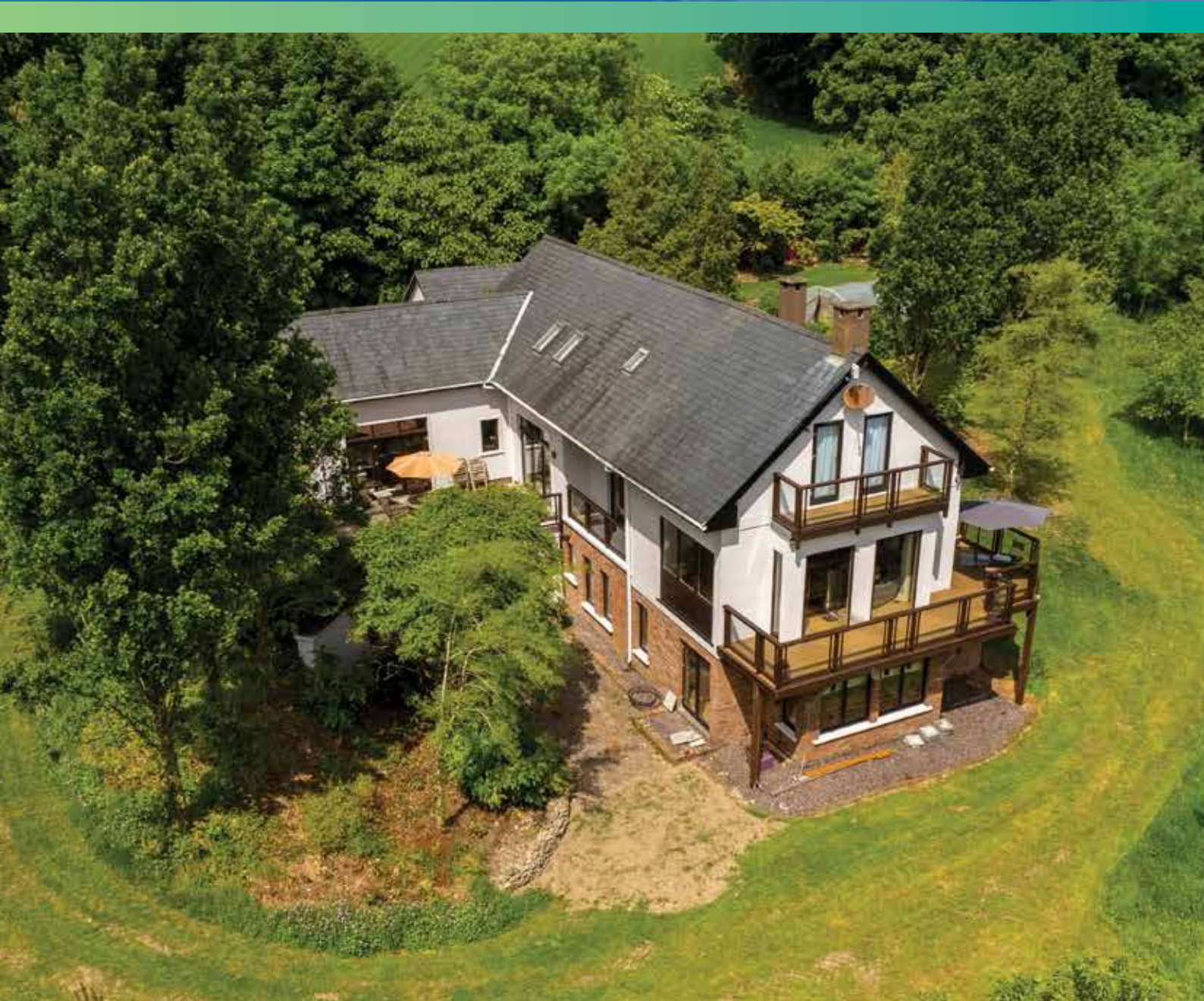


FOR SALE BY PRIVATE TREATY

Stunning Architecturally designed split level residence situated in this most sought after location.

‘The Orchard Field’, Curraleigh, Inniscarra, Co. Cork. P31 FN40



A.M.V €1,250,000



Designed by the award winning Architect Margaret Walsh, The Orchard Field was built in 1994 and extensively extended in 2008 and now extends to over 315m² (3400ft²). Nestling in a c. 1.1 acre mature and elevated site surrounded by mature broadleaf trees, offers total privacy yet only 6km from Ballincollig and a 20 min spin to Cork City centre.

Access to the property is through electric gates leading to a large enclosure and turning circle in front of a double garage. The professionally landscaped gardens are a mixture of woodlands, lawns, wild meadows and vegetable gardens, complete with a 26' (8m) polytunnel & greenhouse. Situated near the Inniscarra Dam the new owners will have an abundance of leisure amenities on their doorstep such as Muskerry Golf Club, the Inniscarra Sailing and Kayaking Club and the Cork Powerboat and Waterski Club. The property is located 5km from the Inniscarra Community Centre, a c. 45 acre facility incorporating Inniscarra GAA, Camogie Club as well as a community hall, playground, pitch and putt course and Muskerry Rugby Club.

Internally the property continues its high standards with solid oak and maple flooring, hand painted solid timber kitchen and light filled living areas, large South facing balcony, the list goes on.

This is a unique and exceptional property and viewing by appointment is highly recommended.

ACCOMMODATION:

GROUND FLOOR:

Hallway: 5.8 x 3.3 tiled floor, closet.



Studio: 4.7 x 4.0 French doors leading to South facing patio.

Inner Hall: 4.3 x 3.2 tiled floor, double doors to patio

Shower Room: fully tiled electric 'Mira' Shower, w.c. & w.h.b.



Kitchen / Dining Room: 6.6 x 6.1 (m)



Open Plan Living / Dining Area: 10.0 x 6.8 solid oak flooring, patio doors to balcony, 2 solid fuel stoves.



Utility Room: 4.0 x 1.7 sink unit, built-in presses & eye level units, plumbed for washing machine & dryer.

LOWER FLOOR:

Bedroom: 4.0 x 3.6

Bathroom: 2.0 x 1.8 fully tiled bath, w.c. & w.hb

Master Bedroom: 5.5 x 4.7 door to gardens



En-Suite: 3.3 x 3.0 bath, separate shower, w.c & w.h.b
Underfloor heating.



FIRST FLOOR:

Bedroom: 4.7 X 4.7 solid maple floors

En-Suite: 3.0 x 1.2 fully tiled, shower, w.c. & w.h.b.



Bathroom: 3.2 x 2.2 bath, fully tiled, separate shower, w.c. & w.h.b



Bedroom: 3.8 x 4.4



Bedroom: 4.2 x 3.5 wall to wall built in units



OUTSIDE:

Double Garage 6.8 x 5.0

8m Polytunnel

Greenhouse





FEATURES:

Mature & Private Site
Sought after location
20 mins. to Cork City
10 mins. to Ballincollig
Gas fired central heating
Bio-cycle treatment unit

Mains water
Open plan living areas
Large wrap around balcony
3 paved patios
Detached double garage
Ready to move into

SERVICES :

Mains Water
Biocycle unit
Gas fire central heating (bulk)

EIRCODE :

P31 FN40

BER:

C1 BER NO. 114895634

TITLE:

Freehold

VIEWING :

Strictly by prior appointment.

JOINT SELLING AGENTS:



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