

For Sale by Private Treaty

GRYPHON HOUSE, CULLEN, RIVERSTICK, KINSALE, CO. CORK P43 T992



**DETACHED
5 BED / 4 BATH
316.7 sqm / 3408 sq ft**



BER Number: 106544695

**Agent: Jackie Cohalan
Phone: 087 642 7555**

Viewings Strictly By Appointment



ACCOMMODATION

Ground floor

Entrance Hall

A wide and bright hallway with a first-floor gallery overhead, tiled floor, radiator, recess lighting leading to stairwell and linking both wings of the house

Kitchen/Dining Room

A spacious south-facing room, open plan to the living room, with a fully-fitted bespoke kitchen with double sink and huge central island. There are beautiful eye and floor level larder and drawer units with granite and quartz surfaces and a super selection of appliances including: a Bosch double oven, microwave, Bosch fridge/freezer, extended extractor fan, Miele four ring gas hob and Bosch dishwasher. There are two radiators, recess light fittings and blinds.

Living Room

Beautiful laminate timber floor, open fire with original French art nouveau fire surround with antique tiles, two radiators, TV point, French doors to front courtyard, blinds, recess light fittings, wall lights, picture lights.

Utility / Pantry Accessed from the back hall, a generous room adjacent to the kitchen with tiled floor, eye and ground level storage and kitchen cupboards, light fittings, radiator, double sink, plumbed for washing machine and dryer. Door to rear of house.

Main Hall

Overlooking the front of the house with large windows and glazed screen above the front door allowing all day light. This long hall links the two wings of the house beautifully and has a tiled floor, wall and

recess light fittings, two storage areas and an alternative front door and reception lobby.

- **Bedroom Five / Home Office**

- A large room, overlooking the rear garden and used as office currently but could be a double bedroom if needed. Carpet, blind, recess light fitting, radiator, telephone point.

- **Bedroom Four / Home Office**

- Also a large room with good rear garden views and used as office but could be used as a double bedroom, with carpet, blind, recess light fitting, radiator, telephone point.

- **Guest WC** Overlooking the rear garden this room has a tiled floor, new electric shower, WC, WHB, recess light fittings, radiator.

- **Cloak Room / Store** Radiator, Shelving, light fitting.

- **Lounge**

- A very impressive and spacious room with triple aspect tall glazed windows and French doors. This fantastic room has a contemporary design Henley 8kWh wood-burning stove to keep you cosy, laminate timber flooring, radiators, TV points, telephone point, recess light fittings and blinds. As an option, there is plumbing if one wished to install a kitchen, converting this part of the house into additional independent access accommodation is needed. The French doors lead out to a third, very sheltered, west-facing sandstone-flagged and stepped patio.

- **Art Studio / Lounge** With lovely views overlooking the rear garden this room with feature corner window has a laminate timber floor, telephone point, recess light fitting and radiator.

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First Floor

Landing

The solid teak custom-design staircase features a second double-height window with a spacious landing. Here you will see a bright open gallery overlooking the hall below and the front garden beyond. It has a timber flooring and radiator.

Master Bedroom (One)

A majestic room that is both generous and very sunny! This fantastic room has stunning countryside views and high ceilings (14"). Included is a carpet, light fitting, TV and Telephone Point, amazing curtains, recess light fittings and radiator.

En-suite Luxurious marble tiled walls and floor, WC, double (power) shower, sink in vanity cabinet with mirror, dual oil and electric towel rail/radiator and underfloor heating.

Walk-in Wardrobe A large glazed wardrobe with banks of clothes hanging options, shelving, drawers and storage on two sides, carpet, recess light fittings and blind.

Bedroom Two

Overlooking the front of the house and with a south westerly triple aspect, this great double room includes a timber floor, Waterford Stanley multi-fuel stove, radiator, recess light fittings, telephone and TV point, curtains, blinds and double door to access a potential balcony.

Bedroom Three

A good-sized double room overlooking the rear garden with a carpet, radiator, curtains and wall light fittings.

En-suite Timber flooring, WHB, WC, bidet, power shower, tiled walls, radiator, light fitting.

- **Walk-in Wardrobe** Ample shelving, radiator, light fitting, timber flooring, stira stairs to attic.

- **Gallery Library**

- A large room overlooking the kitchen and dining room, it has a timber floor, radiator, recess light fitting, blind, telephone point.

- **Main Bathroom**

- Tiled flooring, power shower, WC, WHB, radiator, bath, recess light fitting, strip light fitting.

- **Hot Press**

- Large linen cupboard/hot press with shelving and radiator.

- **FEATURES**

- > Unique architect-designed Five Bedroom Detached Home
- > House Approx. 316.7 sq m / 3408 sq ft
- > Private landscaped garden Approx. 0.75 Ac / 0.3035 Ha
- > Immense character and presented to a beautiful standard
- > Built in 1998 and with substantial extension built in 2008
- > High speed broadband / Cat 5 / Monitored alarm
- > OFCH / Private well / Septic tank
- > Long tarmac drive and gravel set down
- > 15' x 12' steel shed
- > Flexible accommodation for Offices / Gym / Studio
- > Cork city 18km, Kinsale 12km, Riverstick 2km

- **Joint Agents: Savills Cork**

