

**FOR SALE BY PRIVATE TREATY**

Stunning 4 Bedroom Detached  
Residence on c. 1.2 Acres.

**McCarthy  
& McGrath**

# 'Garvock', Monanig, Leamlara, Co. Cork. T56 HW08



**A.M.V €495,000**

**BER C1**

Spacious and beautifully decorated 'Garvock' offers country living at its best, standing on c. 1.2 acres backing onto Woodland and close to the source of the Owenacurra River, yet only 8km from Watergrasshill and a short 30 minute drive from Cork City centre.

Built in 2003 and subsequently extended the property comprises of approx. 206m<sup>2</sup> (2,200 ft<sup>2</sup>) of living accommodation and a further 100m<sup>2</sup> (1,076 ft<sup>2</sup>) of garages, office and gym.

From the moment you step inside its welcoming hallway 'Garvock' will have you enchanted by its unique, classically themed decoration, style and wonderful tranquil setting.

Local amenities include National Schools in nearby Leamlara & Ballincurragh, with secondary schools in Glanmire, Carrigtwohill & Midleton, GAA club, playground & shop in Lisgoold.

Viewing is highly recommended.

## ACCOMMODATION:

**Entrance Hallway:** 3.7 x 3.2 marble tiled floor.



**Living Room:** 5.6 x 4.0 solid French oak floors, feature cream marble fireplace with cast iron inset.



**Study:** 3.7 x 3.5 solid French Oak floor, black marble fireplace with cast iron inset.



**Morning Room:** 6.5 x 4.0 tiled floor, 4 Oven Oil Aga, Belfast sink unit, French doors to outside.

**Kitchen:** 4.4 x 3.5 with hand painted solid wood kitchen units, American 'Bosch' Fridge Freezer, 'Neff' double oven & hob.

**Dining Room:** 4.0 x 3.5 solid French Oak floor, French doors to outside.



**Utility Room:** 3.5 x 2.3 built-in units, sink unit, plumbed for washing machine, 'Beko' washing machine, 'Zanussi' Dryer, 'Whirlpool' Dishwasher.

## FIRST FLOOR:

**Master Bedroom:** 4.0 x 3.6

**En-Suite:** 2.4 x 1.3 fully tiled with electric "Mira" shower, w.c. & w.h.b.

**Walk in wardrobe:** 1.8 x 1.5



**Bedroom 2:** 3.6 x 3.2



**Bedroom 3:** 4.0 x 3.6



**Bedroom 4:** 4.0 x 3.3(m)



**Bathroom:** 3.2 x 2.4



fully tiled with corner bath and separate electric "Mira" shower, w.c. & w.h.b.

## OUTSIDE:

Triple Door Garage: 9.0 X 6.0 wired.



Office: 6.0 X 5.8



Gym: 3.3 X 3.3



Outdoor Hot Tub:





## FEATURES:

Generous living accommodation

Superb views of the surrounding countryside & woodland.

Master Bedroom en-suite & walk-in wardrobe

Security Alarm

Outdoor Hot Tub

c. 1.2 acre site

Triple garage (built 2004)

Office & gym (built 2011)

## LOCATION :

4km from Leamlara & 5.4km from Ballincurrig

7.4km from Lisgould

8km from Watergrasshill

11.8km from Carrigtwohill

14.6km from Midleton

23km from Cork City centre

## SERVICES:

Oil Fired Central Heating

Private water supply

Septic Tank Drainage

**EIRCODE:** T56 HW08

**BER NO.:** C1 BER NO. 114795735

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



PSRA Licence no. 001757

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