

BER E2



Eglantine
Montenotte, Cork

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INTERNATIONAL REALTY



Eglantine, Montenotte, Cork

Features

- Superb location in Montenotte, walking distance from Cork city.
- 3,660 sq. ft over two levels above basement.
- Exceptionally spacious living & bedroom accommodation with basement including wine cellar.
- High ceilings, sash windows with shutters, stained glass, cornicing.
- Mature south facing gardens with private entrance, coach house and double garage.
- Extensive site of approx. 0.7 acre with spectacular views overlooking the river Lee.

A rare opportunity to acquire a substantial period property in Montenotte on extensive mature gardens of 0.7 acres has arisen with the launch of Eglantine. This unique residence boasts 340 sqm (3,660 sqft) of both living and bedroom accommodation with an unbeatable location just 1.7km from Cork city making this truly a remarkable historical home.

Eglantine is an extraordinary four-bedroomed detached property spanning two levels with basement underneath. Dating back to c.1822, this distinguished home retains many of its original architectural features, including high ceilings, sash windows with shutters, a stained-glass front porch, centre roses, and picture rails. This Georgian dwelling showcases period embellishments such as pediments and surrounds on the windows and front door, along with charming canted bay windows. The corniced ceilings were crafted by Italian stucco workers, who named the area after the battle of Montenotte in northern Italy.

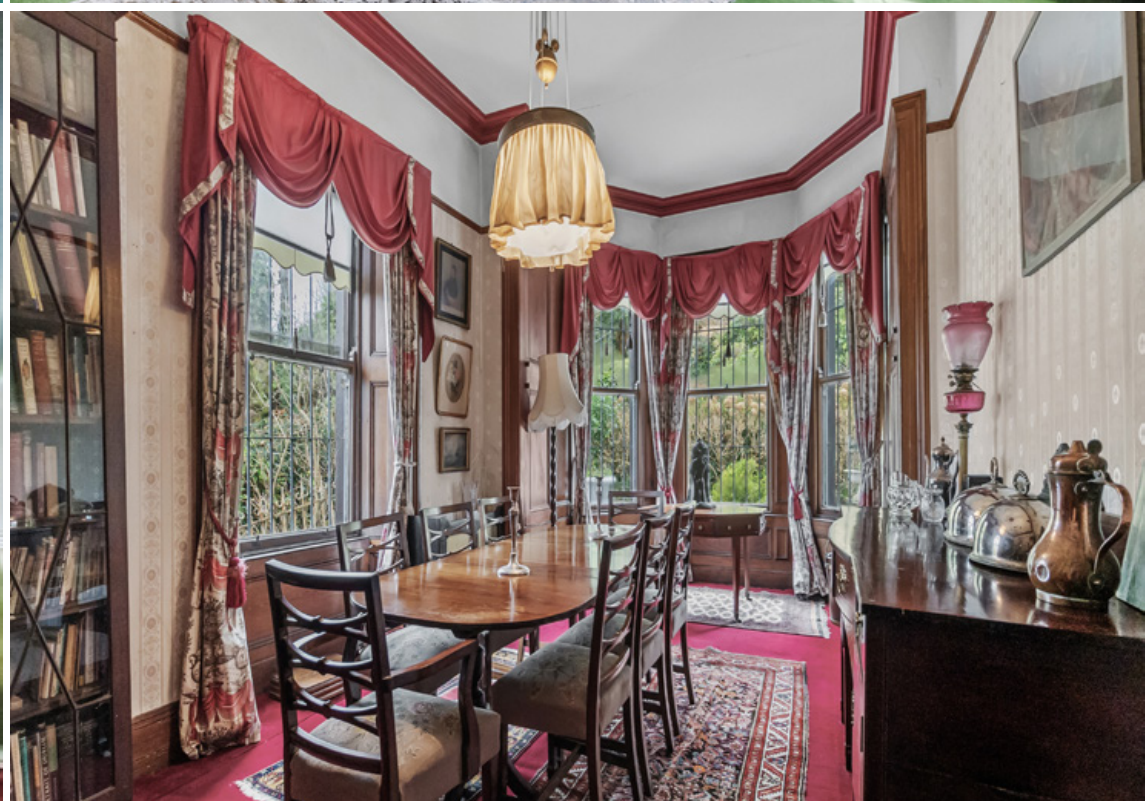
The well-proportioned accommodation includes an entrance porch, a grand reception hallway, a living room, a lounge, a formal dining area, and a kitchen, all on the ground floor. The first floor comprises three spaciouly large bedrooms and a family bathroom, with the fourth bedroom directly located off the half landing, completing the internal layout. Eglantine has also been recently upgraded with gas central heating.

Eglantine is accessed via impressive white cast-iron double entrance gates with pillars, leading to a sweeping curved driveway lined with mature shrubs. The property is surrounded by gardens, featuring a lawn with sculpted fountain and an orchard with a greenhouse and garden shed.

Situated in the highly sought-after Montenotte area, this property is within easy walking distance of St Luke's Cross, which offers a variety of local cafés, amenities, and restaurants. Additionally, it is located just two entrances down from The Montenotte Hotel and Spa, and is within walking distance of McCurtain Street, a thriving area formally known as the Victorian Quarter. Convenient access to Cork city centre and the N40 South Ring Road further enhances the appeal and convenience of this exceptional residence.

Eglantine presents a unique opportunity to own a distinguished detached period home in a prime location, offering the perfect balance of family living, historic charm and modern convenience in an unmissable location. Set on private mature gardens of 0.7 acres, this magnificent four-bedroom home provides ample space both inside and out. Although in need of restoration and modernisation throughout, this opportunity is ideal for a growing family who want exclusivity and privacy while availing of the excellent schools in the area and the proximity of Cork city.





Accommodation

Ground Floor

Entrance Porch: 2.14m x 1.57m Feature front door with stained glass window, tiled flooring leading through to an exceptionally spacious reception hall.

Reception Hall: 4.58m x 5.02m This bright and spacious reception hall offers high ceilings, cornicing with winding staircase leading to the half landing and first floor. Access to living room, lounge, kitchen and formal dining room, finished with carpet flooring.

Drawing Room: 5.87m x 5.21m Located to the rear of the property with feature windows overlooking garden and the River Lee this room enjoys a feature fireplace and is ideal for relaxing and entertaining. Original features to include sash windows with original shutters, cornicing, high skirtings, and carpet flooring.

Living Room/Study: 3.87m x 5.21m Located off the entrance hallway this room captures the evening southerly sunshine. Again, original features of high skirting boards, cornicing, sash window and shutters abound. Fireplace fitted and finished with carpet flooring.

Kitchen: 3.57m x 2.73m The kitchen keeping with its traditional style makes a practical space for family cooking, work top area and storage space. Ideally any new purchaser would look to renovate and modernise the kitchen area.

Formal Dining: 3.75m x 7.11m Located to the front of the property, this elegant timeless dining room features an attractive bay window with original shutters abound, high ceilings, and cornicing. Finished with carpet flooring.

Landing: Sweeping staircase with painted newels and varnished handrail. Front facing window at half landing return with access through to fourth bedroom. Cornicing and centre rose at landing level with drop-down light.

Half Landing

Bedroom 4: 4.19m x 3.45m This bedroom located off the half landing is a fine single bedroom with feature fireplace, large window overlooking rear garden, finished with carpet flooring.

First Floor

Master Bedroom: 5.76m x 5.29m This master bedroom offers an abundance of natural light as you enter the room, with three distinct double glazed windows. Magnificent views overlooking the picturesque pond and River Lee, benefiting from a direct southerly facing aspect. Finished with carpet flooring.

Bedroom 2: 4.19m x 7.03m An image of the downstairs dining room, this second double bedroom is spacious and bright enjoying a classic feature bay window with shutters abound overlooking front garden. Finished with carpet flooring.

Bedroom 3: 3.98m x 5.29m A fine double bedroom located off the landing with large, picturesque window overlooking rear and side garden, finished with carpet flooring.

Family Bathroom: 2.70m x 2.78m This family bathroom is a bright and functional room, offering a four-piece suite to include fitted corner shower, bath WC and wash-hand basin. Finished with tiled flooring and window overlooking side garden.

Basement

The basement with flagstone flooring has direct access to the garden.

Hallway: 2.14m x 7.48m

Room 1: 3.72m x 4.65m

Room 2: 3.72m x 3.46m

Room 3: 3.97m x 2.42m

Room 4: 3.97m x 2.23m

Utility: 3.97m x 3.90m

Bathroom: 3.18m x 2.01m

Wine Cellar: 1.88m x 1.47m

Storage: 1.98m x 1.46m

Entry/Storage: 1.60m x 3.10m

BER Information

BER: E2

BER No: 118207364

EPI: 335.06 (kWh/m²/yr)

Eircode

T23 Y7W3

Price

€1,150,000



Outside

The property sits on a beautifully extensive site of approx 0.7 acres and offers exceptional gardens with a sculpted fountain, mature trees and planting enhancing the overall privacy of this home. Accessed through wrought cast-iron entrance gates taking you down a sweeping footpath to the main house, this property is in a highly sought-after residential location with magnificent views overlooking the river Lee. The garden benefits from a south-facing aspect and leads to the orchard which has a greenhouse and garden shed. There is a double garage, and a coach house which could be restored by the new homeowner.





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FLOOR PLANS Not to scale - for identification purpose only.

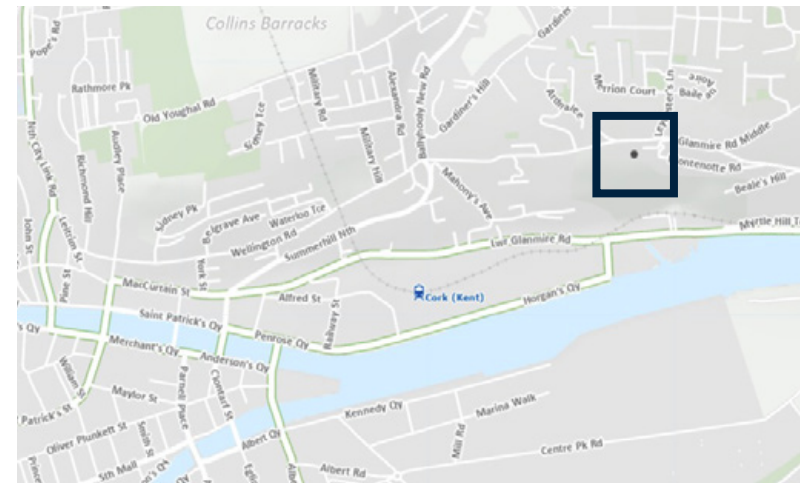
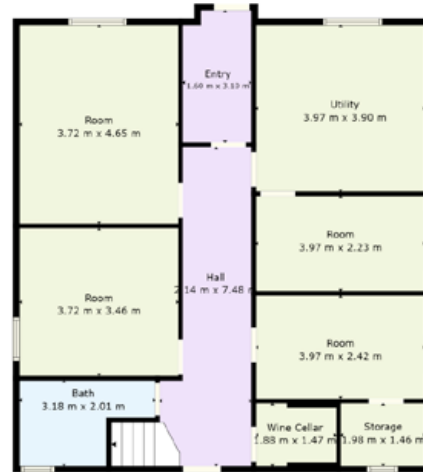
Ground Floor



First Floor



Basement



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