

Stunning 4 Bedroom Detached Residence on an Elevated & Mature c. 1 Acre Site.

**5 Church Hill,
Lisgoold,
Midleton,
Co. Cork.
T56 P983**

FOR SALE BY PRIVATE TREATY



A.M.V €550,000

Located only 5 miles North of Midleton Town, No. 5 Church Hill is situated in an exclusive cul-de-sac of 7 large detached properties.

Privacy & security are the words that describe the setting, behind electric gates and a tarmac driveway this stunning detached home which was built in 2004 comprises of c. 205m² and sits proudly on an elevated 1 acre site.

The gardens are expertly laid out into different areas including lawns, woodlands and a secret vegetable plot complete with glasshouse.

The large South West facing patio comes complete with decking area, water feature and timber pergola.

Inside the property is well laid out with ample living space and large comfortable bedrooms.

No. 5 Church Hill is an ideal family home, situated within walking distance of Lisgold Village and GAA Club and a short drive from both Ballincurrig and Leamlara Primary Schools and just a 10 min. drive from Midleton Town.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hallway: 7.1 x 2.5 with tiled floor, recessed lighting, with walk-in closet off.



Sitting Room: 5.4 x 4.0 solid Maple flooring, French doors to rear, cast iron fireplace with timber surround, solid fuel "Stanley" stove.



Study/Playroom/5th Bedroom: 3.7 x 3.7 with timber floor



Downstairs Bedroom: 3.8 x 3.3 with timber floor



Bathroom: 2.5 x 2.4 with tiled & heated floor, tiled shower unit, wc, cabinet w.h.b & bidet.



Kitchen/Dining /Living Area : *Kitchen/Dining Area* :8.5 x 4.3 solid Oak kitchen with built-in units & eye level Presses, integrated dishwasher & American style fridge & tiled floor.
Living Area: with solid Oak floor, large “Stanley” solid fuel stove, built-in tv & display units. Sliding patio doors to rear.



Utility: 3.1 x 2.3 tiled floor, door to rear, built in presses & sink unit. Plumbed for washing machine & dryer.



FIRST FLOOR:



Master Bedroom: 6.0 x 3.8 natural tongue & groove timber flooring, extensive built in wardrobes and presses.
En Suite: 2.7 x 1.5 with dual electric & plumbed shower, wc & w.h.b.



Bathroom: 3.4 x 2.7 Bath with separate shower unit, w.c. & w.h.b.



Bedroom 2: 4.6 x 3.1 with double built in wardrobes & chest of drawers.



Bedroom 3: 2.5(m) x 4.0 with double built in wardrobes & chest of drawers.



OUTSIDE:



GARAGE: 7.0 x 5.5 wired, with toilet, sink and overhead lofted space.



GARDENS:



FEATURES: Ready for occupation
c. 1 acre mature, elevated site
Electric Gates
Tarmac Driveway
Detached Garage (wired, with toilet, sink & lofted area)
Floored Attic with stairs (for storage)
10 min drive from Midleton
New Boiler (2021)

SERVICES : Oil Fired Central Heating
Mains Water
Septic Tank Drainage
Fibre Optic High Speed Broadband

EIRCODE : T56 P983

BER NO.: B3- BER No. 113845606

VIEWING : Strictly by prior appointment with the sole selling agents.



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