



# 'WHIMBREL'

NO.127 ROCHESTOWN ROAD, CORK T12 PKX4

BER C2

savills





## **WHIMBREL' NO.127 ROCHESTOWN ROAD**

For Sale by Private Treaty  
CKK190141

- Prestigious 5 Bed Detached Home
- Separate One Bed Apartment over large Boathouse
- Approx. 278 sq m / 2992 sq ft
- Situated on approx. 0.6 acres of private gardens
- Amazing riverbank setting with beautiful views of the River Lee Estuary
- Very spacious and decorated to a high standard
- Only 3.4km from Douglas village and 7.2km from Cork city center
- GFCH / Mains Service

## **DESCRIPTION**

Savills is delighted to present 'Whimbrel', a wonderful 5 bed detached house on a superb riverside setting on the famous Rochestown Road and only a short drive from Cork city centre.

This property is set on a private 0.6 acre site, with a great selection of mature trees and shrubs with direct access to the river. It is ideal for those who love nature and water views and has the added bonus of a large separate boathouse with a self-contained one-bedroom apartment overhead.

Upon entering 'Whimbrel' you will see the main entrance hall with its high ceilings and accommodation to either side. The biggest room is the kitchen/dining/livingroom area which has really amazing

water views from the large windows. There is a fully fitted kitchen and large solid fuel stove to keep you cosy on those cool winter evenings. Adjacent to the kitchen is the utility room which is a large room with plenty of storage.

The sittingroom is next, again this also has exemplary views of the harbour. There are also high ceilings giving a great sense of space and large stove.

Also on the ground floor is a large double bedroom and guest WC with shower. This bedroom could be used as a playroom or even an office if one chose.

On the first floor is a spacious landing with four large double bedrooms, two of them with en-suites. The attic provides additional space for stowing away items and is easily accessed.

The property comes with a super detached boathouse neatly placed on the site and designed to take a large craft. This building could alternatively be used as a garage, workshop or studio.

Above the boathouse is a beautiful self-contained one bed apartment with great space and a small balcony overlooking the river.

The grounds of 'Whimbrel' are wonderful, having a large private site with a gated entrance and long tarmac driveway. There is also a lock up for a boat on site and a selection of garden sheds. The property has direct access to the water and magical views of the estuary.

All amenities are close by including, schools, shops, sports clubs, cinema, hotels, restaurants, bus services and much, much more. Douglas village is approx. 3.4km away, Rochestown Park Hotel is only 2.9km away. Cork city centre is a mere 7.2km away.

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

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

## MAIN HOUSE

### Ground Floor

#### Entrance Hallway

A large entrance hall with carpet, recess lighting, curtains, under stair storage.

#### Sittingroom

A large room overlooking the river, with high ceilings and large windows. Carpet, recess lighting, large solid fuel stove integrating into a fireplace with a marble hearth, blinds, TV point, gas point.

#### Bedroom One / Study/Playroom

Large double room with carpet, recess light fittings, blinds.

#### Guest WC / En-suite

A large bathroom with a shower, WC, WHB, recess lighting, blind, wall mirror, fully tiled.

### Kitchen/Dining/Livingroom

This open plan space is the largest room in the house and has fantastic riverside view, large windows and direct access onto the garden patio.

The livingroom area has a carpet, blinds, a large solid fuel stove with a marble hearth, recess light fittings, TV point.

The dining area has a laminate timber floor, patio doors to the garden patio, curtains blinds, recess lighting.

The kitchen is fitted with eyelevel and ground level units, a tiled splashback and a selection of appliances, including hob, grill/oven and extractor.

### Utility Room

Tiled floor, built-in kitchen units with ample storage space, tiled splashback, intercom to gate, door to front of house.

### First Floor

#### Landing

Large window overlooking river. Carpet, recess lighting.

#### Master Bedroom

This large double bedroom is overlooking the river and has carpet, recess lighting and a TV point.

#### En-suite

Fully tiled, WC, WHB, Shower, mirror, recess lighting.

#### Bedroom Two

Large double bedroom overlooking the boathouse and has a carpet, TV point, recess lighting.

#### En-suite

Fully tiled, WC, WHB, Shower, mirror with overhead light, recess light fittings.

#### Bedroom Three

Large double bedroom, carpet, recess lighting, TV point.

#### Bedroom Four

Large double bedroom, carpet, recess lighting.

#### Walk-in Wardrobe

Carpet, light fitting, radiator, great storage space with plenty of shelving.

### Main Bathroom

Tiled with Jacuzzi bath, WHB, WC, blinds, extractor fan, recess lighting, mirror.

### Attic Rooms

There are two attic rooms over the landing that are ideal for additional storage.

## THE BOATHOUSE

This is a large space that is almost 9m long and 6m wide. It could be used for multiple uses including a workshop, studio, storage or home office.

There are double doors ideal for storing a large boat or a number of vehicles. In addition, there is a separate heating system in this building and two large radiators, light fittings and many power points.

## THE APARTMENT

The apartment is located over the boathouse and is a spacious independent one bed unit. Ideal for either guests to stay or to rent out to a tenant.

### Ground Floor

#### Entrance Hall

Located on the ground floor, tiled floor, large under-stairs storage area plumbed for washing machine, light fittings.

#### Shower Room

Located on the ground floor, WC, WHB, Shower, recess light fittings, extractor fan, mirror with overhead light fitting.

### First Floor

#### Kitchen/Sitting Room

Fully fitted kitchen, plumbed for dishwasher, extractor fan, breakfast counter.

The sitting room area has views overlooking the river and a balcony for those warm summer's evenings. Timber flooring, TV point, black-out blinds, access to balcony, recess light fittings, telephone point.

#### Bedroom One

Timber flooring, built-in wardrobe, recess lighting, blinds.

## OUTSIDE

Garden shed to the rear of the boathouse, approx. 5.4m x 2.3m. Ideal for storing timber or garden tools.

## LOCK-UP

Adjacent to the house is a lock-up that ideal for a boat. In addition, there are another garden shed here and a wood store area.

## SERVICES

Mains GFCH  
Mains Services  
Alarmed

## DIRECTIONS

From the Finger Post Roundabout in Douglas Village travel east on the Rochestown Road for approx. 3.4km. 'Whimbrel' is located on the left-hand side. See sign. Alternatively using Google Map input: T12 PKX4 to locate.

## BER DETAILS

BER No: C2  
BER Number: 111219200  
Energy Performance Indicator: 187.52 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



For identification purposes only, not to scale



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