



# Downey McCarthy

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## Woodview House, Church Hill, Glanmire, Cork



**AMV: €1,450,000**

**BER E1**

**60 South Mall, Cork.**

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PSRA No. 002584

Welcome to Woodview House – a truly exceptional and most elegant period house set amidst beautifully landscaped and mature gardens, on an elevated and private 0.6 acre site, with wonderful woodland views, nestled at the edge of Glanmire village.

This special property has been tastefully and sensitively extended and renovated over the last 30 years, and now provides the height of luxury and comfort one comes to expect from a modern home. With extensive upgrades, both inside and out, several rooms were reimagined with architectural input, while thoughtful interior design choices were made throughout to honour the home's period character. Over the years, this residence has been carefully enhanced, with every effort made to preserve its original charm and timeless appeal.

The grounds and gardens have also been meticulously maintained and cared for, with leading garden designers consulted on the creation of a magnificent sunken garden with a water feature as well as a multitude of impressive specimen trees and plants.

Offering a rare sense of privacy and space, Woodview House is a serene retreat just minutes from everyday amenities and conveniences.

## **ACCOMMODATION**

The front of the property is accessed via secure, private gates with an intercom system, opening onto a spacious gravel area, double garages/storage areas, and a newly renovated fully serviced office. A sweeping driveway, complete with additional internal gates, leads you gracefully to Woodview House.

Framed by stone walls, mature trees, manicured lawns, and expansive gardens, the setting is both grand and tranquil. The grounds are rich with colourful planting and flowers, and dotted with thoughtfully positioned patio areas – ideal for enjoying a quiet coffee while taking in the peaceful surroundings. Equipped with a premium Hydrowise irrigation system, the gardens benefit from smart, efficient watering all year round. The gardens are also floodlit, offering gentle lighting and a pleasant ambience in the evening.

The property can accommodate on site parking for numerous vehicles.

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## FEATURES

- Absolutely spectacular detached period home
  - Private 0.6 acre elevated site
  - Surrounded by beautiful landscaped garden areas
  - Approx. 310.04 Sq. M. / 3,337 Sq. Ft.
  - Originally built in 1829
  - Completely renovated over the last 30 years
  - Georgian doorway with fanlight and limestone steps
  - Cantilevered staircase
  - Sash windows
  - Large entrance hallway with magnificent period fireplace
  - Stunning conservatory with hand painted floral murals on the walls and ceilings
  - Designer light fittings and curtains
  - Recently renovated home office
  - A host of specimen trees and plants including;
    - Magnificent copper beech and lime tree
    - Flowering Cherry tree
    - Cornish controversa 'Variegata' / Wedding Cake tree
    - A mixture of Japanese maple and Silver birch trees
    - Chinese parrot
  - BER E1
  - Five spacious bedrooms
  - Bespoke handmade kitchen made by Toby Hatchett in West Cork
  - Solar panels
  - Dual gas boilers housed in a stone built shed located on the grounds
  - Electric AGA range oven in the kitchen
  - EV charger
  - Super gravel driveway leading up to the property
  - Electronic gates and high stone walls
  - Quiet residential location just a 5 minutes' drive from all essential and recreational amenities
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## RECEPTION HALLWAY

5.49m x 3.08m (18'0" x 10'1")

Limestone steps lead to a beautiful Georgian doorway, framed by a feature fanlight with glass panelling overhead and to the sides, which opens into the grand main reception hallway. This impressive space sets the tone for Woodview House, with high quality wooden flooring, a magnificent feature fireplace, attractive décor, and a feature centre light fitting.



## DRAWING ROOM

5.18m x 3.48m (16'9" x 11'4")

This formal drawing room has a feature bay window to the front of the property which floods the area with extensive natural light, a beautiful marble gas fireplace, one centre light fitting, and luxury carpet flooring. Two sets of double doors allow access to the spectacular sunroom.



## SUNROOM

6.12m x 3.57m (20'0" x 11'7")

This magnificent room is awash with natural light, owing to large windows on all sides which overlook the beautiful grounds. It features solid wooden flooring, two wall mounted light fittings, two large radiators, and beautiful décor throughout. A door leads directly to the exceptional surrounding gardens. One of the room's most striking features is the hand-painted floral detailing on the walls and ceilings, which adds a truly unique and elevated touch.



## LOUNGE

5.3m x 3.66m (17'3" x 12'0")

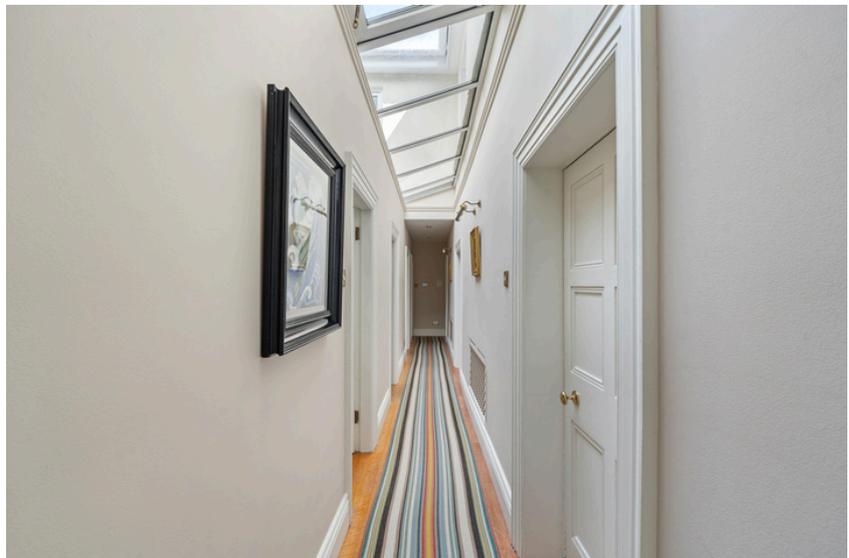
The spacious lounge has a feature bay window overlooking the front of the property, offering views of the stunning landscaped garden. The room has high quality carpet flooring, attractive neutral décor, a centre light fitting, a recessed spot light within the pelmet of the window, and a large gas fired stove.



## REAR HALLWAY

2m x 10m (6'5" x 32'8")

The rear hallway has a continuation of the high quality wooden flooring, and a glass ceiling which floods the area with natural light.



## GUEST BEDROOM

2.44m x 4.26m (8'0" x 13'9")

Located on the ground floor, this double bedroom has one window to the side of the property, high quality carpet flooring, attractive neutral décor, and one radiator.



## GUEST W.C

1.39m x 2.91m (4'5" x 9'5")

The beautifully appointed guest w.c. features a three piece suite, including a built-in shower cubicle with a mains powered shower. Additional features include one lantern window, high quality timber flooring, one radiator, and two wall-mounted light fittings.



## CLOAKROOM

1.35m x 2.27m (4'4" x 7'4")

This area is ideal for storage and features extensive hanging and shelving space, timber flooring, centre light fitting, and rails for shoe storage.



## PANTRY

1.37m x 2.35m (4'4" x 7'7")

The pantry has quality timber flooring, worktop counter, and ample storage space.



## UTILITY

2.39m x 3.61m (7'8" x 11'8")

The beautifully finished utility room features tile flooring, a window to the side, fluorescent light fitting, radiator, and extensive built-in storage space. There are two worktop counters with tile splashback, a fitted sink, washing machine, dryer, freezer, Quooker boiling water tap, and dishwasher. A door provides convenient access to the rear and side of the property.



## KITCHEN/DINING ROOM

5.4m x 9.96m (17'7" x 32'6")

The heart of the home at Woodview House, this truly spectacular open plan kitchen/dining area is dual aspect, with one large window to the front of the property, an additional window overlooking the side, and double glass doors open out onto a beautiful private patio area. The area has a superb chandelier light feature suspended from a magnificent double height vaulted ceiling with feature lantern window, solid wooden flooring and recessed spot lighting throughout. Flooded with natural light, this room feels warm, bright, and welcoming.



The kitchen boasts a bespoke handmade fitted kitchen with modern units at eye and floor level, extensive worktop counter, feature island unit, built-in microwave, induction hob, electric oven, integrated fridge, integrated dishwasher, an electric AGA range oven, a double ceramic Belfast sink, and a stunning larder cupboard.

The room is finished with attractive neutral décor, two radiators, and offers extensive dining space.



## STAIRS AND LANDING

3.85m x 9.12m (12'6" x 29'9")

An elegant curved cantilevered staircase leads you to the first floor. The landing area has luxury carpet flooring, attractive neutral décor, one centre light fitting, one window to the front of the property, one radiator, built-in display unit, and solid doors lead to all rooms. Additionally, a Stira staircase leads to the floored attic.



## MASTER BEDROOM

5.65m x 3.93m (18'5" x 12'8")

This superb dual aspect master bedroom is flooded with natural light, with one sash window overlooking the front of the property and two additional sash windows to the side, framing stunning views to the woodlands across the river. The room is finished with quality carpet flooring, three radiators, attractive décor, and built-in wardrobe units for storage. Doors provide access to a fantastic walk-in wardrobe, and a beautifully appointed en suite bathroom.



## WALK-IN WARDROBE

2.9m x 3.97m (9'5" x 13'0")

This is a spectacular walk-in wardrobe which has extensive floor to ceiling hanging and shelving space for storage. The area has one sash window to the side of the property, carpet flooring, and one radiator.



## EN SUITE

2.04m x 3.71m (6'6" x 12'1")

The en suite bathroom features a three piece suite, including a built-in shower cubicle with a mains powered shower, one frosted window to the rear, high quality Amtico tile flooring and tiling to the shower area, recessed spot light, radiator, attractive décor, and a hot press which has extensive storage space.



## BEDROOM 2

5.24m x 3.75m (17'1" x 12'3")

Another spacious double bedroom that has a sash window to the rear, carpet flooring, centre light fitting, radiator, built-in bookshelf, and an open arch allows access to second walk-in wardrobe area which also has a radiator, a Velux window, a window to the side, and built-in units for storage.



## BEDROOM 3

4.48m x 3.9m (14'6" x 12'7")

This large double bedroom is also dual aspect with one window to the front of the property, and one window to the side. This bedroom features built-in wardrobe units for storage, radiator, centre light fitting, carpet flooring, and attractive neutral décor.



## BEDROOM 4

3.73m x 3.41m (12'2" x 11'1")

This generous sized double bedroom has a Velux window to the rear of the property, and another window to the side, built-in wardrobe units for storage, radiator, centre light fitting, carpet flooring, and attractive neutral décor.



## MAIN BATHROOM

1.72m x 3.76m (5'6" x 12'3")

The beautifully appointed main family bathroom features a four piece suite, including a bath and separate shower cubicle with a mains powered shower, a window overlooks the front of the property, high quality Amtico tile flooring and décor, radiator, wall-mounted light fitting, a heated towel rail, and a centre light fitting.



## OFFICE

4.68m x 4.37m (15'3" x 14'3")

Located at the entrance of the property, this newly renovated and fully serviced home office offers a bright, well-appointed workspace. A timber sliding door reveals a feature floor to ceiling window, and a glass door that leads into the main office area. The space includes a solid wooden floor, a generous built-in desk area, fitted storage presses, timber ceiling with recessed spot lighting, a large window to the front of the property, one radiator, Quooker boiling water tap, and a smoke alarm.



## **GARAGE/STORAGE UNIT 1**

3.36m x 3.38m (11'0" x 11'0")

An arched doorway allows access into the first storage space. The area has concrete flooring, one light fitting, fitted storage presses, one radiator, and access to a guest w.c, which has tile flooring, recessed spot lighting, a contemporary feature w.c. with integrated basin, and a Dyson hand dryer. A door from here allows access to the second garage/storage unit.



## **GARAGE/STORAGE UNIT 2**

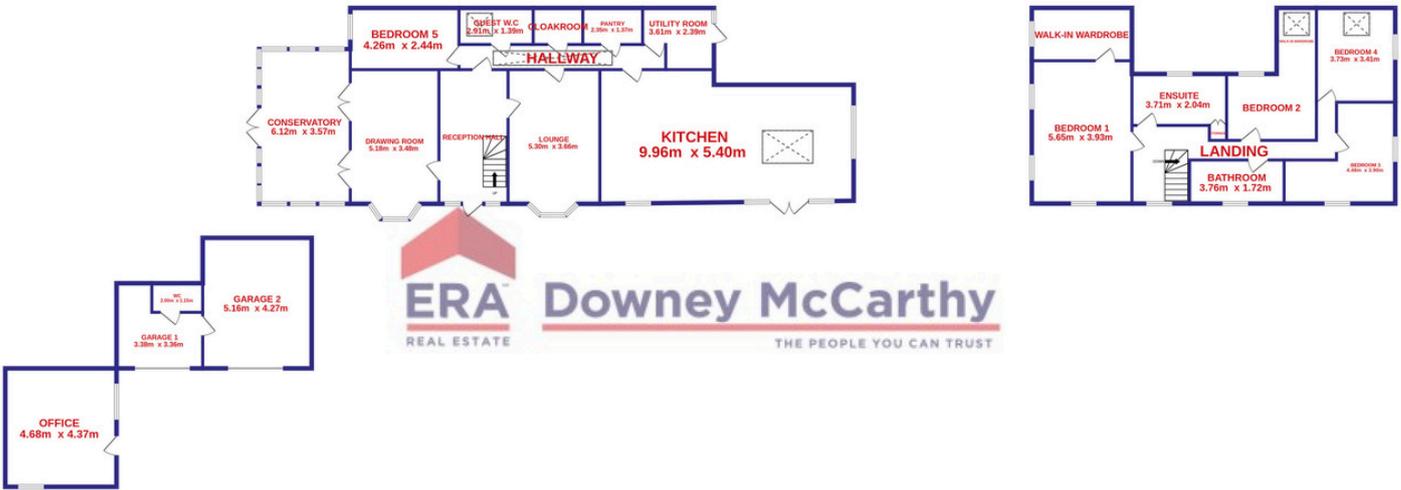
5.16m x 4.27m (16'9" x 14'0")

This area is ideal for storage and it has two light fittings, concrete flooring, and an arched doorway to the front.

# FLOOR PLAN

GROUND FLOOR

1ST FLOOR

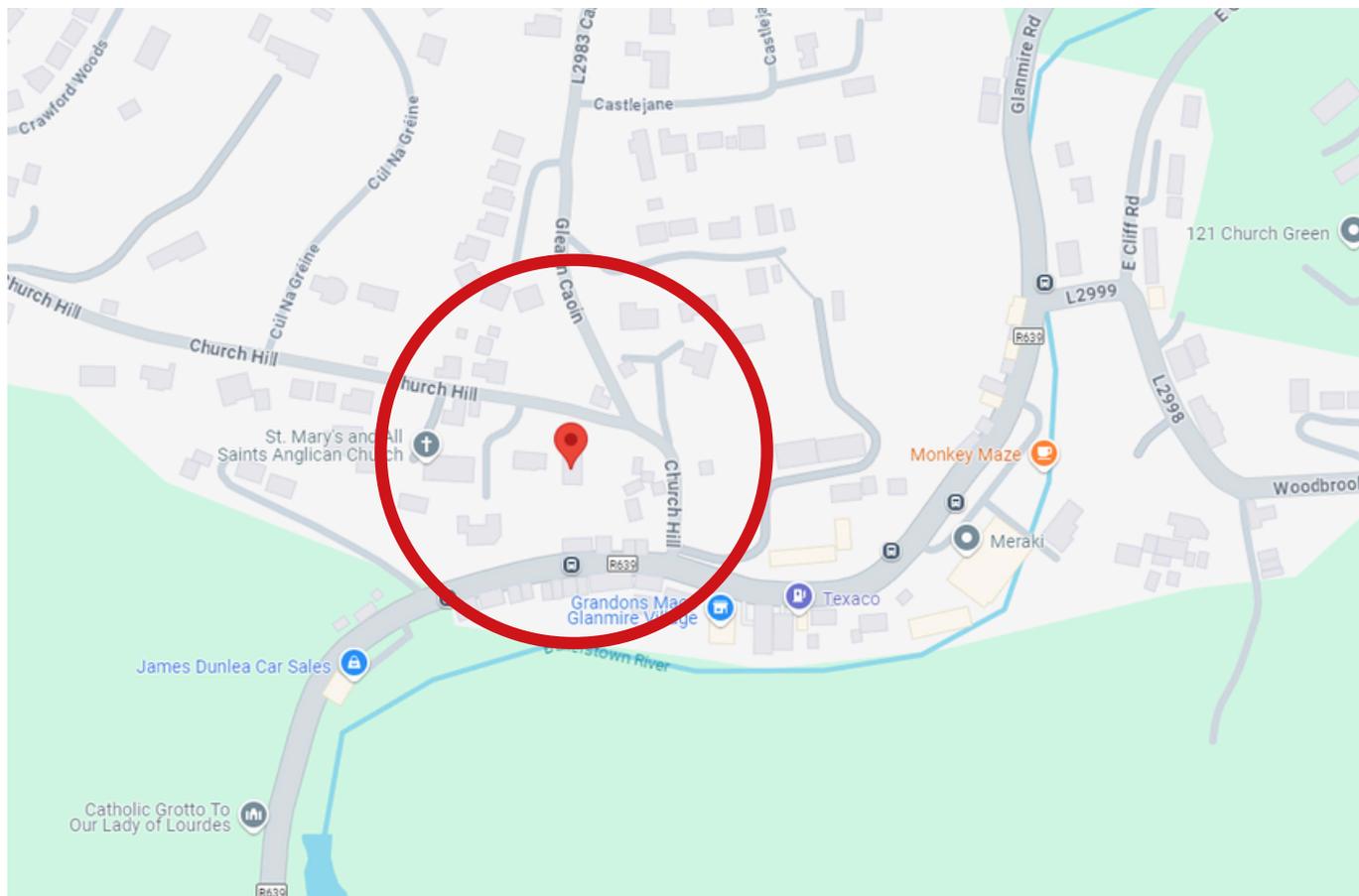


# GARDENS AND EXTERIOR



## DIRECTIONS

Please see Eircode T45 X972 for directions.



## ALL ENQUIRIES TO:

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