



Lissardagh House
Lissarda, County Cork P14 K002





Viewing Strictly by Prior Appointment

Lissardagh House Lissarda, County Cork

Cork 29 km. Cork International Airport 32 km. Macroom 11 km. Killarney 55 km.
(All distances & times approx.)

An elegant Georgian country house dated c1860, with impressive accommodation and delightful grounds, within easy reach of Cork City

Entrance Hall, Staircase Hall, Drawing Room, Dining Room, Morning Room, Study. Lower ground floor with Family Room, Kitchen/Breakfast Room, Pantry, Laundry, Bootroom and Stores.
Spacious Landing, Four Bedrooms, Two Bathrooms.

Gated cobblestone House Yard with traditional Outbuildings.

Wonderful mature Gardens with Croquet Lawn and grass Tennis Court. Wooded Grounds with specimen Oak and Beech. Modern American Barn with 15 Looseboxes & Hay/Storage Barn.
All-weather Arena. Lands in Paddocks and Amenity.

In all about 5.60 Hectares (13.84 Acres)

FOR SALE FREEHOLD BY PRIVATE TREATY



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LISSARDAGH HOUSE

Built by the Baldwin family in c.1860, Lissardagh House is an impressive example of typical middle-sized country houses of the eighteenth and nineteenth centuries. This fine house with its elegant Georgian lines retains much of its historic fabric and its classically inspired form and proportion offer spacious and light accommodation in a manageable and practical layout. The two-storey over basement house has a four-bay front and a three-bay side elevation with entrance porch. The gracious accommodation extends to some 495 sq metres (5300 sq ft) with four-over-two pane timber sliding sash windows and 3.7 m (12 ft) ceilings to the ground floor, providing the principal rooms with sunny southerly aspects, overlooking the valley setting as well as the mature landscaped gardens and grounds.

The impressive accommodation includes entrance and staircase halls, three fine reception rooms, four bedrooms and an extensive lower ground floor. The staircase hall is lit by large arched window. Approached by a long tree-lined drive and surrounded by 5.60 hectares, the house occupies an elevated yet secluded private position, with the mature gardens and grounds being a particular feature of the

property with many specimen trees. A gated traditional stone yard with original cobblestone adjoins the house and affords access from the secondary drive.

MID CORK

Lissardagh House is located in a scenic rural area at the edge of the picturesque River Lee valley in mid Cork, a region of rich undulating farmland and wooded glens centered on the Inniscarra Reservoir, noted for its recreational amenity including fishing, sailing and water sports. Cork city and International Airport lie within easy reach, with rapid access via the N22 to the city ring road (20 minutes). Lissarda provides local amenities whilst Macroom and Cork provide a comprehensive range of shopping, leisure and financial services together with pubs and restaurants. There are many leisure and sporting amenities nearby. The area provides some of the finest fishing to the Rivers Lee and Bandon with golf at Killarney, Macroom, Blarney and Lee Valley. The lakes and mountains of Killarney, together with the beaches of West Cork are within an hours' drive. Hunting is with the Muskerry and South Union with racing at Mallow (Cork Race Course) and Killarney.



ACCOMMODATION

The house is approached via a long gravel drive which leads to a carriage circle. Cut limestone steps rise to

Entrance Porch

Double hardwood timber half-glazed doors with stained glass.

Entrance Hall Approx. 6.60 m x 2.30 m

Solid timber double doors. Polished timber floor. Ceiling cornice. Doors to principal reception rooms. Arch to

Staircase Hall

Staircase to first floor, lit by arched stained glass window. Door to staircase to lower ground floor. Ceiling cornice. Doors to house yard. Cloakroom off, with wash hand basin and WC.

Drawing Room (S&W) Approx 6.15 m x 4.95 m

Double aspect with 3 sash windows overlooking gardens. Open fireplace with marble chimneypiece. Fine ornate ceiling cornice. Ceiling rose.

Morning Room (S&E) Approx. 5.55 m x 4.45 m

Double aspect with 3 sash windows overlooking gardens. Marble fireplace with brass insert. Ceiling cornice. Door to Music Room.

Dining Room (N&W) Approx. 6.20 m x 4.95 m

Double aspect with 3 sash windows. Open fireplace with polished stone chimneypiece and marble insert. Polished timber floor. Ceiling cornice and rose.

Music Room Approx. 2.85 m x 2.65 m

Door to Drawing Room.

Study Approx. 3.35 m x 2.85 m

Double aspect.

LOWER GROUND FLOOR

Hall

Original stone flagged floor and house bells. Doors off to Boot Room and Tack

Room/Stores.

Door to side.

Family Room Approx. 5.60 m x 4.50 m

Morso wood-burning stove. Polished timber floor

Kitchen/Breakfast Room Approx. 5.45 m x 4.90 m

A bright double-aspect room with French windows opening to garden. Hand crafted custom fitted kitchen with base units, drawers and eye-level shelved units. Polished granite work surfaces with double Villeroy & Boch sink and mixer taps. Oil fired 4- oven Aga range cooker. Stone flagged floor. Door off to

Pantry Approx 3.40 m x 1.80 m

Terracotta tile floor.

Den Approx. 4.95 m x 2.70 m

Charnwood wood burning stove. Timber floor. Doors off to

Laundry Approx. 6.70 m x 3.40 m

Stores Approx. 3.40 m x 1.56 m

Bathroom

Cast iron Victorian bath with rolled edges, electric shower, pedestal wash hand basin and WC. Timber paneled to dado level. Marble tile floor.

FIRST FLOOR

Landing

Return Cloakroom with wash hand basin and WC.

Bedroom 1 Approx. 6.15 m x 5.00 m

Double aspect. Ceiling cornice and rose. Wash hand basin.

Bedroom 2 Approx. 6.15 m x 4.90 m

Double aspect. Ceiling cornice. Wash hand basin.

Bedroom 3 Approx. 5.55 m x 4.50 m

Double aspect. Polished stone fireplace. Ceiling cornice. Wash hand basin.

Bedroom 4 Approx. 4.30 m x 2.85 m

Double aspect. Timber floor.

Bathroom

With shower, vanity wash hand basin and WC. Marble tile floor. Timber paneled to dado level.

OUTSIDE

The house is approached by a long tree lined drive and also by a secondary drive to the rear which gives access to House Courtyard Directly adjoining the house to the side is a gated cobblestone yard with stone under slate traditional lofted outbuildings providing useful storage and workshop space.

YARD

Comprising of two separate modern steel portal-frame buildings - Hay Barn (14m x 9m) together with an American Barn (27m x 11m) with 15 looseboxes and tack/feed room.



GARDENS & GROUNDS

The private and mature landscaped gardens and grounds are a particular feature of the property. Laid out in the 19th century they offer a high degree of shelter and seclusion with many specimen beech and oak together with a huge variety of other trees and colorful shrubs including azalea, magnolia and rhododendron. To the front of the house is a croquet lawn, with grass tennis court located to the side.

THE LANDS

The lands comprise of three paddocks in pasture. An all-weather arena is located to one of the paddocks.

SERVICES

Mains electricity. Private drainage and water. Oil fired central heating to all floors. Intruder alarm.

SOLICITORS

Mr. Fachtna O'Driscoll, Fachtna O'Driscoll Solicitors, 9 South Mall, Cork.

BER CERTIFICATION

BER Rating E1

BER Number 108697681

Energy Performance Indicator 311.2kWh/m²/yr

VIEWING

Strictly by prior appointment with the sole agents.

GENERAL REMARKS AND STIPULATIONS

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 with vacant possession 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.









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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, nor any of their joint agents nor 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.