



**Knockeven House**  
Knockeven, Cobh, Co. Cork

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A distinguished residence nestled in the charming town of Cobh, Knockeven House stands as a testament to timeless elegance and historical grandeur. This magnificent property, constructed in 1850, embodies the quintessential allure of the Victorian era. Its exquisite blend of classical architecture with modern luxury creates a truly unique living experience. This spectacular property, a former guesthouse, boasts an impressive six bedroomed dwelling extending to approximately 550sqm (5,920 sqft) with a basement that measures 184sqm(1980 sqft) that offers huge opportunity to expand and renovate into more living accommodation or office/storage use.

The interior of Knockeven House is marked by its 12-foot ceilings, which contribute to an airy and expansive ambiance throughout. Each room is a showcase of period features, lovingly restored to their original splendor. Ornate fireplaces serve as focal points in the main living areas, evoking a sense of warmth and refinement. The intricate coving and ceiling roses further accentuate the historical charm, highlighting the meticulous attention to detail that has been applied in preserving this architectural gem. The property is listed on the National Inventory of Architectural Heritage and its categories of special interest is of Architectural, Artistic. Spanning approximately 1.7 acres of meticulously maintained gardens, Knockeven House offers an oasis of tranquillity and privacy. Despite its peaceful setting, the property is conveniently situated within walking distance of Cobh, ensuring effortless access to the surrounding area.

The house boasts six bedrooms, five en-suite bathrooms that provide ample accommodation for family and guests. Whether enjoying a quiet retreat or hosting grand gatherings, this magnificent property caters to every desire. The grandeur of the interior finds a perfect complement in the lush, mature gardens that envelop the property. Rich with diverse flora, these grounds offer a serene retreat ideal for outdoor leisure and entertaining. Imagine a leisurely stroll through the verdant landscape or hosting a garden party amidst a picturesque backdrop.

The property's location is extremely private however conveniently situated within close proximity to Rushbrooke train station ensuring easy access to Cork city centre and Cobh, making exploration and travel effortless. The vibrant town of Cobh, with its enticing shops, restaurants, and cultural attractions, lies just a short walk away. Residents can revel in the best of both worlds: the tranquillity of a private estate and the lively energy of a welcoming town. More than just a residence, Knockeven House is a historical landmark offering a unique living experience. The perfect blend of period elegance, modern amenities, and a prime location make it a truly exceptional property in the heart of Cobh, County Cork.

## Features

- Superb private location within close proximity of Cobh Town centre
- 5,920 sq. ft two storey with 1980sqft in the basement
- Exceptionally spacious living & bedroom accommodation
- High ceilings, sash windows, shutters, stained glass, corning
- Mature landscaped gardens with private entrance & driveway
- Extensive site of approx. 0.68 hectares (1.7 Acres) with development potential, subject to planning.
- Beautiful grand hallway and landing with 12 ft ceilings, luxury carpet and period features.







# Accommodation

## Ground floor

**Entrance Hall:** 6.28m x 15.27m Large entrance space with access to family room and living area. Pillars to front entrance with original oak doorframe, finished with cornicing and carpet.

**Family Room:** 5.72m x 8.51m Spacious living area with original fireplace incorporating a stove burner, bay windows overlooking front garden, cornicing and light fitting, finished with carpet flooring.

**Living Room:** 5.80m x 8.57m Located off the entrance hall, this room offers magnificent views overlooking front garden, original fireplace, cornicing, light fittings and bay window with double doors leading to formal dining room.

**Dining Room:** 5.80m x 4.08m A formal dining room located off the living area, this room offers a peaceful setting with mantelpiece, cornicing and light fitting, finished with oak wooden flooring.

**Kitchen:** 5.43m x 3.98m Fitted with floor and eye level units, the kitchen offers a breakfast island table and appliances to include: aga, hob, double oven, fridge/freezer, sink, dishwasher, built in presses and cupboards, finished with tile flooring and recessed lights.

**Home Office:** 6.50m x 4.48m Located to the rear of property, this space offers an ideal home office or play room, finished with carpet flooring.

**Back Kitchen/Dining:** 4.88m x 4.77m Another kitchen/dining area which could be used and turned into a spacious utility room.

**Attached Garage:** 5.49m x 7.36m Roller doors offering parking space for one car or alternatively ideal for storage.

**Family Bathroom:** 2.56m x 2.54m A two-piece suite offering a w.c. and sink, fully tiled.

**Porch:** 3.79m x 6.98m Located off the dining room, this is an ideal entertainment room with glass windows, stone brick walls and a door accessing the side patio/garden area.

## Half Landing

**Bedroom 5:** 5.99m x 4.47m Large double room with carpet flooring, built in wardrobe, cornicing and light fitting.

**Bedroom 6:** 5.36m x 4.48m Large double room with carpet flooring, built in wardrobe, fireplace and light fitting.

**Ensuite:** 2.16m x 2.42m A three-piece en-suite bathroom offering an enclosed shower, w.c. and wash hand basin, fully tiled.

**Bathroom:** 2.49m x 4.14m Located off the bedrooms, this family bathroom offers a three piece suite to include bath, w.c and wash hand basin.

## First Floor

**Master Bedroom:** 5.41m x 5.10m A stunning master bedroom which is spacious and bright overlooking the front garden, cornicing, light fitting and finished in carpet flooring.

**Ensuite:** 2.99m x 1.02m Fully tiled three-piece suite located off the master bedroom to include enclosed shower, w.c. and wash hand basin.

**Bedroom 2:** 5.49m x 5.57m A further spacious and bright double bedroom overlooking front garden finished with cornicing, light fitting and carpet flooring.

**Ensuite:** 2.60m x 1.15m Fully tiled three-piece suite to include enclosed shower, w.c. and wash hand basin.

**Bathroom 3:** 5.49m x 4.15m A double bedroom finished with cornicing, light fitting and carpet flooring.

**Ensuite:** 2.80m x 1.51m Fully tiled three-piece suite to include enclosed shower, w.c. and wash hand basin.

**Bedroom 4:** 5.42m x 3.90m A double bedroom finished with cornicing, light fitting and carpet flooring.

**En-suite:** 2.42m x 2.23m Fully tiled three-piece suite to include enclosed shower, w.c. and wash hand basin.

**Hot press/Storage Area:** 2.89m x 1.51m Built in cupboards with plenty of storage space finished in wooden flooring.

**Landing:** 3.16m x 13.87m Sweeping staircase with half landing area and on first floor there is built in presses and a seating area with large window overlooking front garden offering magnificent views of Cobh harbour, finished with carpet, cornicing and light fitting.

## Basement

**Hallway:** 3.20m x 6.71m

**Room 1:** 5.31m x 5.28m

**Room 2:** 5.64m x 6.31m

**Room 3:** 5.85m x 6.23m

**Room 4:** 5.63m x 5.10m

**Room 5:** 2.30m x 4.03m

**Room 6:** 1.30m x 2.56m

**Storage:** 2.47m x 2.56m

## BER Information

BER: Exempt

## Eircode

P24 E392

## Outside

Knockeven House sits on a beautifully extensive site of approximately 1.7 acres and offers exceptional landscaped gardens to front and side of the property with mature trees, planting and hedges clearly identifying the boundaries and offering extreme privacy. The property is accessed via cast iron black gates with pillars and an extensive winding driveway to front offering ample parking. There is an enclosed courtyard/patio area located off the dining room with stone brick walls and has doors leading out to the side garden, ideal entertainment area.



OFFICES

55 South Mall,  
Cork, T12 RR44  
T: (021) 427 8500  
E: cork@lisneysir.com

51 Mount Merrion Avenue,  
Blackrock, Co. Dublin,  
A94 W6K7.  
T: 01 280 6820

8 Railway Road, Dalkey,  
Co. Dublin, A96 D3K2.  
T: 01 285 1005

103 Upper Leeson Street,  
Ballsbridge, Dublin 4, D04 TN84.  
T: 01 662 4511

29 Dunville Avenue,  
Ranelagh, Dublin 6, D06 K283.  
T: 01 662 4511

St. Stephen's Green House,  
Earlsfort Terrace,  
Dublin 2, D02 PH42  
T: 01 638 2700



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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



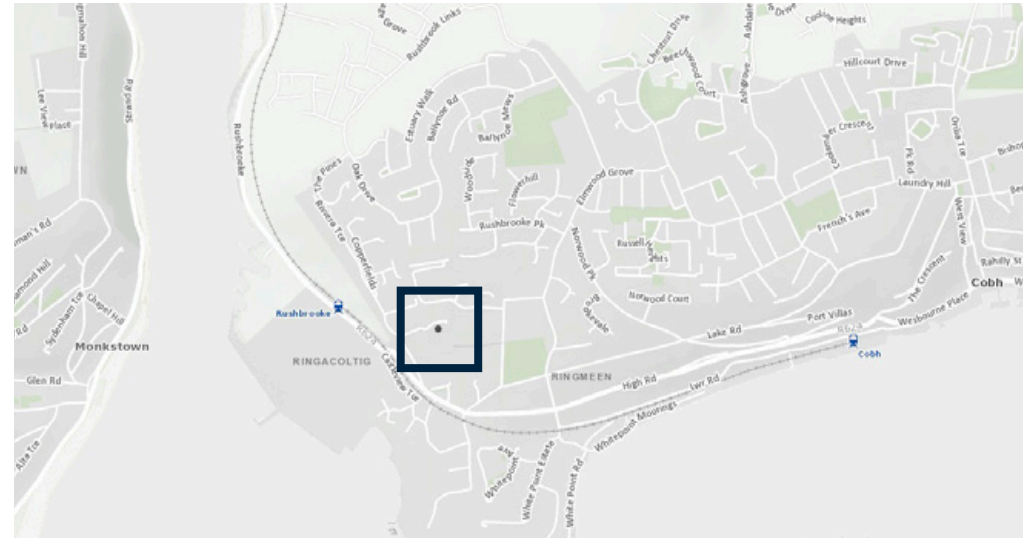
First Floor



Second Floor



Basement



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