

**Stone Haven, Pollardstown, Mitchelstown, Co.  
Cork. P67 TR88**



This is an opportunity to acquire a very special property with many beautiful features. Stone Haven is set in a lovely location taking in the unspoilt rural landscape.

The property consists of an extended traditional type single storey cottage. The cottage is in excellent condition retaining many of its cottage features.

The property stands on just over a one-acre plot. On the grounds are 3 stone buildings with apex roofs. These buildings give a great opportunity for conversion and would have many uses i.e. extra living space, office/studio, self-catering lodges. The overall property has a lovely charming feeling.

Entering the property, you are met with lovely old stone pillars with double wrought iron gates and a gravel chop driveway.

## **COTTAGE ACCOMMODATION**

Entrance Porch: 7'6" x 8'3"  
PVC Door. 2 Windows. Tiled Floor. Radiator.

Entrance Lobby: 4' x 3'  
Tiled Floor.

Sitting Room : 13'5 x 13'4"  
Fireplace with built in wood stove. Timber floor. Pine Ceiling.  
Radiator. 2 Windows.

Kitchen: 9'6 x 14'  
Fully fitted oak kitchen. Wall and floor units. Tiled Floors.  
Radiator. 2 Windows.

Bathroom: 4'7" x 5'2"  
Tiled floor. Radiator. Walled in shower unit.  
Toilet, wash hand basin. 1 Window.

This area of the house is an extension and incorporates a bedroom, wet room/bathroom and a small office/study.

Bedroom 1: 15'6" x 13"  
Pine ceiling. Tiled floor. The walls are clad in a red brick finish. Radiator.  
1 Window.

Door to rear hall/office/study: 4'2" x 12'9"  
Tiled floor. Door to the rear which is a disability access to the property.

Bathroom: 7'9" x 8'7"  
Walk in Shower unit. Toilet. Wash hand basin. Tiled walls and floor. 1 window.

Bedroom 2: 11'7" x 5'5"  
Radiator. Laminated floor. 1 Window. Wardrobe.

Bedroom 3: 11'7" x 7'7"  
Tiled Floor. Radiator. 1 window.

### **Outside**

Stone building (1) 38' x 14'

This is a lovely building of a pointed sand stone finish with an apex metal roof. This building runs parallel with the road and gives great privacy to the property.

Stone Building (2): 49' x 17'

This again is a lovely pointed sand stone building with an apex slate roof next to the main house and could be considered for conversion to add to the main house.

Stone Building (3): 17' x 36'

This building is again a stone building but has a smooth exterior finish with an apex metal roof. This building has four kennels laid out within.

All three buildings have excellent potential.

### **Land:**

The property stands on just over 1.1 acre. Approximately half an acre is taken up by the residence, buildings and a raised wall in lawns.

The second half of the land is to the rear of the property. This area is a very secluded private paddock with high hedge rows and is ideal for a kitchen garden and hobby farming.

**Services:** Mains water. Sewage by way of septic tank. Electricity. Telephone.

### **Features:**

- Traditional old-world property.
- Superb potential for further development.
- Approx 2 miles from Mitchelstown town centre.
- Excellent condition.
- PVC windows and doors.
- Wood Stove
- Oil fired central heating.
- E2 Ber Rating

### Directions:

From Mitchelstown, head out the Araglen Road passing the graveyard on your right. Continue on to the flyover, take the first left after the motorway flyover. Continue on for approx. 400 yards, turn left and the property is the second on the right indicated by a Paul O'Driscoll For Sale Board.

Alternately enter the Eircode for the property P67 TR88 into your GPS which will bring you directly to the property.



### VIEWINGS


Viewing of this residence comes highly recommended and is strictly by prior appointment. Please contact Paul O'Driscoll to arrange a viewing.

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