



Merton
Cobh, County Cork, Ireland



MICHAEL H. DANIELS & CO.



Viewing strictly by prior appointment

Merton Cobh, County Cork, Ireland

Cobh 1 km. Cork 19 km. Cork Airport 23 km.

**An impressive and spacious Regency house tucked away amongst
delightful gardens in a magnificent elevated setting overlooking
Cork Harbour**

Entrance Hall, Staircase Hall, Drawing Room, Dining Room, Study/TV room, Kitchen,
Utility Room, Playroom, Cloakrooms, Seven Bedrooms, Three Bathrooms. Separate two-bedroom Coach House.
Garage. Stone Workshop.

Delightful Walled Gardens with Mature Trees and Shrubs. Orchard.
Panoramic Views over Cork Harbour.

In all about 1.00 hectare (2.50 acres)

FOR SALE BY PRIVATE TREATY



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MERTON

Merton is a fine Regency house built around 1800 occupying a wonderful secluded position high above Cork Harbour with magnificent vistas over the Inner Harbour, over Spike Island and out to the Harbour mouth. The impressive property exudes much character and has undergone a sympathetic programme of renovation and refurbishment in recent years, under the supervision of conservation engineer Peter Haughton. The original three-storey house was extended to the east in the 1830's with a two storey, bow fronted addition designed to take maximum advantage of the wonderful southerly views - these rooms are of particularly fine proportions with high ceilings and full height sash windows lending a light and airy feel to the house. Merton extends to some 5,000 sq ft of floor space and provides two halls, two fine reception rooms (one double), large kitchen and breakfast room together with up to 7 to 8 bedrooms and three bathrooms.

Merton has enjoyed a varied and colourful history – the author Rev. Francis Orpen Morris was born here in 1810, writing a number of important books including 'Country Seats of Great Britain and Ireland' and several authoritative works on natural history. During the late 19th Century the house was leased to the British Admiralty as an Officer's Mess. The Drawing Room ceiling when uncovered by the then owner in 1920s, was found to be covered in stamps, attributed to an after-dinner game of flicking a licked stamp on the back of a coin towards the ceiling.

The property is located off a quiet lane surrounded by delightful walled gardens laid out and planted in the 19th Century. The gardens and grounds are a particular feature of the house and are reputed to share many plants with nearby Fota House. They include a woodland walk, orchard, and Victorian Italianate garden together with terraced gardens overlooking the sea with a three hundred year old Spanish chestnut at the centre. The former coach house in the yard currently provides office accommodation.

COUNTY CORK

Merton is located within walking distance of Cobh town centre. The town is a thriving and historic port town and heritage centre - it was the last port of call on the Titanic's ill-fated maiden voyage to America. The town offers a comprehensive range of banks, shops and services and a direct rail link to Cork, Ireland's second City. Cork International Airport is within 25 minutes' drive time. The harbour area is noted its fine coastal scenery and numerous leisure activities. Some of the finest inshore sailing is centered around the harbour, one of the largest natural harbours, with marinas a short distance away at East Ferry and also across the harbour at Crosshaven, where the Royal Cork Yacht Club, the world's oldest, is located. The Rushbrooke Tennis & Croquet Club is on the edge of Cobh and there are several top class golf courses including Cork Golf Club, Fota Island Golf Resort and Harbour Point within 15 minutes' drive.

ACCOMMODATION

Porch Half glazed timber door. Tiled floor. Door to





Entrance Hall **About 6.25 m x 3.65 m max** (20 ft 6 ins x 12 ft)
(E) Bay window. Moulded ceiling cornice. Picture rail. Exposed timber floor. Doors to Drawing Room and Staircase Hall.

Staircase Hall An elegant turned staircase to gallery landing lit by a fine large arched window to the east. Moulded cornice.

Drawing Room **About 6.90 m x 6.25 m** (22 ft 6 ins x 20 ft 6 ins)
(S) A magnificent bow fronted room with three full height sash windows affording panoramic views. Large open fireplace with white marble chimneypiece with recessed shelved display alcoves flanking to sides. Moulded ceiling cornice and centre rose. Twin doors to

Dining Room **About 8.25 m x 4.20 m** (27 ft x 13 ft 9 ins)
(S) A bright double reception room with centre arch. French windows to front garden and two further sash windows to south again provide outstanding views. Open fireplace with white marble chimneypiece. Exposed timber floor. Moulded cornice. Wall light points. Doors to Rear Hall and

Kitchen & Breakfast Room **About 7.30 m x 4.40 m** (24 ft x 14 ft 6 ins)
(S) A fine size room with two sash windows to south. A newly fitted Siematic kitchen comprising a comprehensive range of base and eye level units, integrated fridge, pull-out pantry cupboard and island unit. Neff four ring hob with extractor hood over and oven under. Cream double oven AGA. 1½ bowl stainless steel sink unit with single drainer and mixer taps over. Plumbed for dishwasher. Tile floor. Door to

Rear Hall Turned secondary staircase rising to first floor. Door to rear.

Study **About 4.45 m x 3.20 m** (14 ft 9 ins x 10 ft 6 ins)
(N) Marble fireplace.

Cloakroom Half panelled. Pedestal wash hand basin, wc.

Play Room **About 2.90 m x 2.50 m** (9 ft 6 ins x 8 ft 3 ins)

Utility **About 4.25 m x 3.05 m** (14 ft x 10 ft)
With a range of base and eye level cupboards, tile floor and plumbed for washing machine. Door to front garden

Gym/Garden Room **About 5.15 m x 4.20 m** (17 ft 9 ins x 14 ft)



FIRST FLOOR

Gallery Landing

Staircase to second floor.

Master Bedroom 1

(S)

About 7.15 m x 6.25 m (23 ft 6 ins x 20 ft 6 ins)

A magnificent bow-fronted room with three full height sash windows overlooking the harbour. Moulded ceiling cornice.

Guest Bedroom 2

(E)

About 6.35 m x 4.10 m (20 ft 9 ins x 13 ft 6 ins)

A good size bright bedroom with feature bay window overlooking gardens. Moulded cornice.

Bedroom 3

(S)

About 4.25 m x 3.00 m (14 ft x 9 ft 6 ins)

Picture rail. Moulded cornice.

Bathroom 1

Cast iron bath. Shower cubicle. Pedestal wash hand basin, wc. Hot press.

Bedroom 4

(S)

About 4.50 m x 4.20 m (14 ft 9 ins x 13 ft 9 ins)

Bathroom 2

Panelled bath, wash hand basin. wc. Glass shower cubicle.

SECOND FLOOR

Bathroom

(maybe used as a self-contained apartment)

Panelled bath with electric power shower over, bracket wash hand basin, WC. Hot press.

Bedroom 5 (S)

About 3.50 m x 2.65 m (11 ft 6 ins x 8 ft 6 ins)

Bedroom 6 (S)

About 4.80 m x 2.65 m (15 ft 9 ins x 8 ft 9 ins)

Bedroom 7 (S)

About 5.00 m x 5.25 m (16 ft 6 ins x 17 ft 3 ins)

Kitchen (S)

About 4.95 m x 2.65 m (16 ft 3 ins x 8 ft 9 ins)

OUTSIDE

To the rear of the house is a graveled yard with Coach House, Garage and stone Workshop.

COACH HOUSE

A charming two-storey coach house, currently converted for office space is in need of minor upgrading. Potential for use as staff or guest accommodation.

GARDENS

The gardens are a particular feature of the property being laid out and planted during the 19th Century. They are walled in the main and include terraces, lawns, apple orchard and an informal wooded area

with path leading to a hidden Italianate garden. The grounds include many rare and unusual trees and shrubs including Yew, Holme Oak, Spanish and Horse Chestnut, Chilean Flame Tree and Eucalyptus. There is a fine Magnolia together with Rhododendrons, Chrinodendrons, Mimosa, Camellias, Arbutus and Laburnum. There are many spots to view the magnificent vistas over the Inner Harbour, over Spike Island and right out to the Harbour entrance.

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.

SERVICES

Mains electricity and drainage. Mains and private water supply. Intruder alarm system. Oil fired zoned central heating with separate boiler to Coach House.

TITLE

Merton is offered for sale long leasehold with vacant possession given on completion.

FIXTURES & FITTINGS

Only those mentioned in these particulars are included in the sale. All other fixtures and fittings including carpets, curtains, light fittings, garden ornaments, television aerials and satellite dishes are expressly excluded.

SOLICITORS

Ms. Tressan Scott, Doyles Solicitors, Westgate, Wexford

DIRECTIONS

On crossing onto Great Island from Fota Island take the right hand turn at the Martello tower and proceed to Cobh (7 km). On reaching the town centre proceed straight through keeping the sea on your right and up East Hill at the end. Go through a short S-bend and 50 m on Frenches Walk is immediately on right. Follow the stone wall to its end, turn sharp right and the entrance gates to Merton will be found a short distance along to 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 or that its services are in good condition. Neither Michael H. Daniels & Co., nor The Mayfair Office 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.



