

DANNANSTOWN HOUSE



BER D1

MICHAEL H
DANIELS
& COMPANY





DANNANSTOWN HOUSE

SHANBALLYMORE | COUNTY CORK

P51 V022

Mitchelstown 18 km | Fermoy 18 km | Mallow 19 km | Cork 44 km | M8
Motorway 18 km | Cork Airport 50 minutes | Shannon Airport 80 minutes |
Dublin Airport 160 minutes
(All distances and times approximate)

**A delightful Georgian house dated c.1835 set in wonderful
grounds and commanding a superb position overlooking the
river Awbeg.**

Entrance Hall | Double Drawing Room | Dining Room | Kitchen | Cloaks
First Floor with Landing | Five Bedrooms | Two Bathrooms
Lower Ground floor with Staff Apartment | Laundry

Entrance with Stone Piers & Iron Gates | Lime Drive
Secondary Drive with Double Coach House
Three Stables | Feed/Tack Room

Landscaped Grounds with Mature Trees | Woods | River Walks
Weir and Mill Race | Lawn with Ha-Ha | Railed Paddock | Vegetable
Garden & Orchard | Former Cannery Building | Trout Fishing
Circa 400 m River Frontage

Wonderful Views over river Awbeg and surrounding Countryside

**FOR SALE FREEHOLD BY PRIVATE TREATY
IN ALL ABOUT 8.46 HECTARES (20.90 ACRES)**



DANNANSTOWN HOUSE

Dannanstown House is a fine example of a mid C19th Georgian house, retaining much of its original form and structure, and enjoying a delightful position overlooking the river Awbeg. The three-bay house was built c.1835 by Edward Furlong, manager of the adjacent large former flour mill dated c.1820.

The most attractive house has a wide-eaved hip-roof and two tall chimney stacks and is arranged over a two-storey over basement plan. The well-proportioned accommodation is bright and sunny with the principle rooms double-aspect and includes three reception rooms, five bedrooms and two bathrooms with a staff apartment to the lower ground floor.

The property has been well maintained with the impressive accommodation extending to some 431sq metres (4640 sq ft.) which is presented in excellent order throughout. There are many original features including large sash windows with shutters, marble fireplaces together with ceiling coricing, door architraves and polished pine floors.

Dannanstown House enjoys a superb position with fine open aspects from its elevated site and south-west facing orientation and with the river and mill race directly below. The wonderful gardens and wooded grounds offer much seclusion and privacy with shrub borders and lawns surrounding the house.



A lime avenue leads to a large gravel forecourt with a secondary drive to the rear accessing the coach house and stables. There are woods to the eastern boundary along the road and to the south along the slope down to the river. A railed paddock is located to the south along with vegetable garden, orchard and the former cannery building. There are walks along the river and through the woods and fields together with a delightful weir with trout fishing and swimming in summer. The total acreage extends to circa 8.46 hectares (20.90 acres) with circa 400 meters of river frontage.

COUNTY CORK

Dannanstown House is situated close to the village of Shanballymore, a small village set equidistant between the market towns of Fermoy, Mitchelstown and Mallow. The area is known for its tranquil rich farmland and wooded river valleys, with tributaries flowing south to the renowned river Blackwater, which runs over 100 miles west to east across Munster.

There are varied and extensive leisure activities with walking locally to the Ballyhoura Hills and Doneraile Court close by and with excellent fishing to the river Blackwater and Awbeg. Golf is well catered for with courses locally at Fermoy and Mitchelstown and Mallow with championship courses at Fota Island and Cork Golf Club. The property is well placed for access to Cork city and International Airport in under one hour with Shannon International Airport offering flights to the US some 80 minutes distant.

ACCOMMODATION

Ground Floor

Approached via a gravel forecourt, a solid timber door with fanlight over, gives access to the full length entrance hall, with a turned staircase lit by a feature arched window and polished pine floor. Situated off the hall are the bright and impressive double drawing room with original recessed sliding timber doors and the dining room, both double aspect rooms. The drawing room offers wonderful aspects to the south and west, overlooking the river, weir and open farmland beyond. The reception rooms have marble fireplaces together with ceiling cornicing and polished pine floors. The kitchen/breakfast room is also located on this floor together with cloakroom/WC.

First Floor

The first floor landing is lined with bookshelving and there are five bedrooms, all with lovely views over the grounds or the river, together with two bathrooms.

Lower Ground Floor

The lower ground floor is accessed by a staircase from the entrance hall together with its own external access to the rear of the house. The accommodation comprises of staff apartment with three bedrooms, two bathrooms and laundry.





OUTSIDE

To the rear of the house a secondary drive with lawned verge runs north to the public road passing a range of traditional whitewashed stone outbuildings comprising a lofted coach house/garage/workshop, together with three stables and feed/tack room and covered open stores. The former cannery building is located off the front drive.

Gardens & Grounds

The gardens and grounds are a particular feature of the property with the house surrounded by landscaped grounds with mature trees interspersed and ringing the property. There is intensive planting directly around the house and on the walk down to the river and mill ruin together with along the drives. To the south are vegetable and fruit garden with soft fruit cages together with plum and apple orchard.



FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



LOWER FLOOR

BER CERTIFICATE RATING

BER Number T16460304
 BER Rating D1 (246.48 kWh/m²/yr)
 BER Expiry Date 20/05/2033

DIRECTIONS

From the north leave M8 Motorway taking exit 12 signposted Mallow (N73). From the south take exit 13. Continue on the N73 bypassing Mitchelstown and passing through Kildorrey. Take the signpost for Shanballymore, passing through the village where the entrance gates will be seen on the right, after a short distance. Please note that no signboards are erected at the property.

SERVICES

Mains electricity and water. Private drainage. Oil fired central heating.

TENURE AND POSSESSION

The property is offered for sale freehold by private treaty sale with vacant possession given upon completion.

SOLICITORS HAVING CARRIAGE OF SALE

David J O'Meara and Sons
 Main Street
 Mallow
 Co Cork

VIEWING

Strictly by prior appointment with the sole agents.

GENERAL REMARKS AND STIPULATIONS (FOR ALL PROPERTIES)

LOTING

The vendors and their agents, whom we are, reserve the right to offer, or to sell the property in one or more lots or, in lots other than those described in these particulars.

FIXTURES AND FITTINGS

Only those mentioned in these particulars are included in the sale. All other items including those items known as tenant's fittings together with garden effects, ornaments and statuary are expressly excluded.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

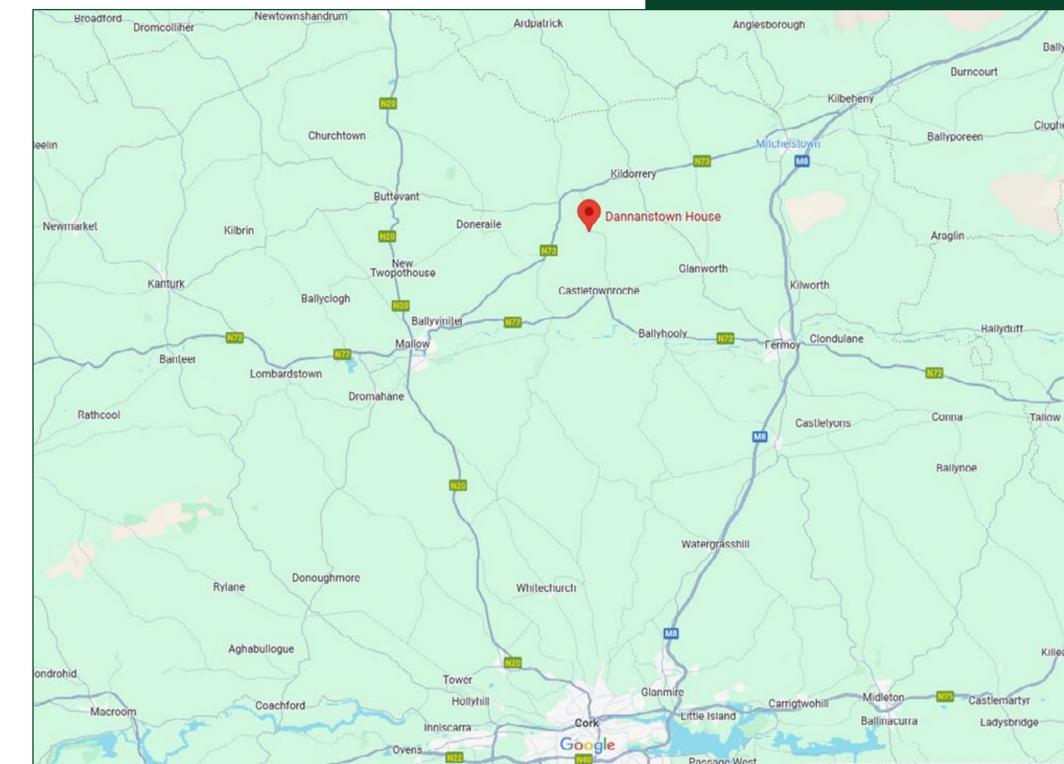
All properties are offered for sale, subject to and with the benefit of all rights of way, either public or private, all wayleaves and easements whether specifically mentioned or not

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey of Ireland and are for reference only. All measurements are approximate only. Room measurements are maximum dimensions. They will be deemed to have been checked by prospective purchasers who will have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale or entitle either party to compensation in respect thereof.

IMPORTANT NOTICE

These particulars are for guidance only and are prepared in good faith to give a fair description of the property but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement of fact. Some images of the property may have been taken from outside the curtilage. Neither Michael H. Daniels & Co, nor any employee has any authority to give or make any representation or warranty whatsoever in relation to the property. Any areas, measurements or distances are approximate only.



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