



Downey McCarthy

....the people you can trust

LOTA BEG HOUSE, Tivoli, Cork



60 South Mall, Cork.

Tel: 021 4905000 | **Email:** sean@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

In brief ::**Features :**

Lota Beg is a period residence on c.11.38 ha (c.28.12 acres) situated on an elevated site off the Lower Glanmire Road on the outskirts of Cork City. Based on the current Cork City Development Plan there are c.3 hectares of land within the city boundary zoned for Residential Development and which form part of Lot 2.

For sale in 3 lots as follows :**Lot 1 :**

Lota Beg House on c.7.13 ha (c.17.6 acres).
AMV : €1M

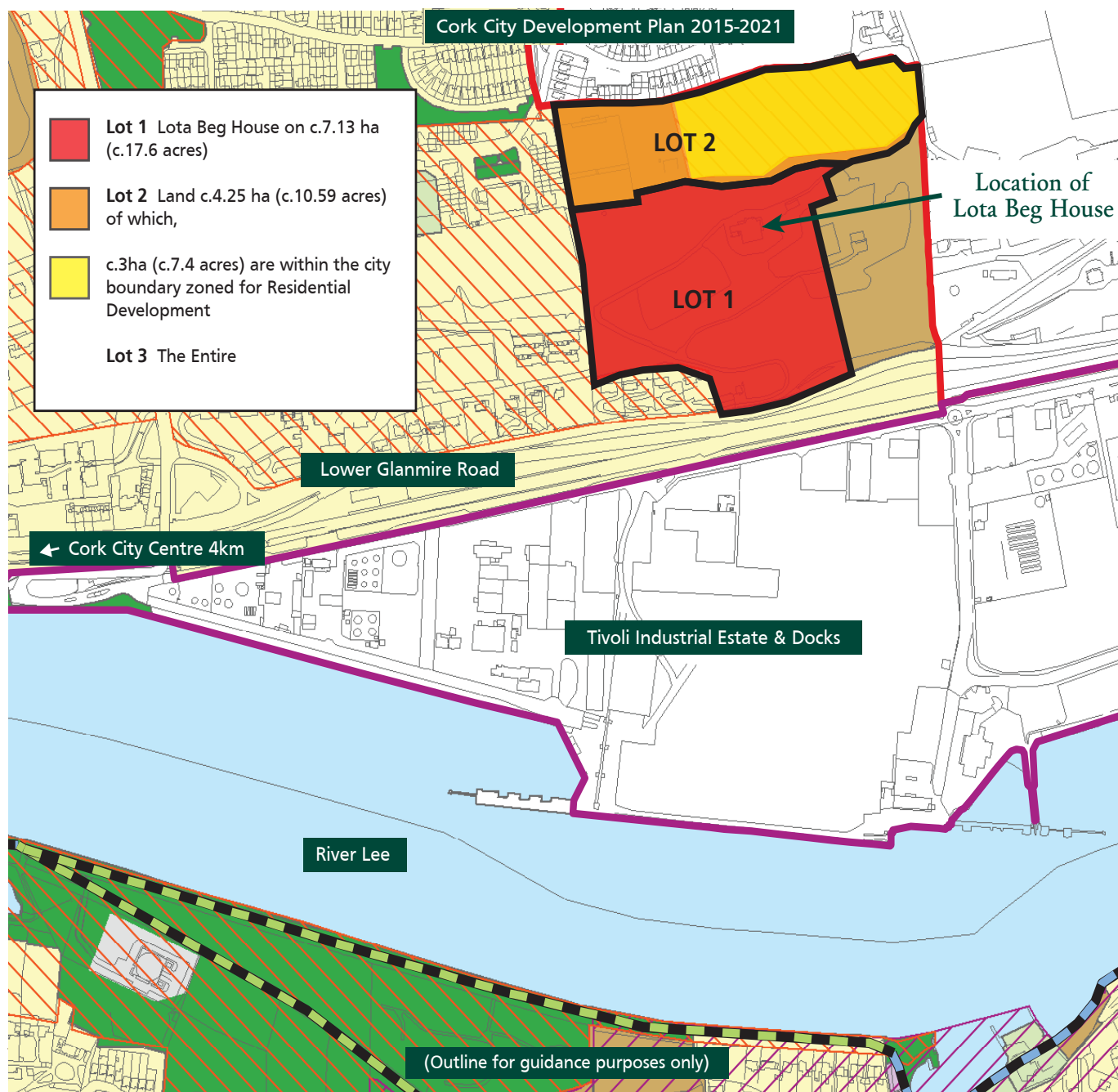
Lot 2 :

Land c.4.25 ha (c.10.59 acres) of which c.3 ha (c.7.4 acres) are within the city boundary zoned for Residential Development in the 2015 Cork City Development Plan.
AMV : €3.5M

Lot 3 :

The Entire
AMV : €4.5M

**Feature Fanlight Window****Cantilevered Timber Staircase**





Location :

Lota Beg House is situated less than 4 kilometres from the centre of Cork City. Cork City is the second most populous city in the State, with a population of over 125,600. It is a hub of industry with several pharmaceutical companies based there. The European headquarters of Apple Inc. are situated within Cork and it is home to the Heineken Brewery. It has a well regarded university and supports three hospitals. Technology has now replaced the older manufacturing businesses such as the Ford Motor Company and a large amount of people now work in IT companies based throughout the city area.

The deep harbour allows large vessels to enter bringing trade and easy export/import of products. The good rail and road networks provide for the domestic market and Cork International Airport, the second largest in the country, provides ease of access to the rest of Europe.

Cork City Centre : 4 km

Cork International Airport : 12 km

Dublin : 255 km

The Property :

Lota Beg House is located on and accessed from the Lower Glanmire Road on the outskirts of Cork City. It is approached by a sweeping drive that winds through the deciduous woodland that surrounds the property. Its elevated site offers views over the city and the river Lee. Lota Beg House comprises a detached, two storey over basement period residence built between 1780 and 1820.

The house is of significance as one of a group of houses in Tivoli associated with the Lota demesnes and whilst the house, gate lodge and entrance are all listed as being structures of 'Regional Importance', they are not listed as protected structures in the 2015 Cork City Development Plan.

The entrance to the property is a familiar sight to thousands of people but very few have ever passed beneath the iconic stone arch, decorated with a magnificent Irish Wolfhound. The elegant house, designed by Abraham Hargrave, is hidden from view but one of its most notable features is the large bow on the north facing entrance porch, behind which lies the house's finest internal space, an immense circular domed entrance hallway, around which snakes a cantilevered timber staircase up to the first floor gallery.

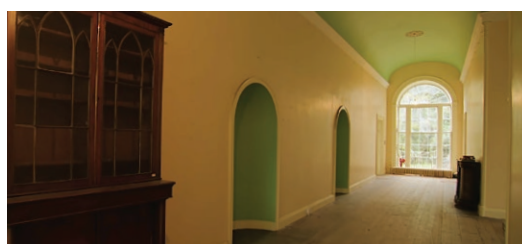
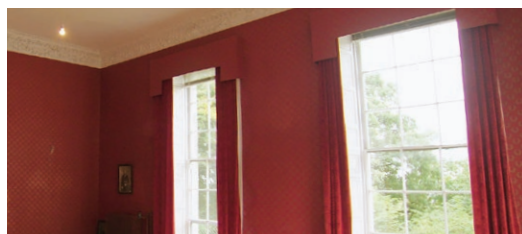
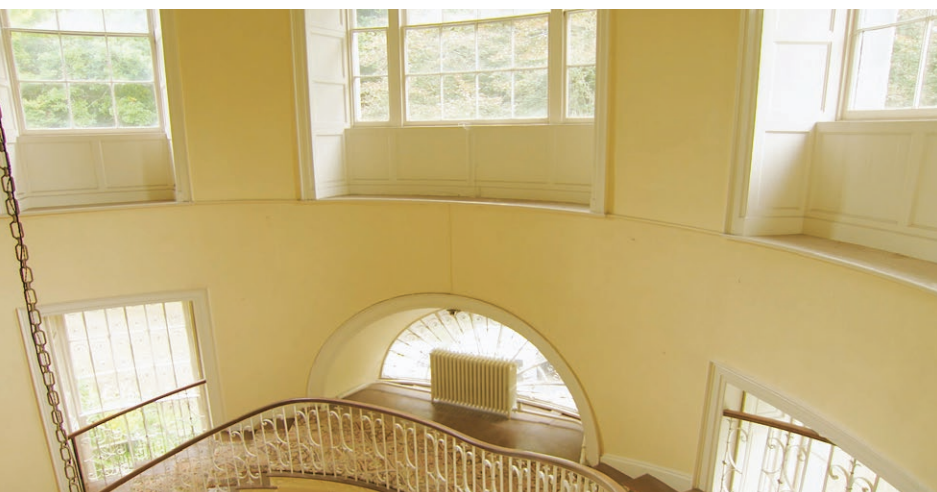


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Lower Glanmire Road

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Details :

Fixtures & Fittings :

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together are excluded from the sale but some may be available by separate negotiation. Such items include all carpets and curtains, light fittings, domestic electrical items and garden statuary.

Easements, Wayleaves & Rights of Way :

The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way whether these are specifically referred to or not. All sporting rights, standing timber and minerals, insofar as they are owned, are included in the freehold sale.

Services :

Mains water • electricity • telephone • OFCH

Energy Rating :

Directions :

From Cork City - Head northwest on St. Patrick's Street/N22 toward Winthrop street (160m) Continue onto Bridge Street/N8 and continue to follow this road for 3.9 km. Turn left and proceed just 8m onto partially restricted road and property is on the right after 550m.

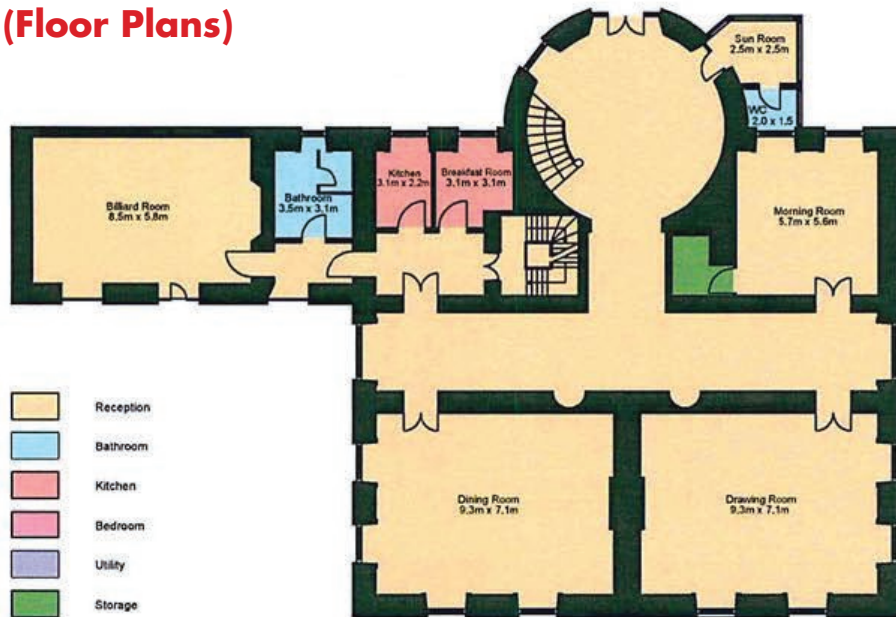
From Dublin - Proceed south from Dublin via N7, M7 & M8. As you approach Cork take third exit at roundabout onto N8 (Cork, N20, Limerick). At roundabout take first exit and stay on N8. After 2km make u-turn and continue to follow N8 and after 600m turn left and proceed just 8m onto partially restricted road and property is on right after 550m.

Viewing :

Viewing is strictly by appointment with the selling agents.

Lota Beg House (Lot 1)

(Floor Plans)



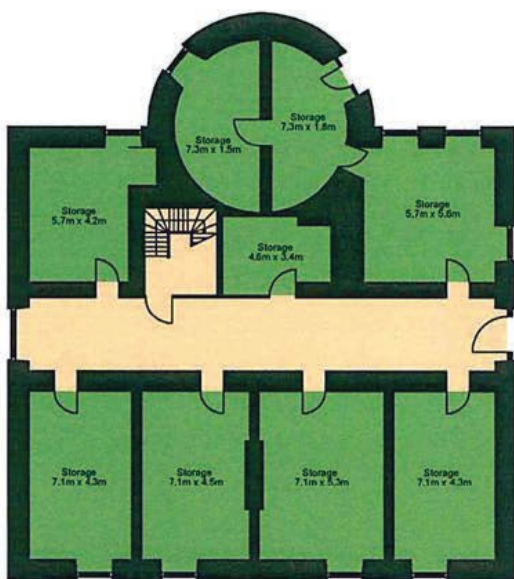
Ground floor

6
Bedrooms

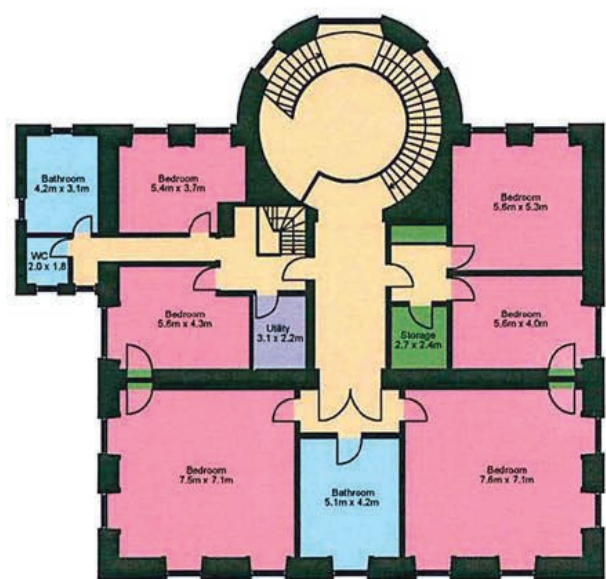
2
Bathrooms

4
Reception
Rooms

on c.7.13 ha (c.17.6 acres),
 extending to c.1,480 sq m. (c.15,930 sq ft).



Basement



First Floor

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Agents :



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PROPERTY

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Solicitors with Carriage of Sale :

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These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. The agents do not have authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers or lessors. The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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