

FOR SALE

**Woodview House, Glanworth Road,
Ballyhooly, Co Cork. P51 R8N1**



Paul O'Driscoll Auctioneer is delighted to offer for sale Woodview House. Woodview House is a splendid two storey detached period style residence of great style and character which has been tastefully renovated in the recent past while retaining a lot of its original character the owners have sensitively incorporated modern features in their design and rebuild.

Woodview house has an east west aspect giving the house a warm bright and spacious feel throughout.

The property is set on a large site of approximately one acre with a number of disused stone outbuildings, chipped driveway and yard and landscaped gardens to the side. Cut limestone entrance walls and piers, vehicle and pedestrian access from the public road.

The accommodation extends to approx. 3,363 sq. ft. (303 sq m) and has all the necessary attributes that any family could possibly want.

Located just off the Fermoy Ballyhooly Road (N72) and only 8 km from Fermoy town and the M8 Motorway. Only 30 mins drive from Cork City and the Jack Lynch Tunnel.

Ballyhooly is a picturesque village with many scenic walks, historical sites nearby and excellent views over the Blackwater River and with the Nagle mountains.

Amenities include pubs, churches, sports centre, tennis courts, gym and a modern primary school.

Accommodation

Entrance Hall **20ft 2 x 6ft 6**

Solid glass panel regency front door full glass side panels with lead effect. Wood effect tiled flooring. Glass panelled doors to Kitchen/family room, sitting room, toilet, laundry room and home office. Stairs to the landing of the first floor.

Open plan L Shaped Kitchen-Dining-Family room **42ft 3 x 24ft 11**

Kitchen

Wood effect tiled flooring. White gloss wall and floor kitchen units. Mirrored splashback. Featured Island unit with sink. Integrated dishwasher, double oven, hob, microwave, freezer and fridge freezer. Wine cooler. Recessed lighting. Cornicing. 2 Windows.

Dining Area:

Wood effect tiled flooring. Double folding doors to rear garden and patio area. 1 large side window. Door to patio. Vaulted ceiling with 3 Velux windows.

Family Room

Wood effect tiled flooring. 1 large window and 2 windows overlooking yard. Cornicing.

Sitting Room **14ft 4 x 14ft 10**

Wood effect tiled flooring. Cornicing. 1 large bay window. 1 sash window. Chimney breast for fireplace. Currently used as a playroom.

Guest bathroom **5ft 2 x 7ft 2**

Tiled walls and floors. Toilet, 2 drawer vanity unit and walk in shower. 1 window.

Laundry Room **8ft 6 x 7ft 2**

Tiled flooring. Built in storage units. Plumbed for washing machine. Door to rear yard.

Bedroom 4 **11ft 1 x 8ft**

Wood effect tiled flooring. 1 sash window. Cornicing. Currently being used as a home office.

First floor landing **25ft 6 x 6ft 11**

Laminated timber flooring. 1 large window west facing. 1 sash window. Airing cupboard. 2 radiators.

Main Bedroom **16ft 5 x 14ft**

Laminated timber flooring. 2 large radiators. 2 sash windows and 1 bay window.

Dressing room

Laminated timber flooring. Fully fitted walk in dressing room. Velux window.

En-Suite **14ft 7 x 4ft 5**

Fully tiled walls and floor. Double sink vanity unit. Toilet. Heated towel rail. 1 Velux window. Large walk-in shower unit with 2 shower units.

Bedroom 2 **15ft 4 x 13ft**

Laminated timber flooring. Large window overlooking rear garden. Radiator. Wall to wall mirrored wardrobes.

Bedroom 3 **14ft 11 x 14ft 5**

Laminated timber flooring. 2 sash windows. Large radiator. Walk in open plan fitted wardrobe with lighting. Door to main bathroom and door to landing.

Main Bathroom **13ft 9 x 10ft**

Fully tiled walls and floor. Bath with mixer taps, toilet, 2 drawer vanity unit with mirror and walk in shower unit. 1 sash window. Large radiator. Access to attic.
Note this bathroom also links to bedroom 3.

Outside

2 large stone buildings with apex slate roofs. These buildings are ideally suitable to convert to a multitude of uses.

Outbuilding 1: **47ft 10 x 14ft 7**

This stone outbuilding is divided into 3 individual units.

Outbuilding 2: **65ft x 19ft**

This stone outbuilding consists of 3 individual units. The first unit holds the water filter system, the second unit has a number of stables and the third unit was an old milking parlour.

SPECIAL FEATURES & SERVICES

- Modern well designed family home
- Air to water underfloor heating system on the ground floor and radiators on the first floor.
- Triple glazed windows throughout.
- Mains Water.
- Bio cycle system
- Fibre Cable broadband connection
- BER B1
- Heat recovery ventilation system. (HRV)

Paul O'Driscoll Auctioneer, Valuer and Property Consultant for themselves and for the vendors of the property whose Agents they are, give notice that: (i) The particulars contained herein are set out as a general outline for the guidance of intending purchasers and do not constitute any part of an offer or contract and are not in any way legally binding. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Paul O'Driscoll Auctioneer, Valuer and Property Consultant has any authority to make or give representation or warranty whatever in relation to this development. (iv) The particulars contained herein are confidential and are given on the strict understanding that all negotiations shall be conducted through Paul O'Driscoll Auctioneer, Valuer and Property Consultant. (v) Paul O'Driscoll Auctioneer, Valuer and Property Consultant disclaims all liability and responsibility for any direct and/or indirect loss or damage which may be suffered by any recipient through relying on any particular contained in or omitted from the aforementioned particulars.

TEL: 025 393 21

MOB: 086 1895 128

EMAIL: info@paulodriscollauctioneer.ie



PSRA Licence No: 004540