

ARBUTUS LODGE MONTENOTTE, CORK



BER D1

savills

Arbutus Lodge

For Sale by Private Treaty
CKK180479

- Iconic Cork Georgian period home
- Approx. 557 sq m / 6,000 sq ft
- Situated on about 0.14 ha / 0.37 of an acre
- Intact original features
- Renovated and refurbished in recent years
- Double glazed sash windows
- Superb decorative order throughout
- Panoramic view of Cork City and beyond
- Located within easy walking distance of Cork City centre
- Monitored security cameras
- Located with 15 mins drive of Cork International Airport
- GFCH / Pressurized water system / Mains services

DESCRIPTION

Savills is delighted to bring the Iconic Arbutus Lodge to the open market, this unmistakable landmark Cork timepiece comes up for sale in fine fettle. It was been extensively and sympathetically renovated and refurbished in recent years and today the property benefits from modern plumbing (c. 2009), wiring (c. 2008) and an impressive new roof (c. 2017) as well as a cosmetic upgrade (c. 2009) whilst maintaining many of its alluring original features.

Arbutus Lodge was originally built C. 1820 for a wealthy merchant and has been home to a number of owner occupiers over the years including the Cork Lord Mayor Charles J. Cantillon. When it changed hands in 1961 it would go on to become the Michelin starred Arbutus Lodge hotel and restaurant – it is during this tenure of ownership that the building would become a much loved Cork and indeed Irish institution. The property returned to residential use in the 2000's and underwent extensive renovation and refurbishment which has safe guarded the property's future.

Upon approach, you are met with a large gravelled parking area, which can easily accommodate 10 cars. From here, you can appreciate how much outside space remains with the original house, about 0.37 of an acre, a sizeable plot so close to Cork City.

Approached from the West, Arbutus Lodge is a handsome Georgian period property that is set out over three storeys, external features include three canted bay windows one of which stretches over the three storeys on the south elevation, canted porch, double glazed sash windows, corbelled window features, whilst internal features include original cornicing, ceiling roses, plasterwork, corbelled pillars, fireplaces and a solid wood front door with stained glass windows.





Stepping over the threshold brings you into a spectacular hallway that benefits from 10'6 high ceilings with ornate plasterwork design still intact, this welcoming space invites you with open arms to explore the two key south facing reception rooms which are awash with natural light. These two rooms are separated by solid wood pocket doors that allow each room's personality to come through as separate reception rooms or to be opened as one light-filled room which ignites this space for when extra space is required. The third connecting room which can also be accessed separately from the main hallway is the kitchen/dining, this room runs the depth of the property again allowing for great light and views, here you will also find a study space and rear hallway with access point. This level also offers a private west-facing family room and guest lavatory.

Ascending the original solid wood staircase complete with ornate newel posts, swan neck balustrades and barley twist spindles, brings you past a large three-part stained glass window which is in excellent order and onto the first floor. Here, you will find five bedrooms, four of which have en suites.

Making your way onto the ground floor level reveals a bright open-plan garden level room accessed via a rear hallway off the stairs, this area also provides easy access to the service rooms and storage room. The open-plan nature of this space would make it an ideal games room, home office or gym and can be independently accessed from the garden level.

The gardens themselves offer a surprisingly large south-facing lawn with high boundary walls, whilst the gravelled parking area is accessed via original limestone pillars and wrought iron gates. A rear passageway provides a third external access point.

The convenience level of Arbutus Lodge is hard to match anywhere else in the city, schools, shops, bars, restaurants and Cork city itself are all within easy walking distance.

Arbutus Lodge comes to the open market posing as an ideal family home in fine fettle, don't miss out on this rare opportunity.

ACCOMMODATION

First Floor

Porch

Limestone steps lead you onto an enclosed porch with tiled floor where you meet a solid wood door stained glass side windows and overhead stained glass fanlight.

Hallway

Welcoming reception area with 10'6" ceiling height, immaculate cornicing, ceiling rose, herringbone parquet flooring, wall lights and original staircase with three part stained glass window. The original staircase benefits from gradually ascending risers, ornate newel posts, elegant swan necked balustrades and barley twist spindles.

Drawing Room

Magnificent room awash with natural light, large window openings to include a large west facing bay window and a dual aspect ensure this a bright room no matter the weather. This space benefits from a solid oak wood floor, three layer cornicing and ceiling rose, picture rail, sash windows and a beautiful marble fireplace with raised gas fire.

Lounge

Accessed via the main hallway or via the drawing room pocket doors, this room again is awash with natural light thanks to large window openings and benefits from sash windows, oak wood floor, three layer cornicing, ceiling rose, plasterwork and ornate marble fireplace with raised gas fire.

Kitchen/Dining Room

Spacious room with pitch pine wood floor, large bay window looking out over the city, original cornicing, ceiling rose, granite worktop and island unit, an abundance of solid wood eye and floor level units, Aga cooker, Belfast sink, integrated fridge freezer, dishwasher and a cut stone fireplace with gas fire insert. A study nook can also be found here.

Back Hallway

This space provides access to the rear of the property.

Guest Lavatory

WC. Whb. Tiled floor. Cornicing.

Family Room

Located on the western elevation of the property, this room also benefits from a bay window, marble fireplace and solid wood floor.

Second Floor

Master Suite

Spacious and bright double room located to the front of the property with canted bay window, marble fireplace with gas fire insert, cornicing, ceiling rose, solid oak wood floor and spectacular city vistas. Here you will also find a walk in wardrobe which comes fully shelved and benefits from cornicing and recessed lighting.

En Suite

WC. Whb. Large shower unit. Cornicing, recessed lighting, heated towel rail and tiled floor.

Bedroom 2

Bright double room with spectacular views, solid oak wood floor, cornicing and ceiling rose. A walk in wardrobe comes fully shelved and benefits from cornicing and recessed lighting.

Bedroom 3

Double bedroom with a dual aspect, cornicing, ceiling rose, solid oak wood floor and stunning views.

En Suite

WC. Whb. Shower unit. Cornicing, recessed lighting and tiled floor.

Bedroom 4

Double room with solid oak wood floor, cornicing, ceiling rose, built in wardrobes and westerly views.

Bedroom 5

Single room with a solid oak wood floor, cornicing and recessed lighting.

Ground floor

Bright open plan garden level room which measures approx. 68' in width. This space lends itself as a games room, home office or home gym. It benefits from a solid oak wood floor, recessed lighting, a rear hallway access point, store room, understairs storage area which comes fully plumbed and direct access to both service rooms. This level also grants direct access on the south facing lawn.

DIRECTIONS

From Cork City, make your way up Summerhill North taking a right at St Luke's cross onto Middle Glanmire Road. Arbutus Lodge is along on your right hand side. See Sign. Eir Code: T23 C9Y9

BER DETAILS

BER: D1

BER Number: 111371282

Energy Performance Indicator: 387.76 kWh/m2/yr

VIEWING

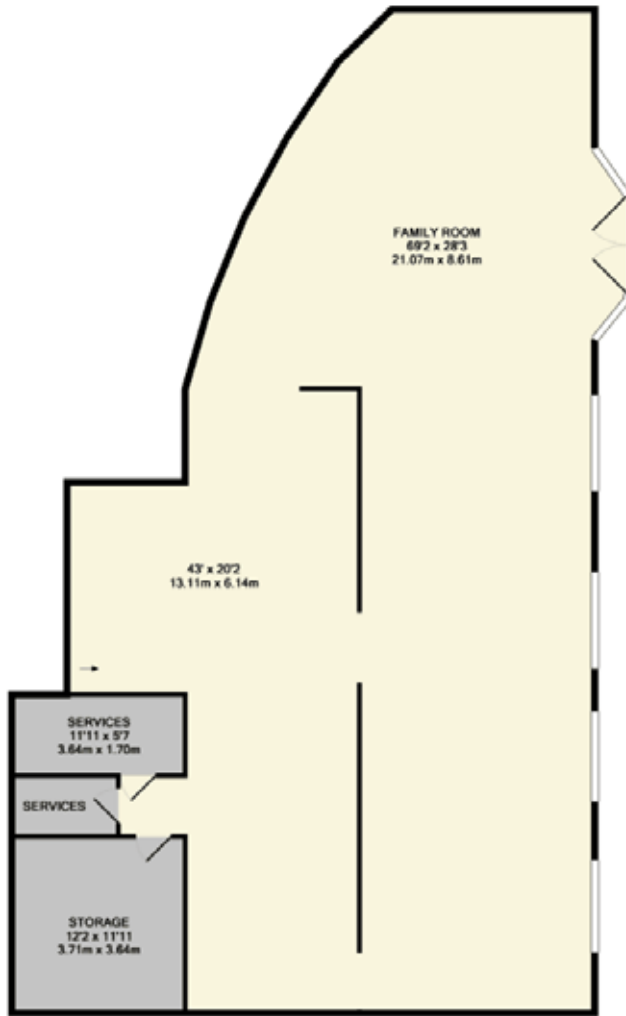
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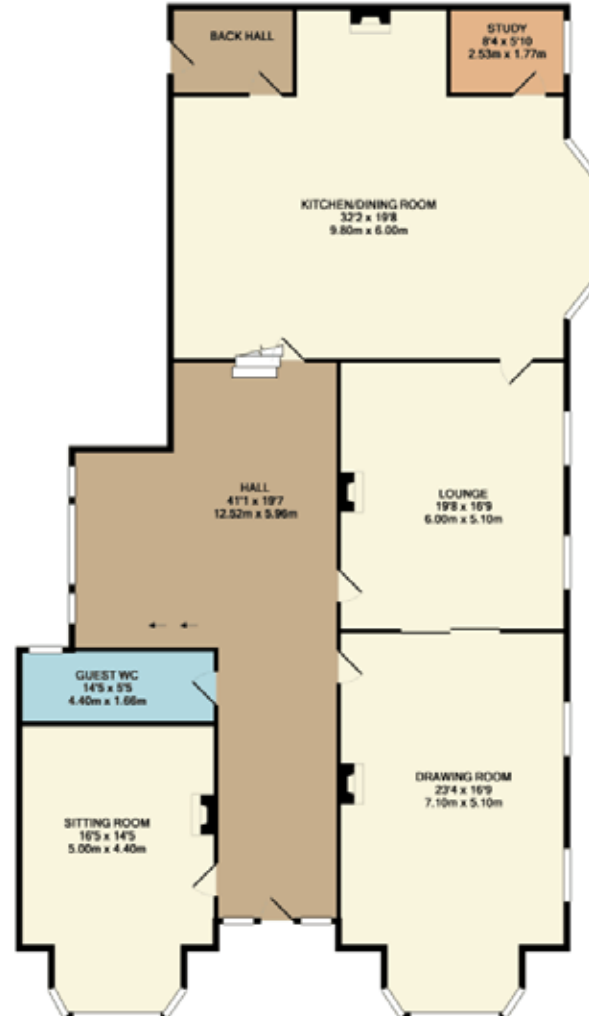




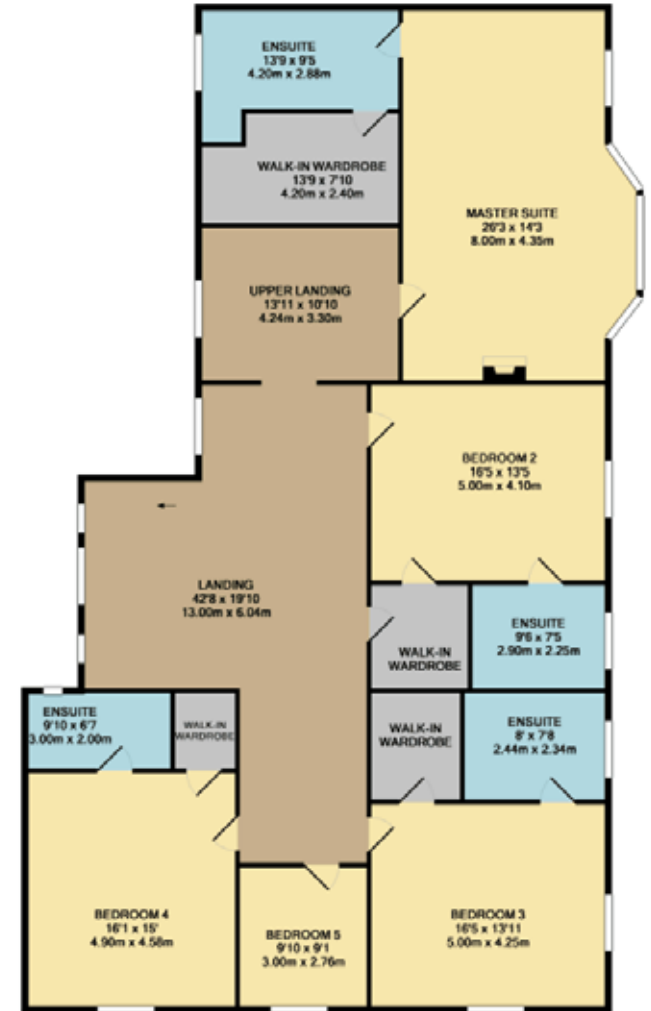
FLOOR PLANS



Ground Floor



First Floor



Second Floor



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