

FOR SALE
Modeligo House, Ballyduff,
Co Cork P51 R6Y4



Modeligo House is an impressive two storey Georgian-style residence, built in 1877, with an earlier residence which was built in 1836 and is still standing to the rear of the main house. The house is in the category of Architectural special interest and therefore BER exempt.

This captivating period residence stands proudly on c8 acres of mature landscape grounds made up of lawns and woodland in a very private secluded setting nestling in the Blackwater Valley. The woodland has both deciduous and coniferous trees and boasts at least 17 of the 24 Irish native trees, and a wide selection of native Irish bird species. The land has been organically gardened for the past 50 years. This unique property on its c8 acres is a striking oasis of natural beauty and peace in abundance.

To the rear of the property are a courtyard and ruins of a stable block, as well as some roofed sheds, ruins of labourer's cottages, and a large walled garden which has panoramic views across the Blackwater Valley.

The property extends to approximately 4,000 sq. feet over two floors with well portioned accommodation. The original house to the rear extends to approximately 2000 sq. ft over two floors. The property boasts a timeless elegance, with its generous proportions, soaring ceilings and an array of period features, and, although in need of restoration, the essence of its original grandeur remains intact, awaiting a discerning buyer with a vision for creating a stunning bespoke home.

Modeligo House has limestone piers at the road entrance with carved caps and cast-iron double leaf gates. Approached via a tree lined driveway, sweeping through a tiered garden you enter the house via a segmental-headed entrance door with fanlight which gives access to a full height entrance hall with a beautiful turned original staircase – a wonderful architectural focal point. Imposing archways leads you to the living accommodation which includes a large drawing room which has a double aspect, with full height bow windows overlooking the gardens.

A large dining room to the front of the house also has a double aspect alongside a study which overlooks the front lawns. Leading from the main hallway to the rear part of the house is a rear hall with wide turned staircase, kitchen and WC. This portion of the house is in the original building built in 1836. Upstairs are 5 spacious bedrooms off a large hallway with a full height window.

Location:

- Modeligo House is just off the N72 Fermoy Tallow Road.
- 45 min drive to Cork Airport and 1 hr 45 min to Shannon Airport
- 30-35 mins drive to Youghal and Ardmore seaside resorts with their Blue Flag awarded beaches.
- 15 mins from the Heritage town of Lismore with its beautiful Lismore Castle and gardens, its gourmet restaurants and its annual Blackwater Valley Opera Festival.
- 14 mins to the bustling market town of Fermoy and access to the M8 Motorway.
- 10 mins drive to Conna village.
- 7 min drive to Ballyduff village.

The property is well located with an excellent choice of primary and secondary schools in Ballyduff, Conna, Fermoy and Lismore.

The nearby village of Ballyduff has many amenities such as Community Hall, church, craft shop with café, Pubs, fishing tackle shop etc. West Waterford Drama Festival is held annually in St. Michael's Hall. The Booley House Trad show is held every summer in the village. There is an abundance of sporting and leisure facilities in the area, such as fishing, hunting, gun and walking clubs and GAA to name but a few.

Nearby is the Blackwater River, which is Ireland's third largest river, rising in the mountains of east Kerry it flows eastwards for 170 km through Counties Cork and Waterford until it enters the sea at the town of Youghal in east Cork. It is renowned for its trout and salmon fishing.

A rare find, Modeligo House offers the exciting prospect of restoring a grand home which would make an exceptional rural retreat for those with a passion for history, nature and craftsmanship. The house, along with its C.8 acres of grounds, also offers marvelous opportunities for a wide variety of rural-based enterprises.



ACCOMMODATION

Entrance hall

25ft 7 x 8ft 11

Timber front door with glass panels and fanlight. Carpet. Coving. French Godin stove. Window with wooden panelled shutters. Imposing featured arches in the central hallway.

Dining Room:

26ft 6 x 16ft 10

Timber flooring. Ornate solid timber surround fireplace with full height over mirror and tiled hearth. Stove. 3 windows with wooden panelled shutters providing a double aspect. Coving and picture rail.

Office/Study:

8ft 10 x 8ft 10

Timber flooring. Cast iron fireplace with timber surround. Window with wooden timber shutters overlooking front lawns.

Drawing Room:

27ft 11 x 17ft 10

Timber flooring. This is a double aspect room with a full height bow window overlooking side garden with one window overlooking front lawns. Coving and picture rail. Radiator. Adam white marble fireplace.

Step down to hallway to Kitchen

27ft 9 x 8ft

Timber flooring. Original sash window with wooden panelled shutters. Door to side garden. Radiator. Large under stairs storage.

WC: **9ft 5 x 5ft 7**

Timber flooring. Window. Radiator. Toilet. Wash hand basin.

Kitchen: **16ft x 14ft 7**

Concrete flooring. Pine timber ceiling. Window with wooden panelled shutters. Kitchen units. Stainless steel sink. Electric hob. Radiator.

Featured winding staircase to first floor.**Split Landing:** **17ft 8 x 13ft 10**

Timber flooring. Featured stained-glass round-headed window.

Bathroom **14ft 3 x 12ft 3**

Timber flooring. Original 9 glass panelled windows with wooden panelled shutters. Wash hand basin. Claw leg cast iron bath. Fireplace. Large Radiator.

WC **14ft x 3ft 8**

Two original sash windows. Radiator. Timber ceiling. Toilet. Wash hand basin.

Main Landing to bedrooms **17ft 11 x 15ft 9**

Timber flooring. Window with wooden panelled shutters.

Bedroom 1: **19ft 10 x 18ft**

Timber flooring. 2 windows with wooden panelled shutters. Radiator. Marble surround fireplace with cast iron insert.

Bedroom 2: **20ft 9 x 11ft 10**

Timber flooring. 2 windows with wooden panelled shutters. Marble surround fireplace.

Bedroom 3: **17ft 2 x 15ft 8**

Timber flooring. This is a double aspect room with 2 windows with wooden panelled shutters. Marble surround fireplace with cast iron insert.

Bedroom 4: **18ft 6 x 9ft 1**

Timber flooring. Window with wooden panelled shutters. Cast iron Fireplace.

Bedroom 5: **17ft 11 x 7ft 11**

Timber flooring. Original sash window with wooden panelled shutters. Marble Fireplace with cast iron insert. Radiator. Wash hand basin.

Services: Water by way of Group water scheme
Oil fired central heating.

Features: Windows have original wooden timber shutters and are timber framed.
One-over-one pane sash windows.
Full height ceilings throughout.
Coving and picture rail.

Building Energy Rating: Exempt



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