

BER C1

Dromore Mill
Bantry, County Cork, Ireland





Viewing Strictly by Prior Appointment

Dromore Mill Bantry, County Cork, Ireland

Cork 78 km. Bantry 12 km. Skibbereen 16 km. Cork Airport 74 km.
(All Distances Approximate)

**A Victorian watermill of immense character in a delightful riverside setting,
comprehensively restored and converted in recent years with imagination and
flair to a spectacular hideaway home**

Hall, Sitting Room, Kitchen & Dining Room, Library, Office. Pantry, Laundry, Boot room.
Six Bedrooms, Five Bathrooms, Gallery.

Guest Cottage with Two Bedrooms and Garage. Delightful riverside grounds with woods, pools and waterfalls.

In all about 1.76 hectares (4.50 acres)

**FOR SALE FREEHOLD BY PRIVATE TREATY, ENTIRE
OR IN THE FOLLOWING LOTS**

LOT 1 DROMORE MILL WITH C 3.60 ACRES

LOT 2 COTTAGE WITH C 1.00 ACRES



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DROMORE MILL

Dromore Mill, a Victorian watermill once powered by an 8-metre diameter wheel was built in the 19th Century to grind local stone for export to the burgeoning paint industry. The mill was part converted in the 1970's with a full conversion and restoration taking place within the last 5 years.

The restoration has been as sympathetic to the original building as possible, with the external envelope preserved, in keeping with its Victorian façade, outside a dry-lined interior. The main focus of the internal restoration was to introduce as much light as possible while also exposing any of the remaining original structure, which had been hidden in previous restorations. Windows were restored to the original Victorian proportions using hardwood and were double-glazed whilst a central open tread staircase was installed using aged oak beams, allowing light to flow from the central roof light throughout the house, creating a sense of continuity and flow throughout.

The decor is simple allowing the building to speak for itself. There is a continuity throughout achieved with the use of natural wood, glass, stone and steel. Much of the wood used for stairs, sills and shelving was reclaimed oak from the building itself.

The property is arranged on three floors, extending to some 400 sq. metres with bedrooms mainly to the top two floors.

The ground floor is open plan with a large American style family kitchen, finished in honed marble, walnut, steel & glass. This floor also has a dining room, living room, guest bedroom, bathroom and Boot room. The north-facing wall on this floor houses a pantry, laundry room and plant room.

The first floor boasts a 10 m x 5 m drawing room/library, with a cathedral ceiling and gallery overlooking the room. The room has a feature exposed chimneybreast of 20 m height. This floor also houses an office with glass doors and a door leading to an external balcony. Three of the children's bedrooms are interconnected through an internal 'bunk' balcony that runs through the three rooms.

The second floor is built into the eaves, with a large roof light bringing light and warmth throughout. There are two galleries on this floor, one overlooking the stairwell to the ground floor, the other overlooking the drawing room/library. The master bedroom is on this floor as well as a further bedroom. All bathrooms have walk in wet room style showers.

WEST CORK

The property is located in West Cork, a region of unspoilt natural beauty warmed by the Gulf Stream Ocean current, some 12 km from the coast. The area provides wonderful amenity with a spectacular coastline and a rugged landscape contrasting with lush scenery. The historic towns of Bantry and Skibbereen are within easy reach, providing a comprehensive range of shopping, leisure and financial services together with pubs and restaurants.

ACCOMMODATION

The ground floor is open-plan in the main with the entrance hall set between the sitting room and kitchen areas. There are frames in-situ between these areas, which may be fitted with glass/solid panels and doors, if required. Four massive iron stanchions, uplit by the inset spotlights are a feature together with the exposed stone chimneybreast. The floor is of engineered oak and polished limestone.



Hall Area

Glazed double doors and step up. Polished limestone floor tiles. Open tread staircase with steel and glass panels and handrail with reclaimed oak treads. Built in floor power sockets.

Sitting Area

Approx. 6.30 m x 5.45 m

Double aspect with glazed double doors to the west and glazed single door, both with glazed wing panels to the south. Exposed oak ceiling beam. Feature stone chimneybreast with raised inset 9kw multi fuel burning stove and adjacent log storage. Inset ceiling spotlights and wall lights.

Kitchen & Dining Area

Approx. 8.65 m x 5.65 m

A bespoke walnut Edwin Loxley kitchen. Wolf stainless steel range cooker with double oven, four gas rings and infrared grill and charbroiler. Wolf stainless steel extractor hood over. Marble and walnut countertops. 2 x Fisher & Paykel dish drawers. Exposed oak ceiling beam. Inset 1½ bowl sink with single level Grohe K7 tap. Further inset sink with Grohe K7 tap with mouser and wide spray. Fisher & Paykel US fridge freezer. Glazed door to side. Coffee bar with walnut counter and cupboards under and steel and glass shelving over. Pop up counter top plug sockets. 110 v optional sockets. Wall lights.

Pantry

with fitted shelving and Bosch fridge freezer. Oak counter top.

Laundry

with fitter trouser press and iron. Laundry chute. Stainless steel sink and drainer.

Plant Room

with water storage tank, fuse box and underfloor heating controls and manifold.

Guest Bedroom 6

Approx. 3.90 m x 3.5

Inset ceiling spots. Glazed double doors to side.

Bathroom 5

Ceramic floor tiles. Walk in shower with Aquauno shower panel and separate showerhead with Spanish slate wall with floor level led spotlights. Burnished copper bowl vanity sink with brushed copper mixer tap on oak counter.

Boot room

Door to side. Coat hanging and shoe storage.

FIRST FLOOR

Hall

Toplit by roof lantern. Stairs rising to second floor.

Door to side. Spotlights and wall lights. Glazed double doors off to

Library

Approx. 10.54 m x 5.65 m

Open to eaves height with Gallery over. Feature stone chimneystack with raised fireplace. Fitted oak book shelving with sliding ladder.

Office

Approx. 4.00 m x 2.90 m

Oak step up to door to balcony overlooking bridge. Oak desktop with power socket bar over. Inset ceiling spotlights.

Bedroom 3

Approx. 4.70 m max x 4.00 m

Double aspect. Built in mirror-fronted wardrobe. Inset ceiling spotlights. Ladder to bunk area, interconnecting to bedrooms 4 & 5.

Bedroom 4

Approx. 4.70 m x 2.80 m

Ladder to bunk area.

Bedroom 5

Approx. 3.00 m x 4.70 m

Double aspect. Built in wardrobe. Ladder to bunk area.

Bathroom 4

Walk in shower with Aquauno shower panel. Twin Duravit wash hand basins, with mixer taps, on oak counter top with full width mirror over and shelf under. Spotlights over. WC. Heated towel rail. Marble floor tiles. Inset ceiling down lights.

Bathroom 5

Walk in shower with Grohe shower. Vanity wash hand basin on oak top, mixer taps and mirror with spotlights over. WC. Heated towel rail. Inset ceiling down lighting. Marble floor tiles.

SECOND FLOOR

Landing.

Under eaves storage

Den

Glass panelled gallery overlooking library.

Master Bedroom 1

Approx. 6.15 m x 5.00 m

Circular gable window. Exposed roof timbers.

En suite Bathroom 1

Slate floor and wall. Walk in shower with Grohe shower. Kohler 'river bath'. Vanity sink with stainless steel sink on glass surface. WC. Heated towel rail

Bedroom 2

Approx. 3.50 m x 3.15 m

Exposed roof timbers.

En suite Bathroom 2

Walk in shower. Pedestal wash hand basin, WC. Heated towel rail. Tile floor and walls with inset uplighting.



OUTSIDE

GUEST COTTAGE

A fully restored stone fronted guest/staff cottage located to the rear of the Mill and served by the same access. The cottage comprises of garage (with folding timber doors) and sitting room to the ground floor with kitchen/dining room (with balcony), 2 bedrooms, bathroom and laundry to the first floor.

GROUNDS

The property has wooded grounds through which the River Owennashingaun (river of the ants) runs the length, with waterfalls, salmon leap and pools to swim in to the western boundary and passing the Mill at a gentle even stretch.

SERVICES

Mains electricity. A pressurised water system is installed from mains water supply. Private waste treatment plant. Oil fired central heating to underfloor heating to ground floor and radiators to upper floors. The Guest Cottage has separate oil fired heating to radiators. Lighting system with LED lighting.

The original 8 m cast iron waterwheel is still in place along with the millrace. Detailed investigations and feasibility studies have been carried out for its restoration to a working wheel that will generate up to 6 kw of power supply.

GENERAL REMARKS AND STIPULATIONS

TENURE AND POSSESSION

The property is offered for sale freehold by private treaty with vacant possession given upon completion. The vendors and their agents reserve the right to offer the property in lots, and in those other than described in these particulars.

FIXTURES & FITTINGS

Only those mentioned in these particulars are included in the sale. All items known as vendor's fixtures and fittings including fitted carpets, curtains, light fittings together with garden effects, ornaments and statuary are expressly excluded. Some items may be available to a purchaser by separate negotiation.

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 have been checked by prospective purchasers who will have satisfied themselves 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.

BER CERTIFICATION

BER Rating: C1

BER No. 102391

Energy Performance Indicator: 153.43 kWh/m²/yr

DIRECTIONS

From Cork proceed west through Bandon and Dunmanway. On passing through Drimoleague, turning right some 6 km further along this road signposted Dromore. The entrance gates to the property will be seen to the left, just after crossing the bridge. Please note that there are no sale boards erected.







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. 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. Some images of the property have been taken from outside the curtilage.