



Ballyduff House
Cloyne, Midleton, County Cork, Ireland

Viewing strictly by prior appointment

Ballyduff House

Cloyne, Midleton, County Cork, Ireland

Cloyne 4 km. Midleton 10 km. Cork 25 km. Cork International Airport 29 km
(Distances approximate)

A most impressive and attractive house, constructed and finished to the highest standard, enjoying a fine rural location within easy reach of Cork City.

Entrance Hall, Double Reception : Drawing Room, Dining Room, Kitchen/ Breakfast Room, Library, Utility and Cloakroom.

Spacious Gallery Landing. Master Bedroom Suite, Guest Bedroom Suite, Two further Bedrooms and Family Bathroom.

Detached Garage. Gravel drive and Forecourt. Wonderful rural views.

In all about 1.10 Hectares (2.70 Acres)

FOR SALE FREEHOLD BY PRIVATE TREATY



BALLYDUFF HOUSE

Ballyduff House is a fine marriage of pleasing period design, with space and light uppermost and modern construction techniques. The result is a wonderful and most impressive house with bright and spacious accommodation with much character and many delightful features including five salvaged period chimneypieces, ceiling cornices and reclaimed pitch pine floorboards. The house is finished to the highest specification and insulation, with internal aircrete blockwork, coupled with gas central and underfloor heating. There are solid teak sash windows and doors, whilst in keeping with period tradition the external walls are lime rendered and the roof is of Welsh Bangor slate.

Ballyduff House is arranged on two floors and extends to some 3,000 sq ft (gross external). The accommodation includes three reception rooms, four bedrooms and three bathrooms. The house boasts a fine hand painted kitchen and opulent bathroom and cloakroom suites finished in travertine marble. The property is set on 1.10 ha (2.70 acres) well away from the secondary road with fields to three sides. It is approached via a long drive and offers a high degree of privacy and seclusion.

COUNTY CORK

Ballyduff House is well located in a picturesque and unspoiled rural area of rolling countryside of east Cork. The house is well located, close to the village of Cloyne which has good local services and, only a short distance from the thriving market town of Midleton which offers a wide range of financial, shopping (including Farmers Market) and leisure facilities with several fine



restaurants in the vicinity. The renowned Ballymaloe House Hotel and restaurant is a few minutes drive away. The property is within easy reach of Cork, Ireland's second city, which is within thirty minutes drive. Cork offers a wide variety of cultural activities, first class shopping, financial and sporting facilities together with an International Airport with a wide range of internal and international destinations.

Ballyduff House lies within an area of outstanding sporting and recreational facilities. Golf is well catered for with several excellent course located within 30 minutes including Fota Island and Cork Golf Club. The coast is within easy reach with safe sandy beaches and character fishing villages within ten minutes' drive. Some of the finest sailing is available in and around Cork Harbour with marina facilities at East Ferry. Excellent sea fishing is available from Ballycotton. Racing is at Mallow, Clonmel and Tramore whilst there is an extensive point-to-point calendar locally.

ACCOMMODATION

Cut limestone steps rise to terrace. Solid teak panelled door with fanlight over gives access to

Entrance Hall

About 5.70 m x 3.10 m

Portland stone floor with underfloor heating. Gracious turned staircase, made by master craftsman, with varnished pitched pine handrail rising to gallery landing. Ceiling cornice and centre rose. Cloakroom off. Portland stone floor. Half tiled walls. Antique washstand with inset wash hand basin, WC.

Double Reception Room comprising

Drawing Room **About 6.10 m x 4.50 m**

A bright double aspect room with sash window to front and large French doors with wing windows to rear terrace. Large open fireplace with Georgian marble chimneypiece, dogbasket grate and polished slate hearth. Varnished reclaimed timber floor. Moulded ceiling cornice. Arch to

Dining Room **About 4.05 m x 3.20 m**

A bright triple aspect room with three sash windows. Varnished reclaimed timber floor. Ceiling cornice and centre rose.

Kitchen **About 6.10 m x 4.50 m**

A bright triple aspect room with large French doors to terrace with wing windows and two further sash windows. Open fireplace with antique limestone chimneypiece, polished slate hearth and dog basket grate. Attractive bespoke kitchen with a range of solid wood, hand painted, base and eye level storage units. Belfast sink with mixer taps. Kilkenny stone worksurfaces with concealed lighting over and hand baked tile splashbacks. Falcon electric range cooker with 5-ring gas hob. De Deitrich extractor hood and light over. Built in Siemens dish washer and Liebherr fridge. Varnished reclaimed timber floor. Ceiling coving.

Library **About 4.05 m x 3.40 m**

A bright triple aspect room with three sash windows. Open fireplace with Regency marble chimney piece and original cast iron insert. Varnished reclaimed timber floor. Fitted bookshelves with storage cupboards under.



Utility **About 4.05m x 2.55 m (max)**

Belfast sink with pine worksurfaces and shelved cupboard. Vokera gas boiler. Plumbed for US style fridge. Vented for tumble dryer. Portland stone floor. Half glazed door to rear.

FIRST FLOOR

Gallery Landing A spacious and bright landing with three sash windows to front. Ceiling cornice and rose. Recessed ceiling spotlights. Airing cupboard

Master Bedroom 1 **About 4.90 m x 4.50 m (max)**

Two sash windows to rear. Open fireplace with cast iron chimneypiece and slate hearth. Varnished reclaimed timber floor. Ceiling cornice. Dressing Room off with shelves and hanging space.

En Suite Bathroom 1

Cast iron Victorian bath with antique taps and showerhead attachment. Shower cubicle. Solid Travertine marble wash hand basin with mirror over. WC. Travertine floor and mosaic tiling. Electric timed underfloor heating.

Guest Bedroom 2 **About 3.90 m x 3.50 m**

Double aspect with two sash windows. Open fireplace with cast iron chimneypiece and slate hearth. Varnished reclaimed timber floor. Ceiling cornice.

En Suite Bathroom 2

Shower cubicle. Free standing, period style porcelain wash hand basin with mirror over. WC. Travertine floor and mosaic tiling. Electric timed underfloor heating.

Bedroom 3 **About 4.05 m x 3.40 m**

Triple aspect with three sash windows. Varnished reclaimed timber floor. Ceiling cornice.

Bedroom 4 **About 3.15 m x 2.70 m**

Double aspect with two sash windows. Hatch to loft. Ceiling cornice

Family Bathroom

Cast iron Victorian bath with antique taps and showerhead attachment. Shower cubicle. Solid Travertine marble wash hand basin with mirror over. WC. Travertine floor and mosaic tiling. Electric timed underfloor heating.



OUTSIDE

Garage **About 5.0 m x 5.0 m**

Detached garage fully insulated with slate roof. Power and light connected

GROUNDS

The house is located well away from the quiet secondary road and approached by a gravel drive which leads to the Garage and forecourt with good car parking. The house is surrounded by lawns interspersed with trees and shrubs.

GENERAL REMARKS AND STIPULATIONS

SERVICES

Mains electricity. Private water and drainage. Gas central heating with three independent zones. Wired for intruder alarm.

FIXTURES & FITTINGS

Only those mentioned in these particulars are included in the sale. All other fixtures and fittings are expressly excluded.

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 be checked by the purchaser who will have satisfied himself 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. There is a right of way to the property, over the shared private access road.

TENURE AND POSSESSION

The property is offered for sale freehold by private treaty with vacant possession given upon completion.

SOLICITORS

Siobhan McKenna, James Sheridan & Co, The Mall, Midleton County Cork.

DIRECTIONS

From Cork, take the N25 east to Midleton. On approaching Midleton, keep to the bypass and at the roundabout at the end of the dual carriageway take the exit signposted Whitegate/Cloyne. Proceed for 1.5 km turning left at Ballinacurra, signposted Cloyne and on for about 6 km to Cloyne, turning left in the village signed Shannagarry/Ballymaloe House. Proceed for a further 3 km passing the entrance to Ballymaloe House on the left. Take the next turn right before reaching the rear gate to Ballymaloe. At the T junction a short distance along this road, turn right where the gravel approach to the property will be seen immediately to the left. Please note that no sale boards are 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 or its services are in good condition. Neither Michael H. Daniels & Co., nor any of their employees has any authority to give or make any representation or warranty whatsoever in relation to the property. Any areas, measurements or distances are approximate only. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. Any intending purchaser must verify these matters.



MICHAEL H. DANIELS & Co.

022 46996

www.michaelhdaniels.com

The Old Mill, Castletownroche, Co. Cork, Ireland
mhdanielsandco@eircom.net



+44 (0) 207 4081400

www.mayfairoffice.co.uk

12 Lees Place, Mayfair, London, W1K 6LW
info@mayfairoffice.co.uk