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**AUCTIONEERS &
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**Knockalisheen, Spur Hill,
Cork, T12 XYR8**



A magnificent architecturally designed, 5-bedroom family home spanning over 3,000 sq. ft., complete with a double garage, the property sits on a generous 1 acre plot, this exquisite property is conveniently located just 4 km from the City's South Link Road.

Guide Price: €875,000

Ground Floor

Porch: 2.250m x 1.315m

Entrance Hall: 3.000m x 4.325m

Office: 5.470m x 2.000m

Sitting Room: 6.700m x 7.000m

Kitchen: 5.595m x 4.325m

Utility: 2.860m x 2.275m

Living Dining Area: 5.700m x 6.600m

Bathroom: 3.000m x 2.080m

Bedroom 4: 4.300m x 3.320m

First Floor

Master Bedroom: 4.300m x 4.095m

Ensuite: 2.150m x 2.505m

Walk in wardrobe: 2.115m x 2.505m

Study: 7.000m x 4.000m

Family Bathroom: 2.000m x 3.500m

Bedroom 2: 4.710m x 3.300m

Bedroom 3: 4.710m x 3.300m

Double Garage

Ground Floor: 9.465m x 6.100m

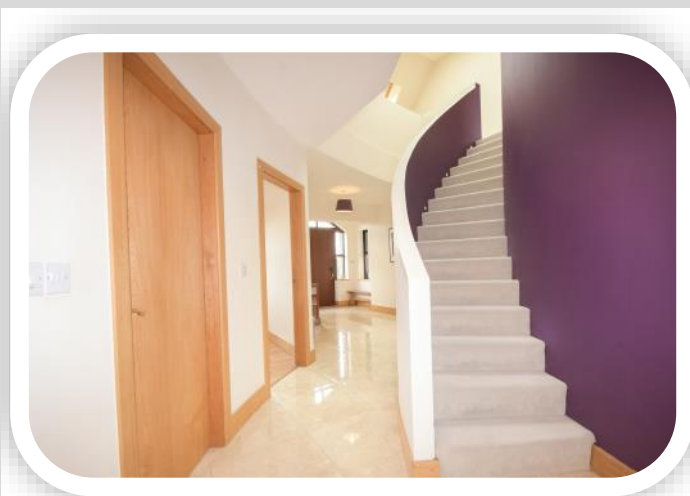
First Floor: 9.465m x 3.40m



Nestled in a first-class location, this stunning family home offers the perfect blend of contemporary design and unparalleled quality, right on the edge of the city. Beautifully presented, it showcases meticulous attention to detail, including limestone window sills, Cupa ultra-heavy natural roof slate, a passive foundation, and Gutex microfibre scarping in the roof.

The property features triple-glazed windows and doors throughout, while Ducon slabs provide robust concrete floors upstairs. The exterior is equally impressive, with Ballydesmond natural blue stone enhancing the house and entrance walls.

The garage is built to the same high standards, with high insulation levels in both the foundation and walls. Constructed to a standard, not a price, this exceptional home is a rare opportunity in a



prestigious location just 4km from the City's South Link Road and 6km from the airport. Offering the ultimate in privacy and tranquillity, with nature as your neighbour, the city remains just out of sight but easily accessible.

This five-bedroom residence, with two large reception rooms, epitomises convenient country living close to urban amenities. In a class of its own, this extraordinary property is an unparalleled opportunity for those seeking the best of both worlds.

Services: Mains water, biocycle unit, oil fired under floor heating and 2GB high speed fibre broadband.



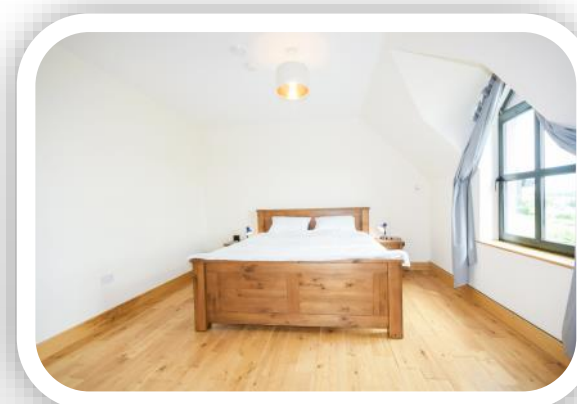
KITCHEN AREA

The kitchen, located at the front of the house, features a tastefully crafted Shaker style design with an extensive selection of storage units and a spacious island that doubles as a breakfast bar. A standout feature is the double-sided Ulys stove, seamlessly built into the wall between the kitchen and the living/dining room, providing warmth and ambiance to both spaces.



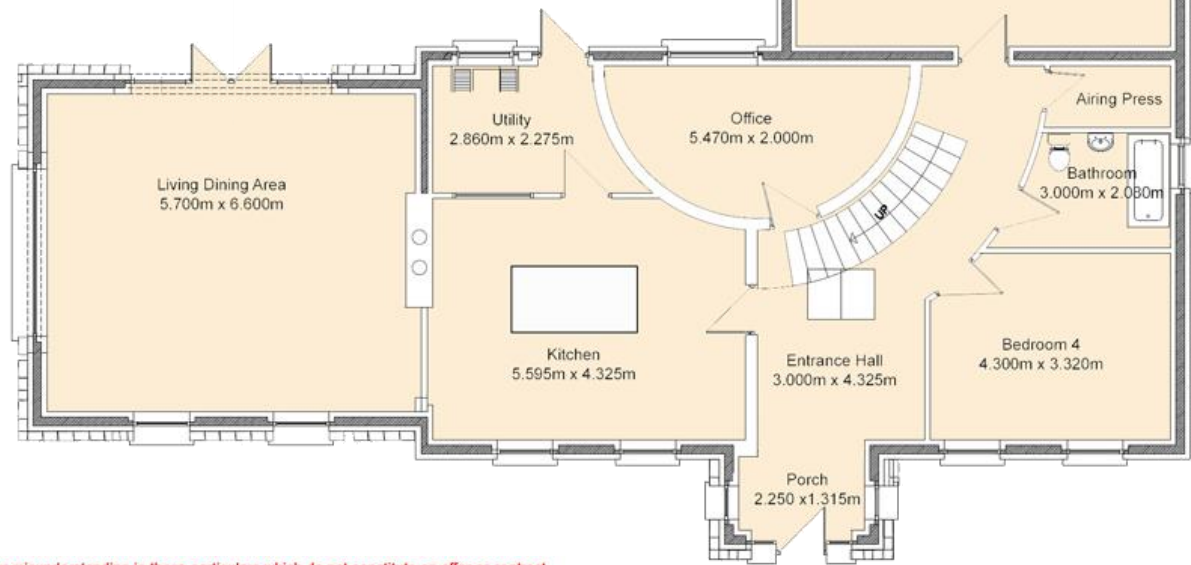
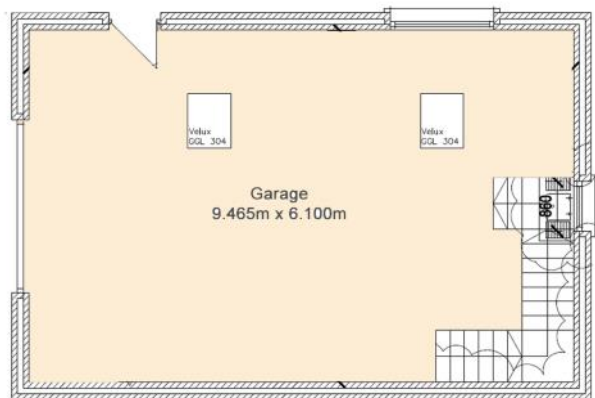
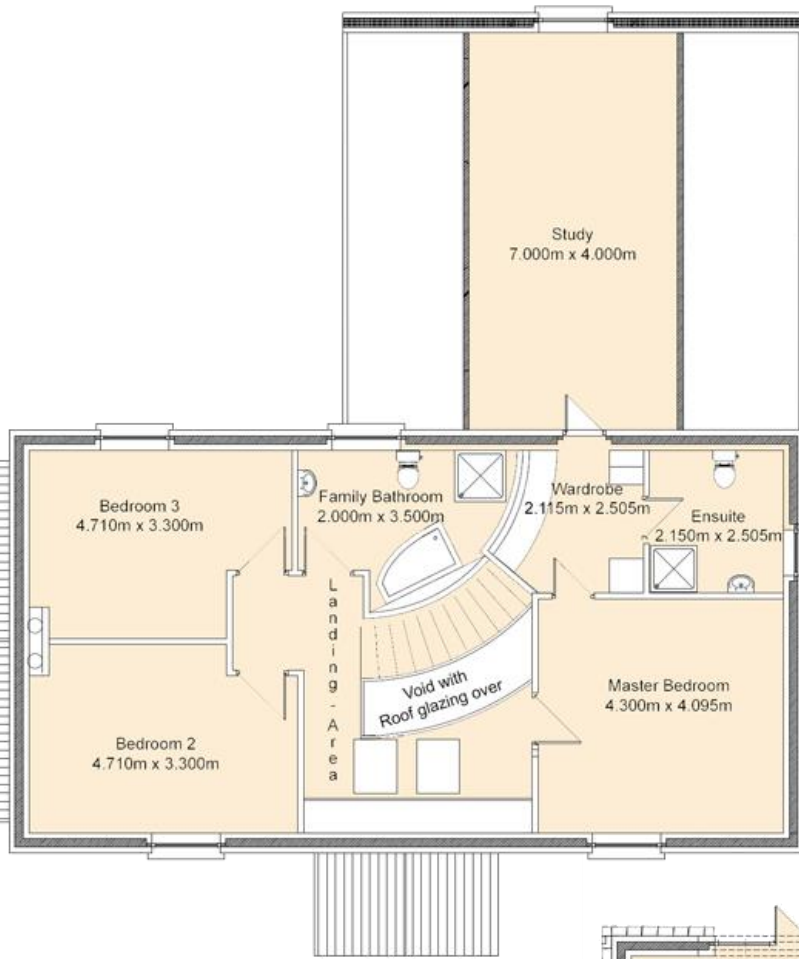
LIVING ROOM

The living dining area enjoys a stunning cathedral-style ceiling. Double doors open onto a spacious rear patio and garden, creating a seamless indoor-outdoor living experience. A double-sided Fondis Ulys stove is shared with this room, the stove features an innovative self-cleaning glass coating, ensuring an unobstructed view of the mesmerising flames at all times.



MASTER BEDROOM

The master bedroom is spacious, featuring a large front-facing window with views of the drive and garden. It includes a walk-in wardrobe and an ensuite bathroom. Additionally, there is a substantial 300 sq. ft. study directly accessible from the bedroom. This bedroom like all the rooms upstairs is finished with solid timber floors, adding a touch of elegance.



No responsibility is taken for any error omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.