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Celebrating Over 30 Years In Business

For Sale



“Springfield House”, **BER B3**

**Newcestown,
Bandon, Co Cork. P72 TR29**

**5 bed detached family home on circa 1.20 acres with gym
and home office**

Paddy Murray Auctioneers are delighted to introduce to the market “Springfield House”, a 5 bed luxury family home situated within a most private and mature site stretching to circa 300 sq meters with detached garage. This impressive home enjoys bright and elegant proportions throughout and is situated on a 1.20 acre site of meticulously landscaped mature grounds which are not overlooked in any way being bordered by mature trees and natural hedgerow. Approached by a secure gated driveway and ample car parking with a large gravel driveway the jewel in the crown here is the detached home office, gym and recreational area, giving the sense of a wonderful secret garden. On entering this stunning home, you will be immediately struck by the sense of warmth and space impressed on you by the light filled hallway enjoying double height ceiling and sweeping staircase.

BER number: 115383234 Energy performance: 141.88 kWh/m2/yr. CO2 indicator: 34.74 kgCO2/m2/yr

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To the left is the living room while to the right is the formal dining. The heart of the house is found in the uniquely designed kitchen overlooking the rear garden and patio area with a generous utility. The attractive family room is off the kitchen creating an area of relaxation and comfort combining practicality and warmth. Each reception room has the benefit of overlooking the garden which instils a wonderful sense of tranquility and privacy. Upstairs is further enhanced by the beautifully presented spacious landing area with built in storage leading on to 4 double bedrooms with the 5th bedroom on the second floor. Meticulously planned and superbly presented each individual room will impress with its attention to detail. The unique and attractive design of such an exceptional property will instantly appeal to families looking to up size to find a home for life.

Hallway 5.62 X 4.14

Stairs to first floor accommodation, balcony from first floor landing, access to formal dining room, lounge, kitchen/dining room and guest WC, under stairs alcove with seating area, feature built in book shelving and recessed lighting, window to front and gardens, porcelain tiles, telephone point, radiator.

Lounge 4.81 X 3.52

Open fire place with wooden over mantle and granite hearth, bay window to side gardens, window to front drive and gardens, solid oak wooden floor, TV point, radiator.

Formal Dining Room 4.97 X 4.15

Feature open fire place with wooden over mantle and granite hearth, window to side gardens, window to front drive and gardens, solid oak wooden floor, radiator.

Guest WC 3.21 X 1.77

WC, WHB with vanity unit with granite worktop, wall mounted mirror, window to side gardens, porcelain tiles, radiator.

Kitchen/Dining Room 6.35 X 4.14

Built in kitchen units, appliances include double electric oven, electric hob with overhead extractor, American style fridge freezer and integrated dishwasher. Feature bay window with custom built in dining nook with banquette seating, porcelain tiles, door to utility room, recessed lighting, intercom system for electric gates, radiator.

Utility Room 3.20 X 2.73

Built in units, plumbed for washing services, porcelain tiles, access to storage/airing cupboard, window to side gardens, door to rear gardens, radiator.

Family Living Room 4.97 X 3.96

Built in TV and dimplex electric fire display, double door to patio area, window to side, TV point, radiator.

First Floor

Landing 6.64 X 3.57

Stairs to second floor, under stairs alcove with seating area and built in book shelving, balcony area overlooking entrance hall, window to front and gardens, wooden floors, radiator.

Bedroom One 4.93 X 3.86

Built in TV and dimplex electric fire display, built in wardrobes, window onto side gardens, window to rear gardens, TV point, radiator. **Ensuite** 1.63 X 1.86 WC, WHB, shower, vanity with mirror, fully tiled

Family Bathroom

2.44 X 1.85

WC, WHB with vanity unit and feature free standing roll top bath, wall mounted mirror with wall lights, tiled walls and floors, window to side, heated towel radiator.

Bedroom Two

3.79 X 2.83

Walk in wardrobe, window to side gardens, window to rear gardens, wooden floor, radiator.

Bedroom Three

4.94 X 3.65

Built in book shelving, wooden floor, window to side, window to front and gardens, radiator.

Ensuite 1.95 X 1.46. WC, WHB with vanity unit, shower, tiled walls and floors, window to side, extractor, heated towel radiator.

Bedroom Four

4.92 X 4.20

Wooden floor, window to side and front, TV point, radiator.

Ensuite 1.66 X 1.60

WC, WHB with vanity unit, electric shower, tiled walls and floors, extractor, heated towel radiator.

Second Floor

Landing

3.73 X 3.59

Storage area with potential use as a home office, access to attic storage, velux window.

Bedroom Five

5.00 X 4.62

Wooden floor, velux window, radiator. **Ensuite** 2.05 X 1.86 WC, WHB with vanity unit, shower, tiled walls and floors, velux window, extractor, heated towel radiator.

The Clock House Cabin

Office Space

5.65 X 4.38

Double opening doors from the secret garden, four windows to the front, two windows to side, wooden floor, guest WC.

The Spa Cabin

Relaxation Lounge

3.22 X 2.87

Double opening doors from the secret garden and decked veranda area, window to front, window to side, access through to sauna and therapy room, wooden floors.

Sauna

2.91 X 0.66

Fully functional premium Swedish Tylo sauna with large seating area, two windows to rear.

Gym

3.46 X 3.21

Wooden floors, built in shelving, double opening door to secret garden, potential use as a home gym, two windows to rear, access to guest WC. **WC** 1.27 X 0.71

WC, WHB

Barbecue Hut

Fitted with benches surrounding a wood or charcoal fired grill with adjustable chimney, three windows to garden.

Detached Garage

6.89 X 3.34

Roller door to front, pedestrian door access to side, window to side.



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For illustrative purposes only. Not to scale



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Features:

- Mature private site**
- Electric gated entrance**
- Close to Bandon town and easy commuting to Cork**
- Quiet mature location**
- Wonderful garden and grounds**
- Home office, gym & sauna and recreational area**

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