

BER C2



CO. CORK | Thimble Hall, Killowen, Blarney

Lisney

021-427 5079

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Thimble Hall arrives to the market as a most impressive five bedroom detached family residence extending to approximately 423.96 sqm (4,563 sqft). Constructed in 1997 by its current owners with a bespoke architect designed layout, Thimble Hall is a mirror image of a sister property in Tennessee, USA. The American influence is evident throughout with vaulted ceilings, extra large room sizes and double garage. The clever design offers plenty of light and spectacular views from all the living spaces.

With stunning, sweeping views across the Shournagh Valley and nestled on approximately 3 acres of manicured gardens and paddock this fine property is located just outside Blarney off the Killowen Road. Thimble Hall provides easy access to both Blarney which is a 5 minute drive away and Cork City, 15 minutes drive away. The properties super location offers easy access to Kerry and West Cork and offers the perfect balance of country living with easy access to the city.

Viewing is highly advised.



Features Include

- Convenient & private location
- Unique architectural design
- Exceptional space
- Manicured gardens
- Electric gate access
- Beautiful views

Price

€695,000.





Accommodation

ENTRANCE HALLWAY: 4.0m x 2.1m Bright and welcoming, the entrance hallway has a vaulted ceiling and timber flooring.

W.C: 0.7m x 1.4m Two piece bathroom suite with timber flooring.

LIVING ROOM: 5.3m X 5.1m Vaulted ceiling and exceptionally large window provide lots of natural light and views across the gardens. Impressive marble decorative fireplace and timber flooring finish out this splendid living space.

DINING ROOM: 4.1m x 3.7m Formal dining room with front facing bay window. Timber flooring.

KITCHEN/DINING ROOM: 4.1m x 4.6m Located to the side of the property the kitchen has fitted units at floor and eye level. Integrated appliances include hob, oven and dishwasher. Timber flooring completes the room.

FAMILY ROOM: 3.8m x 4.2m Situated off the kitchen/dining room, this family space is exceptionally bright. A gas fire provides a focal point and timber flooring finishes the room.

SUN ROOM: 3.8m x 4.2m Extremely bright, this south facing sun room has a patio door to garden and timber flooring.

PANTRY: 1.8m x 2.8m Tiled floor.

UTILITY ROOM: 3.4m x 2.4m Fitted units with sink at floor level, plumbed for washing machine, tiled floor.

SHOWER ROOM 1.6m x 3.2m White 3 piece suite with shower enclosure.

MASTER BEDROOM: 6.4m x 4.4m Spacious main bedroom which benefits from a large rear facing bay window and patio door providing natural light, beautiful garden views and patio access. Carpet.

EN SUITE: 4.3m x 3.1m Exceptionally large en suite with bath and separate shower enclosure. Fully tiled, the en suite benefits from a separate toilet and connected dressing room.

DRESSING ROOM: 4.0m x 2.5m Large dressing room with built in units and carpet.

BEDROOM 2: 5.4m x 4.9m A very spacious bedroom with en suite and walk-in wardrobe. Two windows provide excellent natural light. Carpet.

EN SUITE: 1.6m x 3.2m Tiled with 3 piece suite including shower enclosure. Velux window.

WALK-IN WARDROBE: 1.7m x 2.6m Carpet. Velux window.



BEDROOM 3: 4.1m X 4.2m Large double bedroom with walk-in robe and en suite. Carpet with large side facing window.

EN SUITE: 2.0m x 3.2m Tiled with 3 piece suite including shower enclosure.

WALK-IN WARDROBE: 2.0m x 2.8m Carpet.

BEDROOM 4: 3.3m x 3.7m Currently utilised as an office, this room is another spacious bedroom with timber flooring.

EN SUITE: 1.9m x 1.6m Fully tiled with white 3 piece suite including shower enclosure.

BEDROOM 5: 7.3m x 3.1m Large and with two Velux windows, very bright, this fine bedroom has timber flooring.

EN SUITE: 2.1m x 3.1m Fully tiled with 3 piece suite including shower enclosure and Velux window.

DOUBLE GARAGE: 6.7m x 7.2m Accessed both externally and via the utility room, this large garage has double roller doors, concrete floor and is wired for power. Three windows provide plenty of natural light.

OUTSIDE

Accessed via electric gates, a gravel driveway winds down to the property. Thimble Hall has raised decking with hot tub to one side and beautifully planted and lawned gardens to the other. These gardens were designed by the celebrated landscaper Brian Cross to provide individual spaces, the centrepiece of which is a Japanese sand garden with Koi pond and overlooking the Shournagh Valley, have fantastic views.

There is a large paddock towards the northern boundary which offers the potential of further development (subject to planning) or equestrian uses.

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FLOOR PLANS - Not to scale, for identification purpose only

BER INFORMATION

BER: C2.
BER No: 110168721.
EPI: 178.12 kWh/m²/yr.

EIRCODE

T23 R523.

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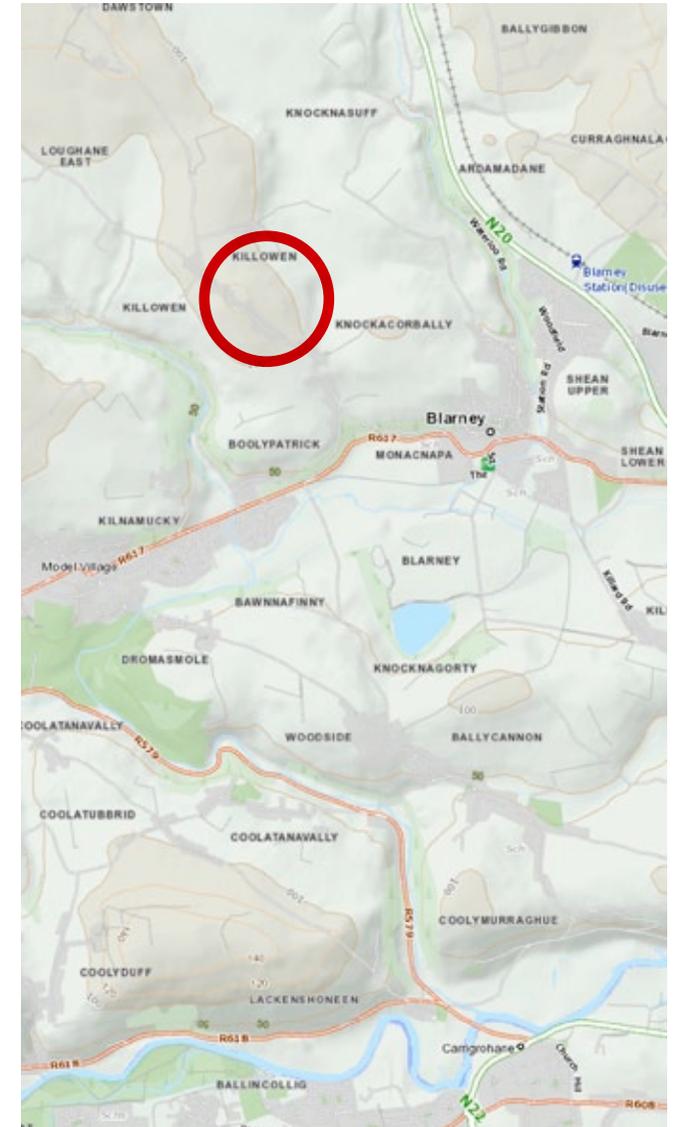
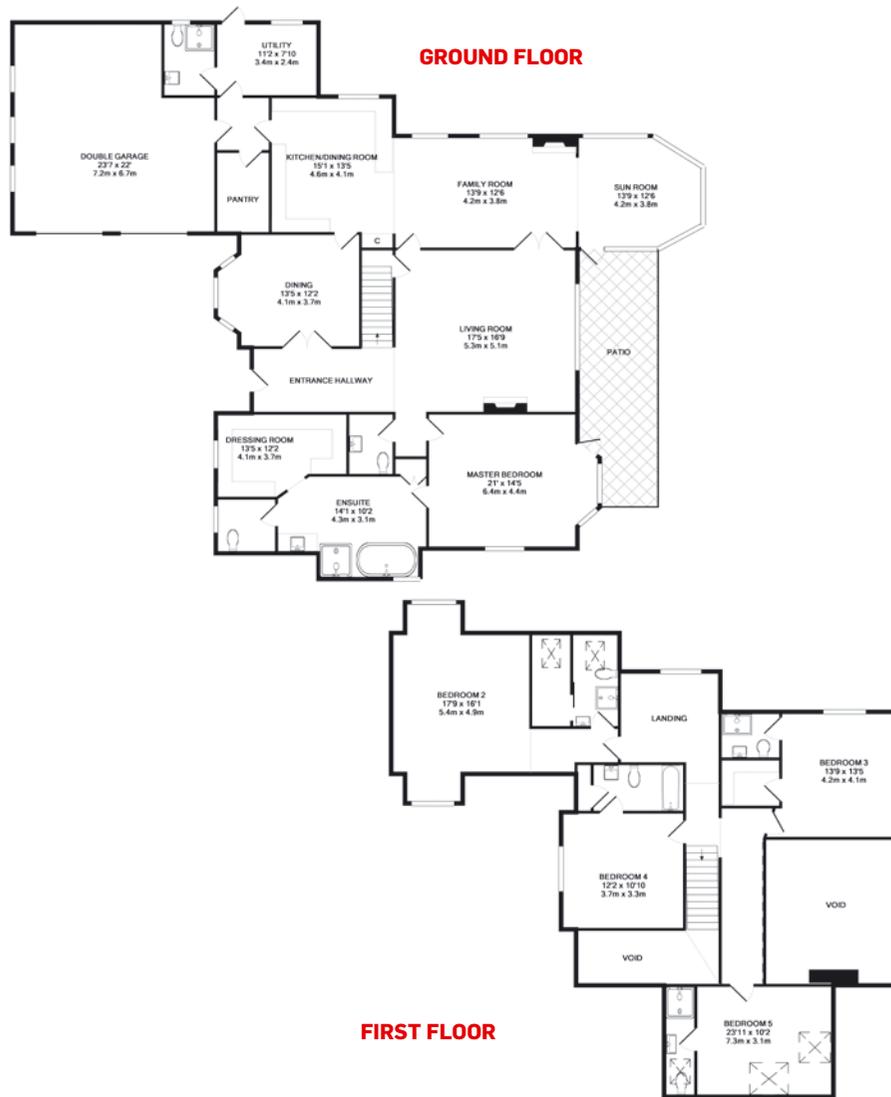
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