

# MOUNT VERDON HOUSE

66 WELLINGTON ROAD, CORK T23 H6H2



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savills



## **MOUNT VERDON HOUSE**

For Sale by Private Treaty  
CKK190168

- A Beautiful 5 Bed Georgian Period Home
- Approx. 375 sq m / 4004 sq ft
- Built c.1830 with unbeatable city and river vistas
- Fantastic garden space to front and rear
- Very spacious living accommodation with endless potential
- GFCH / Mains services
- 500m from McCurtain Street, located in city center

## **DESCRIPTION**

Savills is delighted to present Mount Verdon House, a beautiful 5 bed Georgian period home situated in Cork city centre with outstanding city and river views. This amazing property was built c.1830 and has endless potential as a prestigious family home, possibly with a home office or additional accommodation optional, if one wishes.

Mount Verdon House can be accessed from Wellington Road, on the northern side, with pedestrian and garage access for a car or from Summerhill North, on the southern side, with pedestrian access available here.

Upon entering the property through the main entrance door, you are greeted by a large hall with a stairwell to the first floor and beyond this access to the main reception rooms.

The living room is located on the western wing of the house is a large space with patio doors leading to the garden, fantastic southerly light and breath-taking views of the city. Next to the room is the grand dining room which has three large windows again allowing the viewer to enjoy the sun and vista.

In the centre of the house overlooking the entrance courtyard is the kitchen with its Stanley Oil Range. There is a guest WC also conveniently just off the main hallway.

On the first-floor level is the master bedroom and bedroom two (en-suite), both taking advantage of their southern position and a great vantage point to observe the world go by outside. Both rooms could potentially be used as reception rooms if one chooses.

Also, on this floor is bedroom three and the main bathroom.

Accessed from the main entrance hall is the basement level, which has the lower hall and two very handy rooms with direct access to the southern garden.

On northern wing of the house is additional accommodation that has been rented out in the past but could very easily be incorporated back into the main house.

The ground floor of this annex has a large kitchen and separate sittingroom with a guest WC and access to a private yard. While on the first floor there are two double bedrooms and a main bathroom. The annex is accessed generally from the entrance courtyard from the Wellington Road side.

Mount Verdon House will make an awesome city centre family home with the added possibility of allowing one to work from home if one needed to. Alternatively, the annex can be kept separate from the main house and possibly offered as rental accommodation or even used for Air B&B.

Patrick Street is only a 500m stroll away and within close proximity to the Montenotte Hotel & the Ambassador Hotel. All other amenities are close by including the best schools, shops, bus and train services, sport clubs and much more.

Contact us today to arrange your viewing. Do not miss this amazing opportunity.

## ACCOMMODATION

### Ground Floor

#### Entrance Hallway

Carpet, radiator, cornicing on ceiling, access to basement level or first floor.

#### Living room

Carpet, marble fireplace with integrated gas fire, radiator, large patio door to main garden, sash windows with shuttering and cornicing to ceiling.

#### Dining room

A large, long room with three windows overlooking the garden and with breath-taking views, adjacent to kitchen. Carpet, radiators, sash windows with shuttering and an open marble fireplace.

#### Kitchen / Dining room

Located at the centre of the house and overlooking the entrance courtyard. Tiled floor, fully fitted kitchen, Stanley Oil Range, dishwasher, fridge, fitted kitchen with ample storage.

#### Back Hall

Linking the Dining room to the Kitchen and allowing access to the entrance hall and the basement level.

#### First Floor

#### Landing

Carpet, radiator, cornicing to ceiling, built-in wardrobe.

#### Main Bathroom

WC, WHB, bath, bedit, curtains, partially tiled.

#### Master Bedroom/Reception room

Double bedroom located to the front of the property, a large room that could be used as a drawing room taking advantage of the views. Carpet, radiator, fireplace.

#### Bedroom 2

Located to the front of the property and with great light. Carpet, marble fireplace, WHB, radiator.

#### En-suite

Servicing Bedroom 2. WC, WHB, radiator.

#### Bedroom 3

Overlooking the entrance courtyard. Carpet, radiator, WHB, built-in wardrobe, cornicing to ceiling.

#### Back Landing

Carpet and large hotpress with electric dual immersion heater & convenient access to the annexe

#### Landing WC

WC.

#### Basement Level

#### Hall

Tiled floor, carpet on stairs from main entrance hall.

#### Room One

Tiled floor sink, plumbed for washing machine, door to main garden.

#### Room Two

Ornate open fireplace, pantry room.

#### Annex

#### Ground Floor

#### Entrance Hall

Tiled floor, radiator, stairs to first floor.

#### Kitchen Dining

Tiled flooring, fitted kitchen, radiator.

#### Guest WC

Tiled floor, WHB, WC.

#### Sittingroom

Carpet, radiator, cast iron/tiled ornate fireplace, TV point.

#### First Floor

#### Bedroom One

Carpet, radiator, WHB, built-in wardrobe.

#### Bedroom Two

Carpet, built-in wardrobe, radiator.

#### Main Bathroom

Tiled floor, bath, WC, WHB, radiator, curtains, linen press.

## OUTSIDE

The property can be accessed from Wellington Road to the entrance courtyard on the northern side. There is a separate garage just off the road the is approx. 500 sq ft in area which could accommodate a car if needed.

The entrance courtyard is large, intimate and full of light with a selection of shrubs and trees.

The southern garden to the front of the house has three tiers of lawn down to Summer Hill North and can be accessed from this side too. There is a lovely selection of trees, shrubs and flowers in this lawn area with a patio that allows one to enjoy the views of the River Lee and the city all year round.

## DIRECTIONS

By car from the City Centre head up York Street and turn right up Wellington Road and travel for 530m until you reach the turn off for Military Hill. The house is on your right-hand side. See sign. Alternatively, for SATNAV or Google Maps input: T23 H6H2

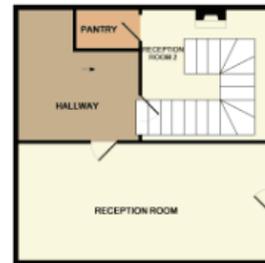
## BER DETAILS

BER: F  
BER Number: 111217931  
Energy Performance Indicator: 404.74 kWh/m<sup>2</sup>/yr

## VIEWING

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

## FLOORPLANS



Basement



Ground Floor



First Floor

For identification purposes only, not to scale



Savills Cork  
11 South Mall,  
Cork  
cork@savills.ie  
+353 (0)21 427 1371  
PSRA No: 002223

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