

For Sale by Private Treaty

Shournagh Lodge, Templehill, Cork T12 YV3R



A truly unique opportunity to acquire an exceptionally located home on approx. 2.4 acres with the most wonderful uninterrupted views over the River Lee and Cork City. The property itself dates to the 1960s with a charming interior layout that while in good condition, most will agree the property is in need of modernisation having an oil fired warm air central heating system and wooden single glazed windows.

Shournagh Lodge offers exceptional privacy and a superior aspect from the front of the property. The large site of 2 acres offers great potential for the extension/development of the property or perhaps use it for equine grazing or the like (a water well is available at the southern end of the site).

**DETACHED
4 BED / 2 BATH
161sqm/1,731sqft
ON 2.4 ACRES APPROX.**



Agent: **Suzanne Tyrrell**
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Viewings Strictly By Appointment



ACCOMMODATION

Ground Floor

Entrance porch (4.72m x 2.42m)

Liscannor Flag stone floor, double doors leading through to enclosed courtyard (5 x 6.43) with Liscannor flagstone, mature wisteria and shrubs and pond.

Entrance Hall having living accommodation to the east and bedrooms to the west, open through to Lounge Room.

Lounge Room (6.17m x 4.84m)

Steps down into lounge area, French door leading out to paved patio area (south facing). Solid fuel stove. Large picture windows, south facing overlooking the city. Large pocket door and steps up to Dining Room.

Dining Room (5.23m x 3.79m)

Large picture window, south facing overlooking the River Lee, Carrigrohane Castle and Cork City.

Kitchen (4.15m x 3.53m)

Large arrangement of eye and ground level units, stainless steel sink unit, integrated fridge freezer,

- cooker with an extractor hood, cork tile flooring and
- double doors leading out into enclosed courtyard.
- Large East facing window. Door to utility room

Utility Room (3.23m x 2.01m)

- Fitted presses and storage units, stainless steel
- sink unit, plumbed for automatic machines.
- Door through to boiler room and garage

Boiler Room (3.39m x 2.10m)

- Incorporating oil fired warm air heating system.

Garage (5.8m x 5.5m)

- With double electric up and over door.

[Bedroom Wing]

• **Hallway** with Double hot press shelved for storage.

Bedroom 1 (3.8m x 3.62m)

- Double fitted wardrobe with overhead storage
- and panoramic views.

Bathroom (2.53m x 1.96m)

- Coloured suite, bath, wash hand basin, W.C. and
- shower attachment on bath.

Viewing Strictly By Appointment Only



Main Bedroom (5.03m x 3.62m)

Double fitted wardrobes with overhead storage, louvre doors, recess for dressing table. Panoramic South facing views over Cork City.

En-Suit Shower Room (2.9m x 1.68m)

With corner shower unit with electric shower fitted, wash hand basin, W.C.

Bedroom 3 (3.69m x 2.51m)

With double fitted wardrobe and overhead storage.

Bedroom 4 (4.18m x 3.5m)

With double fitted wardrobe, overhead storage. Large window West facing.

Solicitors:

Mr. Diarmuid Falvey,
Diarmuid Falvey Solicitors, Church Street
Cloyne, Co. Cork



