2 THE SHRUBBERIES, MONKSTOWN, CO CORK
2 The Shrubberies
For Sale by Private Treaty
CKK170499

- Beautiful five bedroom period home overlooking Cork harbour
- Approx. 306 sq m / 3,300 sq ft
- Excellent decorative order throughout with original features intact
- Working Shutters in all rooms
- Central vacuum system throughout
- Clear water views from all three levels
- Off street parking accessed via a sliding electric gate
- Two independent pedestrian access points
- Walking distance of schools, shops, bars, restaurants, marina and a main bus route
- OFCH/ Mains services

DESCRIPTION

Savills is delighted to present Number 2 the Shrubberies, a beautiful C. 1869 period home situated in the heart of Monkstown overlooking the inner harbour. The property was refurbished and extended in C.1995, part of these works created an elevated parking platform bounded by wrought iron railings, this driveway is a real bonus that has also allowed for the construction of a third reception room with independent access offering a variety of uses.

Upon entrance, you are guided down pedestrian steps to the original main door, which is as solid today as it was when fitted to this grand entrance. Stepping over the threshold into the single storey entrance porch reveals reclaimed mahogany wood floors, a dual aspect and from here you begin to appreciate the aspect and views number 2 the Shrubberies has to offer. Making your way through the original stained glass double doors you find yourself in a stunning hallway complete with reclaimed, mahogany wood floor, original plasterwork and approx. 11’0” high ceilings, from here you have a choice of rooms to enjoy. To your left you will find a cloakroom/Guest WC and access to the utility room which leads into the library/playroom. To the right you can access the drawing room with a magnificent feature splay bow window with harbour views or the spacious kitchen/dining/living room which runs the depth of the original house and provides double door access to the front garden and patio area which enjoys a private aspect with clear harbour views.

Making your way up the gradually rising original staircase, you will find a full bathroom on the return, whilst the first floor provides three large double bedrooms and walk in hot press which is fully shelved. The master bedroom deserves special mention as this provides a generous walk in wardrobe and open plan en suite screened behind a glass block wall. Following the staircase up to the third level you will find two large double bedrooms each
with a clever split level design to allow for enjoyment of the panoramic harbour views via the large dormer windows. On this floor you will also find a shower room ensuring each floor has at least one WC.

The gardens of number 2 the Shrubberies are a pleasure to walk through, in addition to the vehicular access, there are two independent pedestrian access points, one of which provides access via a pathway known as ‘Ashy Steps’ from the gable side of the property and the second is provides access via the lower garden. Within the garden itself you will find a mature wisteria covered pergola, a large lawn space and an inviting deck area, all spaces provide privacy and harbour views. Orientation here is south east with the deck area getting lovely evening sun. To the rear you will find a paved courtyard which is private, secure and provides access to the boiler house.

Number 2 the Shrubberies offers a simply stunning period family home which is in fine fettle and offers tremendous space and light coupled with the ideal combination of gated off street parking and superb gardens.

This is a rare offering to the open market, don’t delay contact us today to arrange your individual viewing.

ACCOMMODATION

GROUND FLOOR

PORCH HALLWAY
Welcoming porch area with 10’9 ceiling height, solid reclaimed Mahogany wood floor and harbour views.

HALLWAY
Gracious hallway with solid reclaimed mahogany wood floor, accessed via original stained glass double doors, original staircase, cornicing, ceiling rose, 11’5 ceiling height and original staircase.

DRAWING ROOM
Spacious reception room with original wood floor, original fireplace with gas fire insert, large splay bay window with window shutters, cornicing and picture rail.

KITCHEN/BREAKFAST ROOM
Open plan room interconnecting with the family room, this space provides beech eye and floor level units, tiled floor, granite worktops, a mobile granite top island unit, original bell board above kitchen units, spring loaded sash window overlooking rear courtyard. Filtered tap water. Integrated appliances to include hob, oven, microwave, fully plumbed fridge freezer which provides filtered water and oil fired Rayburn cooker with Sheila’s maid clothes rack overhead operated on a pulley system.

FAMILY ROOM
Bright room interconnected with the kitchen/breakfast area, full of period charm this room has an original fireplace with gas fire insert, servant bell pulls at either side, large bay window with operating window shutters and double doors leading to patio area. Lovely harbour views can be enjoyed from this space.

CLOAKROOM
Reclaimed mahogany solid wood floor. Lead in space to Guest WC.

GUEST WC
WC. Whb. Solid reclaimed mahogany wood floor. Window shutters.

UTILITY ROOM
Fully plumbed for washing machine. Sink. Storage units. Tiled floor.

LIBRARY/PLAYROOM
Accessed off a skylight connection hallway, which guides you into a spacious reception room that benefits from a laminate wood floor, sliding door external access point and vertically placed radiators.

FIRST FLOOR

MASTER BEDROOM
Spacious double room located towards the front of the property with lovely harbour views and picture rail. Walk in wardrobe with free standing storage units and shelving.

EN SUITE

BEDROOM 2
Double room located towards the front of the property with original cast iron fireplace, picture rail and harbour views.

BEDROOM 3
Double room located towards the rear of the property with original cast iron fireplace and picture rail.

WALK IN HOT PRESS
Superb storage room which is fully shelved.

BATHROOM
Located on the return of the stairs, this room benefits from WC, whb, bath and large oval topped mirror over the bath.

SECOND FLOOR

BEDROOM 4
Spacious double room with original cast iron fireplace, split level room which allows full enjoyment of the calming harbour views.

BEDROOM 5
Generous double room with original cast iron fireplace, this is also a split level room which allows full enjoyment of the harbour views.

SHOWER ROOM
WC. Whb. Shower unit, Tiled floor and shower area.

DIRECTIONS

From Cork City, make your way onto the Rochestown Road (R610) taking a right after the filling station onto the R2474, follow this road for approx. 2 miles passing the right turn for Monkstown Golf Course and stay right at the Y in the road making your way onto Glen Road. From here make your way down the hill followed by a left u turn heading towards Scoil Barra Naofa. Number 2 The Shrubberies is on your right hand side. See sign.

BER DETAILS
BER No: E2
BER Number: 110270238
Energy Performance Indicator: 369.13kWh/m2/yr

VIEWING

By appointment with Savills Cork
(021) 427 1371 or cork@savills.ie
Important Notice: Savills Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it. All maps produced by permission of the Ordnance Survey Ireland Licence No AU 001799 © Government of Ireland.