

# KENBY

BALLYVALOON, GRENAGH,  
CO. CORK T23 PH92



savills



## KENBY

For Sale by Private Treaty  
CKK190436

- Prestigious 5 Bed Detached Home
- Approx. 251 sq m / 2,700 sq ft
- Situated on approx. 1 acre of private gardens with countryside views
- Very spacious and decorated to a beautiful standard
- Only 18km from Cork city and 9km from Blarney town centre
- OFCH / Large detached garage / Electric gate/ CCTV

## DESCRIPTION

Savills is delighted to present 'Kenby', a wonderful 5 bed detached house home that was built in 2005. This beautiful home is presented to the highest of standards, it is only 15-20 mins from Cork city centre.

This spacious property is set on a private approx. 1-acre site, with a great selection of trees and shrubs with direct access to a stream. It is ideal for those who love the country life with outstanding peace and quiet, but with the convenience of having all the amenities of the Blarney and the city only a short drive away.

Upon entering 'Kenby' you will see the main entrance which is spacious with accommodation to either side. The biggest room is the kitchen/dining area which has really lovely garden and country views from the large windows. There is a wonderful fully fitted kitchen fashioned from solid cherry wood and a selection of appliances. Adjacent to the kitchen is the utility room which is a large room with plenty of storage and access to the rear deck.

Back across the hall is the sittingroom, again this also has exemplary views to the front of the house down the long sweeping driveway past the stream and lawn. There is also an ornate marble fireplace and double doors to the hall.

Directly, across from the sittingroom is the livingroom again with a lovely ornate marble fireplace and its double doors linking back to the kitchen.

Also on the ground floor are two double bedrooms (one en-suite) and a large main bathroom that is finished with beautiful sanitary ware. Either of these bedrooms could be used as a home office or other alternative use.

On the first floor is a spacious landing with three quite large double bedrooms, one of them with an en-suite and a walk-in wardrobe. There is also a shower room on this level.

The property comes with a super detached garage neatly placed on the site next to the main house and designed to take a couple of cars. This building could easily be used as a garage, workshop or studio. There is also, attic space for additional storage. If that wasn't enough there is also a steel-tech 8ft x 16ft shed also coming with the property.

The grounds of 'Kenby' are superb, having a large private site with a gated entrance and long gravel driveway. The grounds are extremely private and there is a lovely decking area to the rear of the house to relax on those sunny summer's days.

All amenities are close by including, schools, shops, sports clubs and much more. Rathduff Primary School is approx. 2.6km away. Blarney is approx. 9km away, Cork city centre is approx. 18km away and Mallow is approx. 21.6km away.

This prestigious property is ideal for a growing family and is ready to occupy immediately.

Viewing is highly recommended for this fantastic property. Book your appointment now!

## **ACCOMMODATION**

### **Entrance Porch**

Tiled floor, recess lighting.

### **Entrance Hallway**

A large entrance hall with tiled flooring, recess lighting, radiator, stairs to first floor.

### **Sittingroom**

A large room overlooking the front garden, lovely laminate timber floor, ornate marble fireplace, recess lighting, radiator, TV & telephone point, curtains, blinds, double doors to main hall.

### **Kitchen/Dining**

This open plan space is the largest room in the house and has fantastic garden views from the diningroom which is also a sunroom.

The diningroom area has a tiled floor extending from the kitchen area with which it is open plan with, double doors to patio area to the rear.

The kitchen is fitted with eyelevel and ground level units that make up the beautiful solid cherrywood kitchen itself, including a fridge/freezer, dishwasher and extractor. There is also blinds and radiator.

### **Utility Room**

Tiled floor, radiator, built-in cherrywood units similar to kitchen, washing machine, drying machine, door to rear of house.

### **Main Bathroom**

Tiled floor, partially tiled walls, bath, WHB, WC, towel radiator, recess lighting, blind.

### **Bedroom 4**

Double bedroom overlooking the rear and side of house, laminate timber flooring, TV point, recess lighting, blinds, curtains.

### **En-suite**

Tiled flooring, partially tiled walls, bath, WHB, WC, towel radiator, blind.

### **Bedroom 5 / Office**

Double bedroom overlooking the front and side of the house, laminate timber flooring, blind, curtains, recess lighting, telephone point.

### **Hotpress**

Electric dual immersion heater, ample storage.

## **First Floor**

### **Landing**

Timber flooring, radiator, recess lighting.

### **Master Bedroom One**

This large double bedroom is overlooking the rear garden, timber flooring, curtains, blackout blind, radiator, recess lighting, telephone and TV point.

### **En-suite**

Fully tiled, WC, WHB, electric shower, recess lighting, radiator.

### **Walk-in Wardrobe**

Very spacious with plenty of storage space and clothes hanging rails, radiator, light fitting.

### **Bedroom Two**

Large double bedroom overlooking the front, side and rear of the house and has a timber floor, blind, curtain, TV point, telephone point, recess lighting, built-in wardrobe, blackout blind.

### **Bedroom Three**

Large double bedroom overlooking front of the property, timber flooring, recess lighting, built-in wardrobe, TV point, telephone point, blind, curtain.

### **Shower Room**

Fully tiled, WC, WHB, Electric shower, black-out blind, recess lighting, radiator.

## OUTSIDE

### Detached Garage

Approx. 6.5m x 4.5m - this large garage is ideal for storage, as a studio or even as a home office. It has light fittings and power points. In addition, there is a Steel-tech shed that is approx. 8ft x 16ft and is on a concrete base and has power connected. There is external lighting with sensors and an external water supply. To the rear of the house is a large deck area, ideal for barbeques and the sun worshipers.

## SERVICES

OFCH  
Septic tank  
Mains Water  
CCTV

## DIRECTIONS

From Cork city travel up the Mallow road (N20) until you see the turn off for Grenagh village (L2771), turn left, go immediately right and continue straight for approx. 2.16km. The house is located on your right hand side. See sign. Alternatively using Google Map input: T23 PH92 to locate.

## BER DETAILS

BER No: XXXX  
BER Number: XXXXX  
Energy Performance Indicator: xxxx kWh/m<sup>2</sup>/yr

## VIEWING

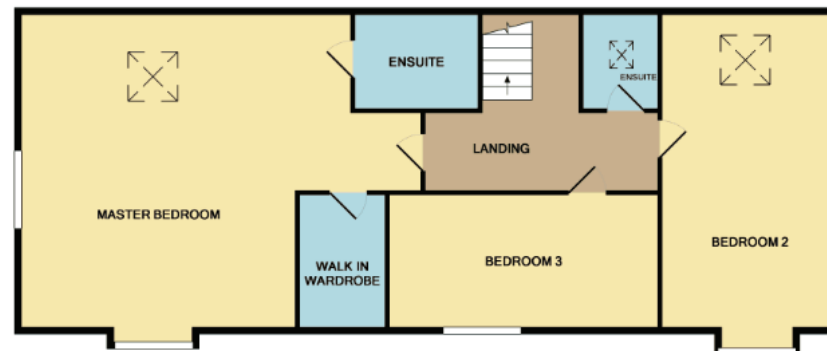
By appointment with Savills Cork  
(021) 427 1371 or email: [cork@savills.ie](mailto:cork@savills.ie)

## FLOORPLANS



Ground Floor

First Floor



For identification purposes only, not to scale



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