



Dereen House
Dripsey, County Cork, Ireland



Viewing strictly by prior appointment

Dereen House

Dripsey, County Cork, Ireland

Cork 25 km, Macroom 15 km. Cork International Airport 29 km. (Distances approximate)

A charming Georgian country house in a delightful private setting overlooking the Lee Valley and within easy reach of Cork City

Entrance Hall, Drawing Room, Dining Room, Study, Kitchen, Cloaks. Landing, Four Bedrooms, Three Bathrooms. Adjacent Guest / Staff Cottage with Five Bedrooms, Three Bathrooms.

Traditional Stone Yard. Walled Garden with hard Tennis Court. Delightful Gardens and Grounds overlooking Trout Lake. Wooded Glen with Stream. Far reaching Views south.

Land in Tillage and Pasture, with railed Paddocks.

In all about 18.62 Hectares (46 Acres)

FOR SALE BY PRIVATE TREATY

DEREEN HOUSE

Dereen House (Gaelic – little grove of oaks) is a charming and compact Georgian house dating from the late 1700's. It is believed to have once been part of the extensive Blarney Estate, for whom the English architect Richard Brown designed a number of houses and hunting lodges all along this most scenic river valley.

The house, set in the middle of its land, enjoys a fine elevated position with a sunny southerly aspect. It overlooks the delightful gardens, which run down to and surround the lake below, which in turn forms a wonderful centerpiece for the entire property. The gardens are a particular feature of the Dereen and include a wooded glen with a cascading stream running to the lake together with a most attractive walled garden, which also encloses and shelters a hard tennis court.

The house and gardens have been well maintained down the years – however the house, which extends to 280 sq m (3000 sq ft), will require some modernisation and upgrading. The accommodation is arranged on two floors and includes three receptions rooms, four bedrooms and three bathrooms. Immediately to the rear of the house is a modern guest or staff cottage which provides a further five bedrooms, three bathrooms.

COUNTY CORK

Dereen House lies in a tranquil rural position between Cork city and Macroom, in one of the most scenic and unspoiled areas of the county. At this point the River Lee forms part of the Inniscarra Reservoir, noted for its amenities including fishing and water sports.

The villages of Dripsey and Coachford provide local shops whilst Cork and Ballincollig provide comprehensive financial and leisure facilities together with the widest range of shops and services. There are excellent communications with Cork International Airport, only 25 minute's distant, with extensive scheduled flights to Britain and Europe. Cork Ferry Port also provides sailings to the UK and Continent.

The property lies within an area of attractive rolling countryside, and superb sporting facilities. Golf is well catered for with local courses at Lee Valley and Muskerry together with several championship courses around Cork city. Some of the finest fishing is to the rivers Blackwater, Lee and Bandon and sailing from Crosshaven and Kinsale. Dereen is located in Muskerry Hunt



County with the United and Duhallow within easy boxing distance. Racing is at Mallow and Killarney with an extensive point-to-point calendar over the winter months.

ACCOMMODATION

Entrance Hall

Limestone steps up to solid wood door with fanlight over. Timber floor and panelling to dado height. Ceiling cornice. Wall light points Give access to full depth hallway with arch opening to

Staircase Hall

An attractive turned staircase, lit by large sash window to rear, rising to first floor. Dado rail. Door off, to Rear Hall with Cloakroom with wash hand basin and WC.

Drawing Room Approx. 5.10 m x 4.60 m (16 ft 9 in x 15 ft)

(S&W) A bright double aspect room with two large sash windows overlooking lake, gardens and woods. Open fireplace with timber surround. Dado rail. Ceiling cornice. Arched recess niche with bookshelves. Arch to

Study Approx. 4.30 m x 4.00 m (14 ft x 13 ft)

(W) A charming panelled room with French windows to garden. Book shelves. Timber floor.

Dining Room Approx. 5.30 m x 4.60 m (17 ft 3 in x 15 ft)

(S&E) A bright double aspect window with two large sash windows over looking lake and gardens. Open fireplace with stone surround. Panelling to dado rail.

Kitchen Approx. 5.35 m x 3.20 m (17 ft 6 in x 10 ft 6 in)

A fitted kitchen with stainless steel sink unit and four-oven Aga. Tiled floor. Door to yard.

FIRST FLOOR

Master Bedroom 1 Approx. 5.20 m x 4.70 m (17 ft x 15 ft 6 in)

(S&W) A bright double aspect room with two large sash windows overlooking gardens, lake and woods. Ceiling cornice. Fitted wardrobes.

En Suite Bathroom

Panelled bath, electric shower, vanity wash hand basin and WC. Dado rail.

Bedroom 2 Approx. 5.20 m x 4.70 m (17 ft x 15 ft 6 in)

(S&E) A bright double aspect room currently used as sitting room, with two large sash windows and open fireplace with raised grate and stone surround. Dado rail. Ceiling cornice. Book cases.

Bedroom 3 Approx. 4.20 m x 3.40 m (13 ft 9 in x 11 ft)

Double aspect room. Walk in wardrobe.

Bathroom 2

Bath with mixer taps and shower extension, Wash hand basin, WC.

Bedroom 4 Approx. 3.60 m x 2.80 m (11 ft 9 in x 9 ft 3 in)

Exposed ceiling timbers.

Bathroom 3

Panelled bath, wash hand basin, WC.

OUTSIDE

The property is approached by a charming understated sunken driveway, lined by ancient beech and dry-stone walls, which sweeps down to the yard to the rear of the house. The gravel yard has a range of traditional stone outbuildings which include stables, workshop and fuel stores.

Guest /Staff Cottage

Located but immediately adjacent to the house, this modern single storey cottage provides some 128 sq m of flexible accommodation and would suit as guest cottage staff accommodation or home office. In brief, it comprises of Large Hallway / Sitting room, Kitchen, 5 Bedrooms and 3 bathrooms.

GARDEN & GROUNDS

The gardens are a special feature of the property and offer much seclusion and privacy to the house. They have been well planted and maintained over the year and which are filled with mature trees and shrubs. There are lawns running down and around the lake together with a delightful walled garden with herbaceous and flower borders which frame the hard tennis court which is tucked away but close to the house.

A pathway descends ancient stone steps from the gardens, through a rhododendron canopy and into the wooded glen with its stream dramatically crashing down, after rain, to feed the lake beyond. The lake is stocked with trout whilst the stream runs along the entire length of the property to the western boundary.





THE LANDS

The lands, which surround the house and offer much seclusion, extend to some 18.62 ha (46 acres). They are gently sloping southward with excellent road frontage to two sides. The lands are of excellent quality and comprise c 12.20 ha (30 acres) of tillage and pasture. The remainder are in woods and amenity.

GENERAL REMARKS AND STIPULATIONS

SERVICES

Mains electricity. Private well water and drainage to septic tank. Oil fired central heating.

FIXTURES & FITTINGS

Only those mentioned in these particulars are included in the sale. All other fixtures and fittings, including all garden ornaments and statuary are expressly excluded.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey of Ireland and are for reference only. All measurements are approximate only. They will be deemed to be checked by the purchaser who will have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale or entitle either party to compensation in respect thereof.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is offered for sale subject to and with the benefit of all rights of way, either public or private, all wayleaves and easements whether specifically mentioned or not.

TENURE AND POSSESSION

The title of the property is held part freehold and part leasehold. The leasehold title is held subject to a 2,999 year lease from 1740. It should be noted, however, that the ground rent has neither been demanded nor paid in recent times. The property is offered for sale by private treaty, with vacant possession given upon completion.

SOLICITORS

Mr. John Jermyn, Ronan Daly Jermyn Solicitors, 12 South Mall, Cork

VIEWING

Viewing is strictly by prior appointment through the sole agents, Michael H. Daniels & Co. - Tel 025 31023 or 087 2627488. Please note that there are no sale boards erected at the property.

IMPORTANT NOTICE

These particulars are for guidance only and are prepared in good faith to give a fair description of the property but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement of fact or its services are in good condition. Neither Michael H. Daniels & Co, or Mayfair Office, nor any of their employees has any authority to give or make any representation or warranty whatsoever in relation to the property. Any areas, measurements or distances are approximate only. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. Any intending purchaser must verify these matters.



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