floor level storage units, sink, cornicing, sash window and operating window shutters.

Guest WC

WC. Whb. Tiled throughout. Located off the inner hall.

First Floor

Master bedroom

Stunning double room with a dual aspect, cornicing, sash windows with operating window shutters, wonderful views of the grounds and original fireplace.

En Suite

WC. Whb. Bath with shower overhead, heated towel rail, cornicing, tiled floor and walls.

Bedroom 2

Double room with dual aspect, sash windows with operating window shutters, original fireplace and clear garden views.

En Suite

WC. Whb. Bath with shower overhead. Heated towel rail, tiled floor and walls.

Bedroom 3

Double room with sash windows and operating window shutters, marble fireplace and cornicing.

En Suite

WC. Whb. Shower unit. Tiled floor and walls. Heated towel rail.



Bedroom 4

Double room located to the rear of the property with sash windows, operating window shutters, cornicing and a marble fireplace.

En Suite

WC. Whb. Bath with shower overhead. Heated towel rail. Tiled floor and walls. All en-suites have underfloor heating.

WC

WC. Whb. Tiled floor and walls.

Sauna Room

Single sauna unit. Shower unit. Tiled floor and walls.

Lower Ground Floor

Bedroom 5

Double room located to the front of the property.

En Suite

WC. Whb. Shower unit. Heated towel rail. Tiled floor and walls.

Bedroom 6

Double room located to the front of the property. Dressing room located between bedroom and en suite.

En Suite

WC. Whb. Bath with shower overhead. Heated towel rail. Tiled floor and walls.

Kitchen/dining/living room

A spacious room that also provides access to the rear of the property, eye and floor level storage units with integrated Belfast sink and courtyard views.

Study

Rectangular shaped room with natural light located off the lower ground hall

Wine Cellar

Perfect room for storing wine complete with wine storage sleeves.

Linen Room

Shelved room with overhead Sheila's maid. Laundry room with washers/dryers.

DIRECTIONS

From Cork City, make your way out the N71 making your way towards West Cork, upon reaching Halfway roundabout take your first exit onto R607, follow this road for approx. 7 kms. As you begin to go downhill the entrance for Glendooneen House is on your left hand side.

VIEWING

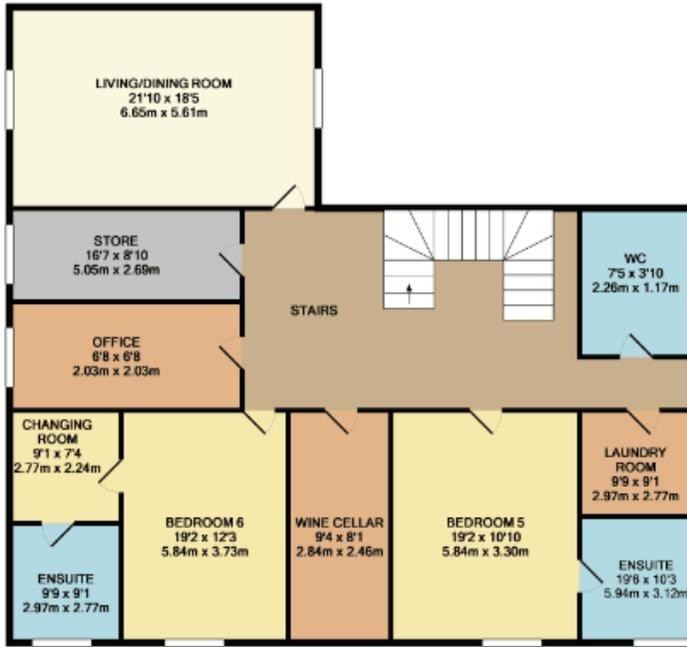
By appointment with Savills Cork (021) 427 1371 or email:cork@savills.ie

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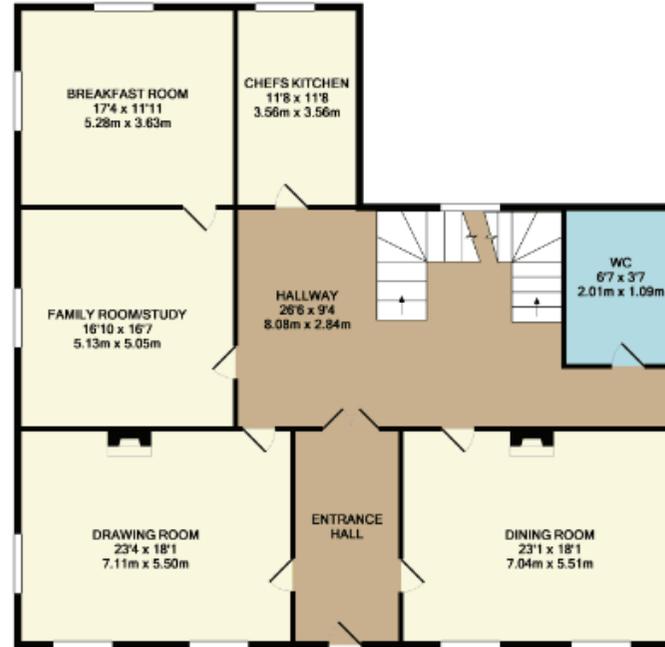
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Energy Performance Indicator: 245.54 kwh/m2/yr

FLOOR PLANS

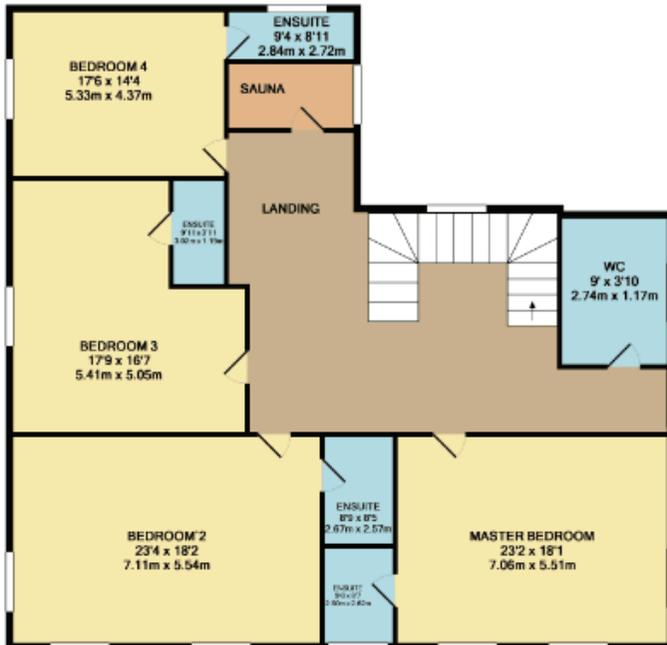


Lower Ground Floor



Ground Floor

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Microplan 02018



First Floor



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