

## **FOR SALE**

### **Mallory Cottage, Ballylusky, Ballynoe, Co Cork P51 CCH0**



Paul O'Driscoll Auctioneers are delighted to bring to the market this charming authentic country cottage nestled within a delightful countryside location with lovely views of the surrounding countryside. This beautiful stone cottage has been extensively restored and modernised over the past number of years. It is in a turnkey showhouse condition.

The property stands on a large site of 1.2 acres in a beautiful, picturesque countryside location offering a peaceful retreat from the busy world.

The property extends to 132 sq. m. (1,420 sq. ft)

The property is located in East Cork close to the following:

Midleton (25km), Fermoy (16km), Rathcormac(14km), Jack Lynch Tunnell (35km)

**Viewing of this lovely property comes highly recommended.**

### **Accommodation:**

#### **Living room/Reception area** **12ft 8 x 13ft 9**

Solid teak panelled entrance door. Tiled flooring. Window. Fireplace with mantle overhead. Radiator. Vaulted ceiling.

#### **Archway to Dining area** **10ft 3 x 7ft 3**

Tiled flooring with vaulted timber ceiling.

#### **Sun Lounge** **21ft 10 x 12ft 1**

This is a large bright living area with spectacular views of the gardens. Solid oak floor with under floor heating. Featured timber ceiling tongue and grooved with two Velux windows. Featured stone wall and large glass panels and double doors overlooking rear patio and gardens. Recessed lighting. Wood burning stove on a raised hearth.

#### **Archway to Kitchen** **12ft 11 x 12ft 5**

Fully fitted solid ash kitchen with wall and floor units. Central island. Granite worktops. Extractor fan and hob, built in eye level double oven. Plumbed for dishwasher. Integrated sink with mixer tap. Recessed lighting. Tiled flooring and walls. Radiator. Window and large glass panelled door with side glass to rear patio and garden.

#### **Bedroom 1** **16ft 5 x 13ft 3**

Laminate timber flooring. 2 windows. Radiator. Built in mirrored slide robes.

#### **Ensuite** **7ft 8 x 5ft 6**

Tiled flooring. Window. Toilet and wash hand basin. Walk in tiled shower unit with pump shower. Radiator.

#### **Bedroom 2** **10ft 6 x 9ft 4**

Solid timber flooring. Window. Radiator. Vaulted timber ceiling. Featured cast iron fireplace.

#### **Bedroom 3** **8ft 11 x 9ft 3**

Tiled flooring. Window. Radiator. Vaulted timber ceiling. Featured cast iron fireplace.

#### **Bathroom:** **9ft 4 x 8ft 1**

Fully tiled walls and floors. Toilet. Vanity unit with mixer tap. Bath. Heated towel rail. Window. Built in storage unit. Plumbed for utilities.

This wing of the house which incorporates a bedroom, bathroom and a separate entrance could easily be adapted as a self-contained apartment which would benefit from a rental income if required

#### **Entrance from outside.**

Glass panel door. Hallway to bedroom tiled. Fitted drawing unit with mirror. Window. Radiator.

#### **Bedroom 4** **13ft x 9ft 7**

Large window. Radiator. Built in mirrored slide robes. Tiled flooring.

### **Outside**

Entrance piers with wrought iron gate and post box. Stone chipped driveway with ample parking the front and side of the house.

Open timber gazabo with patio tiling leading to front door.

Timber garden shed. Gardens are laid in lawns with mature trees and hedge rows. Garden lighting.

Large patio paved area to rear of the property.

### **Services:**

- Water by way of bored well
- Septic tank
- Oil fired central heating.

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