



Kilcolman Rectory
Bandon, County Cork





Viewing Strictly by Prior Appointment

Kilcolman Rectory Enniskeane, Bandon County Cork

Bandon 12 km. Clonakilty 16 km. Cork 42 km. Cork Airport 38 km.
(All Distances & Times Approximate)

A handsome restored Georgian rectory in wonderful condition set amongst its own grounds and gardens and within easy reach of Cork

Vestibule, Entrance Hall, Staircase Hall, Drawing Room, Dining Room, Study. Cloaks. Guest Bedroom with en suite Bathroom.

First Floor with Master Bedroom with en suite Bathroom, Three further Bedrooms and two further Bathrooms. Linen cupboard.

Lower level with Kitchen, Breakfast Room, Garden Room, Utility and Cloaks. Fuel Store, Wine Cellar.

Charming Stone Yard with Garaging, Workshop, Stables and Stores with Loft over. Gardens with mature trees, sweeping lawns and grass tennis court. Vegetable and flower gardens.

Three cottages : Let on short-term leases.

In all about 2.51 hectares (4.98 acres)

FOR SALE FREEHOLD BY PRIVATE TREATY



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KILCOLMAN RECTORY

Located in a tranquil rural setting in the river Bandon valley, this well-proportioned and imposing former rectory was built in 1855 to serve St. Mary's Church, a short distance to the west. It has bright southerly aspects and a broad, five-bay entrance front, with generous accommodation laid out over three storeys.

Set amongst almost 5 acres of wonderful mature gardens and grounds, the house has been sympathetically restored in recent years to a high standard and retains much of its period features and charm. It is in excellent condition and has been run in recent years as a successful country house guest business.

Extending to some 650 sq m the accommodation includes two fine reception room, study and guest bedroom to the ground floor, with four further bedrooms and three bathrooms to the first floor. The well-lit basement has good ceiling height and provides kitchen, breakfast room, garden room, utility and stores and opens directly to both the stone yard to the rear and to the flagged terrace and grass tennis court to the western side of the house.

The property is tucked away in its own grounds and offers much privacy and seclusion. Approached by a sweeping gravel drive through the delightful gardens, the property includes three character stone cottages, located to the rear of the house yard and served by their own drive.

WEST CORK

The property is well located in a tranquil and unspoilt area of the river Bandon Valley, a scenic region of lush rolling countryside, centred on a fine salmon river, which runs east across the county

This part of West Cork offers swift access, via the N71, to Cork Airport to the northeast and to the sandy beaches and attractive villages of West Cork to the southwest, all within some 30 minutes drive time.

The thriving towns of Bandon and Clonakilty are close by and offer comprehensive financial, shopping, restaurants and leisure facilities, whilst the village of Enniskeane (5 km) has local shops and pubs. There is excellent schooling nearby with two primary schools within 5 minutes' drive and secondary education at Bandon Grammar.

West Cork abounds with amenities for leisure and sporting pursuits together with a slower and more peaceful pace of life that many settle here for. This area provides excellent fishing to the Bandon and Argideen rivers and the coast within some 20 minutes. Hunting is with the Carbery with others within easy boxing distance and a full point-to-point calendar in the winter months. Golf is well catered for with excellent courses at Bandon and Clonakilty and there are tennis clubs also at Bandon and Argideen Vale.

ACCOMMODATION

The house is approached by gravel forecourt and limestone steps rising to solid timber double doors, with fanlight over, giving access to

GROUND FLOOR

Vestibule Half glazed double doors opening to

Entrance Hall **Approx. 6.10 m x 2.40 m**

Ceiling cornice. Arch to

Staircase Hall

Staircase rising to first floor lit by a fine arched window. Staircase descending to lower level.

Cloakroom off, with wash hand basin and WC. Amtico flooring.



Drawing Room**Approx. 6.40 m x 4.80 m**

Double aspect. Fireplace with white marble chimneypiece. Ceiling cornice. Picture rail.

Dining Room**Approx. 6.40 m x 4.90 m**

Fireplace with black marble chimneypiece. Ceiling cornice. Picture rail.

Study**Approx. 4.60 m x 3.80 m**

Marble fireplace with cast iron chimneypiece. Ceiling cornice.

Guest Bedroom 5**Approx. 5.50 m x 4.60 m**

Double aspect. Window seat. Fitted wardrobes.

En Suite Bathroom 4 with shower, wash hand basin and WC.

LOWER FLOOR

Lobby Door to rear Courtyard. Recessed ceiling spotlights, Amtico flooring. Storage cupboards.

Kitchen**Approx. 6.00 m x 4.80 m**

Double aspect. Oak floor. A range of fitted storage units with cupboards and drawers. Island unit. Built-in fridge and dishwasher. Polished granite work surfaces. Inset stainless steel sink. Oil fired 4-oven Aga cooker. Inset ceiling spotlights.

Breakfast Room**Approx. 6.00 m x 4.60 m**

Double aspect. Fireplace with timber chimneypiece. Panelled to dado rail. Ceiling cornice. Inset ceiling spotlights. Wall light points.

Garden Room**Approx. 4.30 m x 3.70 m**

Glazed door to flagged terrace and tennis court. Fireplace with timber chimneypiece. Ceiling cornice. Inset ceiling spotlights and wall light points.

Utility Room**Approx. 4.10 m x 2.00 m**

Fitted storage cupboards. Sink unit. Plumbed for washing machine and dryer.

Cloakroom with wash hand basins and WC. Amtico flooring.

Wine Cellar with 7 bins.

Log Store

FIRST FLOOR

Landing Linen cupboard.

Bedroom 1**Approx. 5.60 m x 4.90 m**

Fitted wardrobes.

En suite Bathroom 1 with roll edge cast iron bath, shower, wash hand basin and WC.

Bedroom 2**Approx. 5.60 m x 4.90 m**

Fitted wardrobe.

Bedroom 3**Approx. 4.60 m x 3.80 m**

Fitted wardrobe.

Bedroom 4**Approx. 4.90 m x 4.20 m**

Fitted wardrobes.

Family Bathroom 2 Shower cubicle, wash hand basin and WC. Airing Cupboard.

Family Bathroom 3 Shower cubicle, wash hand basin, WC.

OUTSIDE

Immediately to the rear of the house is the original stone yard, which is served off the main drive through stone piers and iron gates. The yard provides garaging, workshop, two stables and stores with Loft over.

GARDENS & GROUNDS

The gardens and grounds are a special feature of the property with sweeping lawns together with many mature and recently planted trees. A grass tennis court is set to the western side of the house, off the stone flagged sunken terrace with access to the lower floor. Beyond the lawns is a vegetable and flower garden with polytunnel.

COTTAGES

The property includes three delightful stone cottages with their own separate access off the gravel drive. The cottages each have sitting room, kitchen/dining, two bedrooms and two bathrooms. Two of the cottages are single storey with the third two storeys. All are currently rented on short-term leases.

GENERAL REMARKS AND STIPULATIONS**BER CERTIFICATION**

Kilcolman Rectory BER: E1. BER No. 104934526.

Energy Performance Indicator: 330.10 kWh/m²/yr

Willow Cottage BER: G. BER No. 104934237.

Energy Performance Indicator: 931.09 kWh/m²/yr

Beech Cottage BER: G. BER No. 104934401.

Energy Performance Indicator: 456.45 kWh/m²/yr

Honeysuckle Cottage BER: G. BER No. 104934328.

Energy Performance Indicator: 928.31kWh/m²/yr



SERVICES

The property is connected to mains electricity with a private water supply and waste disposal to septic tank Central heating (radiators to all floors) and hot water provided by an oil fired boiler. Intruder alarm.

FIXTURES & FITTINGS

Only those mentioned in these particulars are included in the sale. All items known as vendor's fixtures and fittings including fitted carpets, curtains, light fittings together with garden effects, ornaments and statuary are expressly excluded.

TENURE AND POSSESSION

The property is offered for sale freehold by private treaty. Vacant possession of the cottages can be given upon completion.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey of Ireland and are for reference only. All measurements are approximate only. 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.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is 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.

SOLICITORS

Ms Emma O'Brien
Collins Brooks, 6/7 Rossa Street, Clonakilty, County Cork

VIEWING

Strictly by prior appointment with the sole agents.

DIRECTIONS

From Bandon take the N71 west towards Clonakilty & Skibbereen. After approx. 9 km take the turning right, just before Hosfords's garden centre, signposted GAA Grounds. Proceed for a further 2 km turning left at the T-junction. The entrance gates to the property will be found about 1 km along the road on the right. Please note that there are no sale boards erected at the property.

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, the Mayfair Office, nor any of their employees have any authority to give or make any representation or warranty whatsoever in relation to the property. Any areas, measurements or distances are approximate only.





