

BER E2



CORK

Summer Lodge, Wellington Road

Lisney



021-427 5079

Lisney

Behind high pink walls lies an inner courtyard and a property extending to approx. 3,800 sqft with its own garage that will hold a charm you could never have imagined existed this close to the city centre. Built in 1858 and in the same family since 1954 this home ticks all the boxes of prerequisite for a large family home with parking and gardens within a stroll of the city centre and all its amenities. "Summer Lodge" with its southerly aspect starts its life on Wellington Road with the lawned rear gardens enjoying a pedestrian access out onto Summerhill North, a dual aspect approach to be expected of a property built in its era when deliveries and guests could never consider using the same entrance. Original features abound within the property from shuttered windows high ceilings, cornicing and centre rose to wide floor boards and floor to ceiling windows. The property is two storey over basement which has no less than three windows ensuring it has a place as permanent use within this home. While in need of some TLC, this property offers six bedrooms all at first floor level with two bathrooms so the absence of an en suite is hardly noticed. This home is arranged in an "L" shape with one of the bedrooms at first floor level accessed along a glazed corridor which could easily become an "Au Pair" area with shower room off giving almost a self contained space away from the remaining five bedrooms. The ground floor delivers two fine reception rooms as well as a very fine and formal hall, while the kitchen/dining room is annexed in a wing of its own and overlooks the entrance private courtyard. This home will capture the thoughts of many families looking for a decent home close to the city centre and one which they can mould to their own requirements by changing perhaps the functions of some of its rooms. The greatest changes may take place in the current underused outside space. This home enjoys a tremendous amount of space to the outside which allows you to capture the sun in different areas during the day. Breakfast in the inner courtyard off the kitchen can be private and sheltered while a summer evening of wine and tapas on the patio around the fountain is a reality. The rear garden is laid to lawn with maturity in planting however the patio here with its southerly aspect allows for all day Bar-B-Qs. With crocuses bursting through and daffodils in full flight this garden is only beginning to come to life. The property enjoys gas fired central heating and viewing is highly recommended.



## Features

- Gas fired central heating
- Full of charm and character
- Boasting approx. 3,800 sqft
- Lawned gardens to the rear, inner courtyard to front

## Price

€675,000













## Accommodation

**ENTRANCE HALLWAY:** 3.05m x 6.05m. Finished with beautiful wood block flooring this is a fine formal reception hall with French doors leading to the rear garden and patio beyond. The ceiling detail together with arch work on the walls sets the tone of all that lies within this home. Impressive in its size this area almost takes on a room function of its own and sitting inside the French doors reading is a beautiful relaxing place.

**LIVING ROOM:** 8.94m x 3.96m. This room faces directly south with three fine floor to ceiling windows all with working shutters. With 9ft floor to ceiling height the amount of natural light flooding this room at all times of the day cannot be overstated. A fireplace takes up residence on the gable and the addition in recent years of a cast iron stove ensures this room is cosy and warm at all times.

**FAMILY ROOM:** 5.59m x 4.9m. A lovely room currently in use as a formal dining room this room will and could work as a myriad of uses. It is impressive in size and square in shape making it an ideal canvas to work with. Three windows complete with window shutters exposed wooden floors, and deep set arches.

**GUEST WC:** Fitted with two piece suite and tiled.

**BACK HALL/UTILITY:** Perfectly placed this area is tiled with terracotta tiles and divides the main reception rooms from the kitchen/dining space. There is a second access point from the courtyard to the home so a shortcut from the outside through here to the kitchen without troubling the splendour of the main house can always be considered. Quaint in style but functional in nature this room is fitted with wall and eye level units, is plumbed for washing machine/tumble dryer.

**KITCHEN/DINING:** 4.01m x 4.5m. A lovely everyday room overlooking the entrance courtyard and garden, this area is at a higher level to that of the main house. It offers a selection of floor and eye level units and once had an Aga which could easily be reinstated.

**PANTRY:** Located exactly where you would expect to find a cold room/pantry just to the back of the kitchen.

**BASEMENT/TEENAGE DEN/PLAYROOM:** 8.4m x 6.17m. This is the ideal playroom or teenage hangout area with no less than 3 windows this room could serve a number of uses and can easily



be sub divided to more than one room. With water already in place and services running through it could lend itself to the addition of another bathroom.

**LANDING:** A lovely landing which splits in two directions. All bedrooms are accessed off.

**BEDROOM 1:** 5.28m x 3.96m. A fine double room with two south facing windows with wall to wall robes fitted on both walls. Plumbed for vanity unit to include sink

**BEDROOM 2:** 3.53m x 3.96m. Another fine double bedroom with south facing window. Plumbed and fitted with sink.

**BEDROOM 3:** 3.1m x 6.07m. A dual aspect double room with southerly aspect over the rear garden as well as window overlooking the entrance courtyard. Vanity unit fitted to include sink. Robes built in.

**BEDROOM 4:** 2.5m x 4.9m. A cosy room double in size with the benefit of its own sink.

**BEDROOM 5:** 2.5m x 3.4m. A cosy single room with sink fitted.

**FAMILY BATHROOM:** Fully fitted three piece bathroom suite in black and white theme.

**HOT PRESS:** An unusual hot press with access at both the upper and half landing.

**BEDROOM 6:** 3m x 5.31m. Located off the glazed corridor in an area of its own this is a fine double bedroom with no less than 2 windows and overlooks the inner courtyard. This room is an ideal "Au Pair" location.

**SHOWER ROOM:** Fitted with walk in shower almost taking on a wet room effect. The WC is located alongside and separately.



**Lisney**

### VIEWING

By appointment with the sole selling agents.

### BER INFORMATION

BER: E2.

BER No: 107309437.

EPI: 376.15 kWh/m<sup>2</sup>/yr.

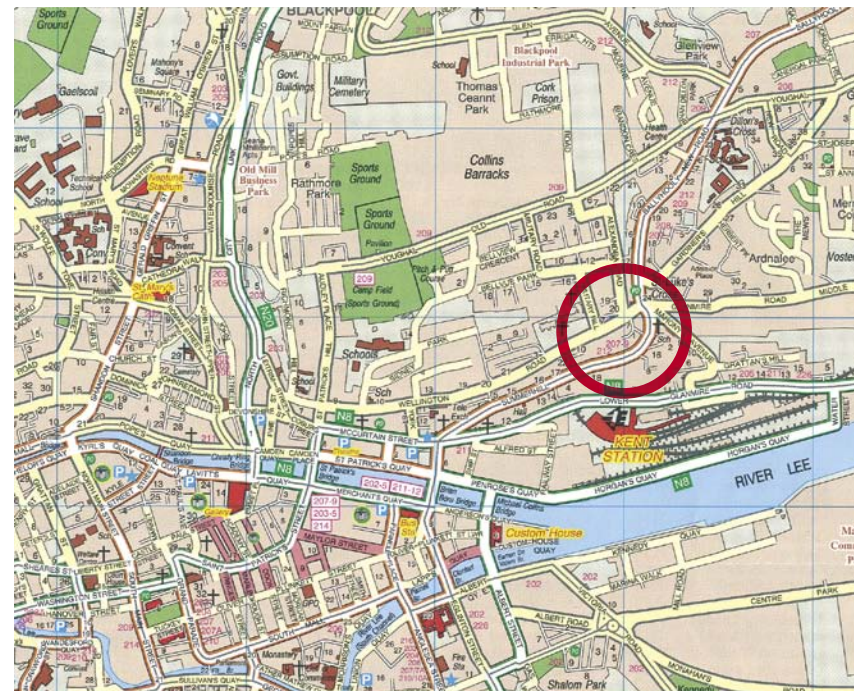
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### OUTSIDE

This home enjoys a tremendous amount of space to the outside which allows you to capture the sun in different areas at all times of the day. Breakfast in the inner courtyard off the kitchen can be private and sheltered while a summer evening of wine on the patio around the fountain area enjoying Tapas is a reality. The rear garden laid to lawn is ideal for goal posts kicking balls or trampolines, however the patio here with its southerly aspect and all day sunshine allows for all day Bar-B-Q's. To the front is a lovely enclosed courtyard with a raised lawned area. Off to the side is a patio arranged around a tiled fountain giving a Spanish effect. This fountain is bespoke and as the lions mouth fills with water it roars a gust that cascades from the Seamus Murphy water font custom made with tear drops to ensure the consistency of flow. With crocuses bursting through and daffodils in full flight this garden is only beginning to come to life.

**GARAGE:** The garage is detached from the house and is accessed across the courtyard with pedestrian access directly into it. The garage enjoys stairs to an overhead area and roller shutter electronic door onto Wellington Road.

### FLOOR PLANS - Not to scale, for identification purpose only



### CORK OFFICE

1 South Mall,  
Cork.  
Tel: 021 427 5079  
Fax: 01 638 2706  
Email: cork@lisney.com

### DUBLIN OFFICE

St. Stephen's Green House,  
Earlsfort Terrace, Dublin 2.  
Tel: 01 638 2700  
Email: dublin@lisney.com

@LisneyIreland

Lisney

www.lisney.com



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