

## Carhoo, Kilcully, Whites Cross, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this impressive four bedroom detached family home, occupying a superb private site in the idyllic countryside setting of Kilcully. The property benefits from two large block built sheds together with extensive hardstand areas, while also enjoying exceptional convenience, with Cork city centre, Blarney, and Blackpool Shopping and Commercial Centres all accessible within a 5-10 minute drive.

This private and exclusive residence has been meticulously maintained by its current owners and is presented in excellent condition throughout. A magnificent family home, the property boasts stylish modern décor, high quality fixtures and fittings, and a substantial two-storey side extension providing extensive open plan living accommodation at ground floor level, together with a versatile first floor space suitable for a variety of family uses.

Accommodation comprises a welcoming reception hallway, living room, an impressive open plan kitchen/dining/living area, utility room, shower room, four spacious bedrooms, and a main family bathroom. The property further benefits from a spacious attic room located above the kitchen area.

**AMV: €595,000**

**BER C2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 204.44 Sq. M. / 2,201 Sq. Ft.
- Beautifully presented 4 bed detached bungalow on a generous private site of approx. 0.75 Acre
- 2 x spacious block built garages (approx. 1530 Sq. Ft. & 693 Sq. Ft.)
- Large gravel hardstand area fully enclosed with fencing - ideal for builders/mechanics, light engineering etc.
- BER C2 with potential to increase to A2 - Internally insulated with 50mm Kingspan insulated slabs
- Impressive open plan kitchen/dining/living area with a versatile overhead family room
- Four spacious bedrooms
- Tranquil location close to all local amenities & offering easy access to the N20 road network with routes to Blackpool, Blarney, Cork city centre
- A host of local primary and secondary level educational campuses within easy reach
- Modern biocycle & mains water supply
- Oil fired central heating, Fibre Broadband available & Fully alarmed

## | RECEPTION HALLWAY

3.82m x 7.78m (12'5" x 25'5")

A sliding door allows access to the main reception hallway. This bright and spacious hallway features attractive tile flooring neatly laid throughout, and a large Velux window that floods the area with natural light. There is attractive Cornish moulding around the ceiling, recessed spot lighting, a feature centre light piece, two large radiators, eight power points, and one alarm control point.



## | LIVING ROOM

3.36m x 5.9m (11'0" x 19'3")

A spacious dual aspect main living room offers one window to the side of the property and two windows to the rear, all including curtain rails, curtains and blinds. The room has solid oak timber flooring, an impressive granite fireplace, two centre light pieces, two wall-mounted light pieces, two radiators, six power points, one television point, and decorative mouldings surrounding the ceiling.



## | OPEN PLAN

### KITCHEN/DINING/LIVING AREA

9.88m x 5.76m (32'4" x 18'8")

This magnificent and light-filled open plan kitchen/dining/living area is the heart of this superb family home and features a bespoke country style solid oak fitted kitchen finished with extensive units at eye and floor level supplied by "Celtic Interiors", together with a homely Stanley oil fired range. The focal point of the room is a spectacular matching centre island with a magnificent granite worktops and integrated storage, breakfast counter, and microwave all surrounded by porcelain tile flooring.

The room has recessed spot lighting throughout, feature centre light pieces, covings around the ceiling and a handcrafted cut stone fireplace with solid fuel "Stanley Lismore" stove on a raised plinth. The room is finished mainly with solid maple timber flooring four radiators, sixteen power points and multiple television points.

A bespoke staircase, thoughtfully designed by the current owners and custom built in-house, provides access from the kitchen area to a superb open plan family room at first floor level.



## | FAMILY ROOM

9.31m x 4.63m (30'5" x 15'1")

This versatile room could serve a multitude of uses either as a family room, play room, home office or second living area. The magnificent room features solid maple timber flooring, feature bespoke windows to all sides, three radiators, ten power points, two telephone points, two television points, decorative mouldings surrounding the ceiling and enclosed storage into the eaves.



## | UTILITY ROOM

2.21m x 2.97m (7'2" x 9'7")

Located off the open plan kitchen, the utility room features tile flooring, one window to the front of the property and a PVC door with glass panelling allowing access to the side of the property. The room offers solid maple fitted units at eye and floor level with a granite worktop counter and a stainless steel sink. The area accommodates an oven and extractor fan, plumbing for a washing machine, space for a dryer and is finished with decorative covings around the ceiling, one centre light piece, one radiator, and six power points. A door from this area allows access to a shower room.



## | SHOWER ROOM

0.94m x 2.97m (3'0" x 9'7")

The shower room features a three piece suite, including a double corner shower area incorporating a Mira electric shower. The area has impressive floor and wall tiling, one window to the rear of the property, one radiator, one extractor fan, and one centre light piece.



## | **BEDROOM 1**

3.6m x 4.25m (11'8" x 13'9")

A spacious double bedroom has one window to the front of the property including a curtain rail, curtains and blinds. The room has high quality laminate walnut timber flooring and impressive Sliderobe fitted units from floor to ceiling, which adds extensive storage space. There is a generous display cabinet with recessed spot lighting, one centre light piece, one wall-mounted light piece, decorative mouldings surrounding the ceiling and centre light piece, one radiator, six power points, two telephone points and one television point.



## | **BEDROOM 2**

3.33m x 2.59m (10'9" x 8'4")

A spacious double bedroom has one window to the rear of the property including a blind. The room has impressive Sliderobe fitted units from floor to ceiling, attractive décor and laminate timber flooring. There is one centre light piece, decorative mouldings surrounding the ceiling, one large radiator, five power points, and one television point.



## | **BEDROOM 3**

2.6m x 2.45m (8'5" x 8'0")

This double bedroom has one window to the front of the property including a blind. The room has attractive décor with high quality walnut laminate timber flooring and decorative mouldings surrounding the ceiling. There is an impressive array of Sliderobe fitted units from floor to ceiling, adding extensive storage space to the room, one centre light piece, three power points, and one radiator.



## | BEDROOM 4

2.6m x 2.7m (8'5" x 8'8")

A single bedroom has one window to the front of the property including a blind. The room has walnut timber flooring, attractive décor, covings around the ceiling, built-in storage units from floor to ceiling, one radiator, wall-mounted shelving, and two power points.



## | BATHROOM

3.33m x 2.84m (10'9" x 9'3")

The family bathroom features a four piece suite, including a double corner shower area and a large Jacuzzi bath. The area has impressive floor and wall tiling and one window to the rear of the property with a Venetian blind, a curtain rail and curtains. There is recessed spot lighting, one large radiator, one extractor fan, built-in display cabinet with integrated lighting, and a heated towel rail. A hot press located within the room is shelved for storage.



## | GARDEN ROOM

4.5m x 4.5m (14'9" x 14'9")

Located just off the side of the property, this superb block built glazed room has been beautifully finished internally with impressive timber flooring, recessed spotlighting and decorative stone walls, the room connects seamlessly with the remainder of the property and provides a perfect environment for an afternoon retreat or a quiet relaxation space.



## | OFFICE/GYM

4.89m x 4.3m (16'0" x 14'1")

This versatile area is currently used for storage but could be converted to a home office/gym.

## | EXTERNAL SHED 1

10.1m x 16m (33'1" x 52'4")

This secure modern block built shed is finished with a Kingspan Insulated roof structure, a large roller door to the side of the property, and a pedestrian door to the front. This spacious shed could act as storage for a motor enthusiast or could equally store HGV's/plant & equipment. The area is fully enclosed with high secure fencing and a generous gravel hardstand compound.



## | EXTERNAL SHED 2

10.1m x 6.38m (33'1" x 20'9")

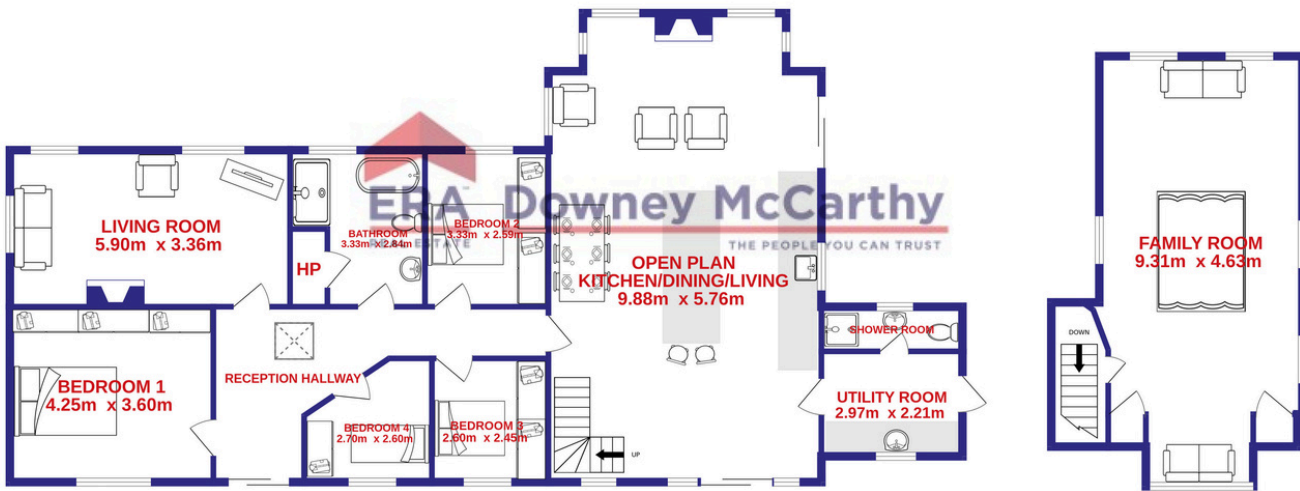
A sliding door allows access to a large block built shed used for storage purposes.



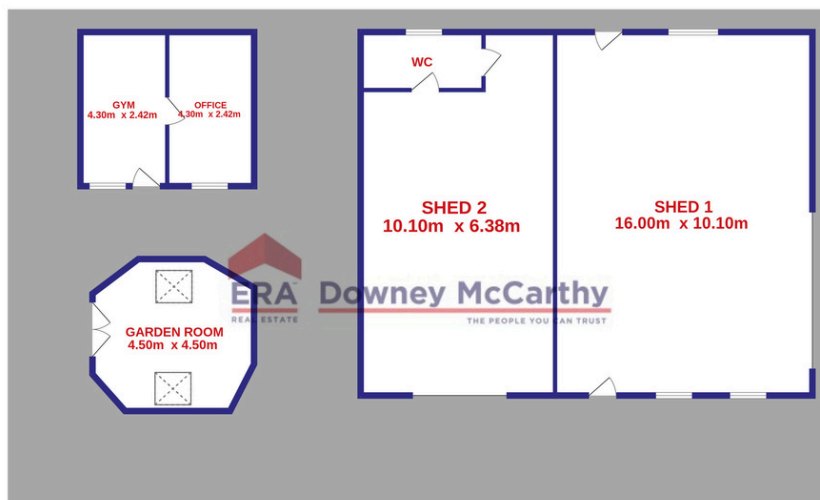
# | FLOOR PLAN

GROUND FLOOR

FIRST FLOOR



## OUTBUILDINGS



## | GARDENS AND EXTERIOR



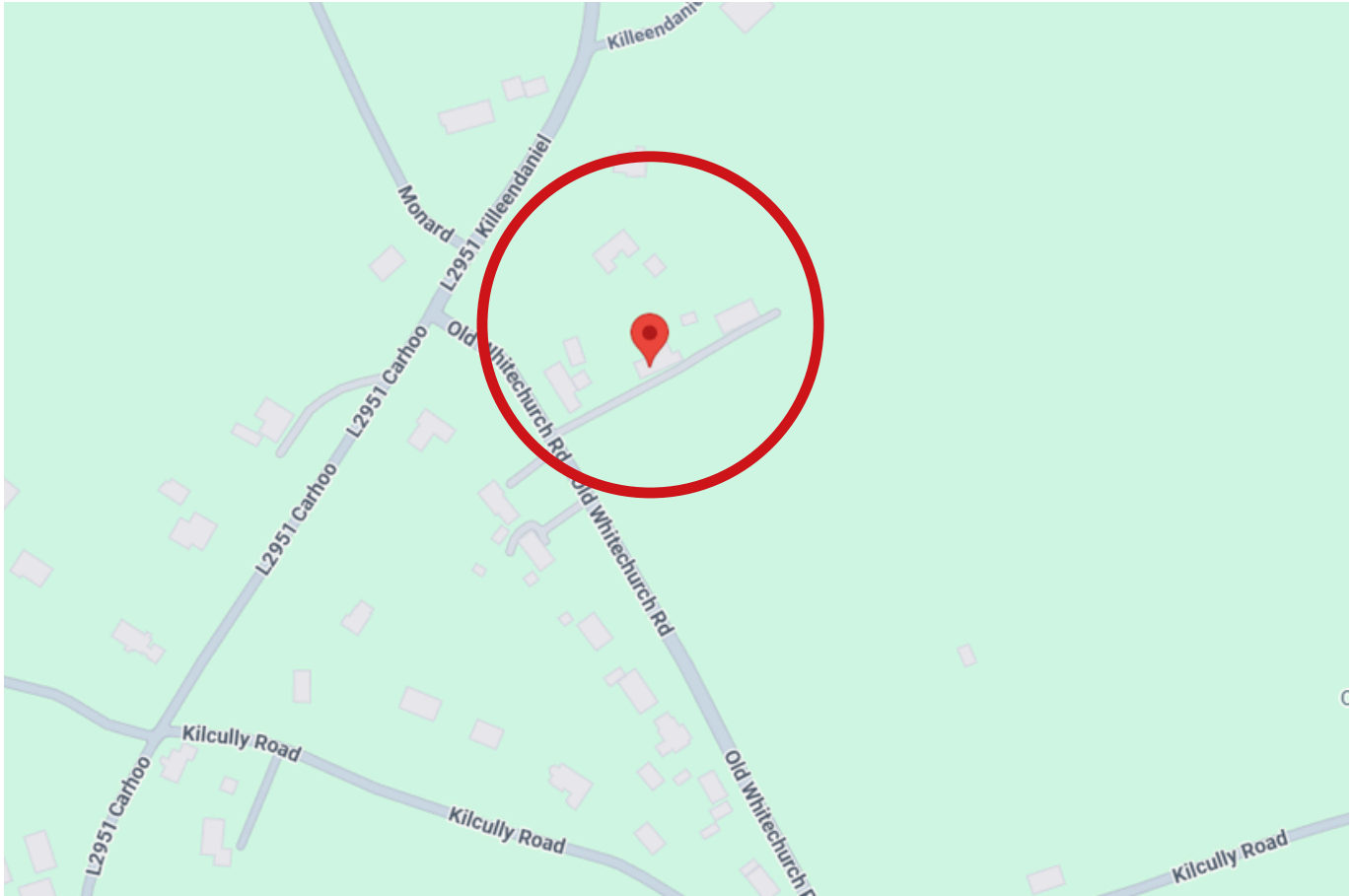
The front of the property is accessed via secure electric gates leading to a maintenance free concrete driveway, enclosed by stone walls with granite cappings and wrought iron railings. The area offers extensive off-street parking together with commanding views of the surrounding countryside.

To the rear, the property benefits from a private garden which is fully enclosed and laid to lawn. This peaceful outdoor space is further enhanced by a bespoke block built and glazed garden room ideal for a lazy afternoon retreat and an attractive stone crafted water feature.

The property also features two substantial block built garages with vehicular access, surrounded by a spacious gravel hardstand area fully enclosed with fencing. Both garages benefit from power and lighting and offer exceptional versatility, making them ideal for a work-from-home environment, secure storage, workshop use, or the accommodation of heavy-duty plant and work equipment.

## | DIRECTIONS

Please see Eircode T23 RR58 for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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