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## **Boann, Carrigogna, Midleton**

### **Starting Bid: €580,000.00**



For sale by Sherry FitzGerald O'Donovan via the [iamsold](https://iamsold.ie) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](https://iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Welcome to Boann, a stylish and contemporary three bedroomed detached residence with further potential to add two extra bedrooms.

This beautiful family home is set on approx. 0.7 acres of picturesque landscaped grounds, in an idealistic setting by the river! Surrounded by newly built boundaries and holding an elevated position over the water, this setting is a sight to behold.

The driveway is laid out in decorative chippings, provides space for several cars, and is wired for an EV charging point. Large limestone blocks decorate the beautifully landscaped gardens and space is in abundance around the site, which also accommodates its own "mini" forestry to the left as you enter the site. It further benefits from what could arguably be East Cork's most attractive BBQ setting!

Internally, this home is designed and refurbished to the highest of standards. With open

plan at the forefront of the design, this fully integrated and modern kitchen will be attractive to any would-be-buyer.

The dining/living area is both spacious and flooded with light and leads onto the sunroom which gives way to unrivalled views of the surrounding gardens and river situated below.

Accommodation further comprises a utility room, three spacious bedrooms, all with built in storage, a bathroom and an ensuite bathroom.

There is further capability to extend into the attic with a conversion of two bedrooms and a bathroom.

The property is excellently located a stone's throw from East Cork Golf Club, a short walk from Midleton town centre and all local amenities, including the train station (with 10 minute interval trains on the way), moments from the N25 Road to Cork City and less than 10 minutes to Carrigtwohill.

In summary, Boann offers the discerning purchaser an opportunity to reside in a modern A-Rated turnkey family home. This turnkey interior condition, coupled with an immaculately landscaped site, great potential for an attic conversion and moments from Midleton Town Centre, makes this a home for life.

#### Features

A-Rated turnkey condition

Air to water heating system

Newly fitted/integrated kitchen

Underfloor heating throughout

Fully renovated to exacting standards

Mains water

New septic tank

Spacious attic suitable for conversion

Site of 0.7 acres

Stunning West facing BBQ area, an incredible setting for sunsets

BER A3 / BER No. 117880161

Floor Area 122.44 (m2)

#### Rooms

Entrance Hall - 1.70m x 4.20m

Tiled

Kitchen/Dining Area - 6.05m x 5.60m

Tiled

Living Area - 3.50m x 2.50m

Tiled

Sunroom - 3.20m x 3.00m

Tiled

Utility Room - 3.00m x 2.05m  
Tiled

Bathroom - 2.50m x 1.80m  
Tiled, Shower

Bedroom 1 - 4.75m x 3.25m  
Ensuite, Built in Sliding Wardrobes

Ensuite - 2.90m x 1.00m  
Tiled, Shower

Bedroom 2 - 3.60m x 3.00m  
Wardrobe

Bedroom 3 - 3.30m x 2.35m  
Wardrobe

#### About the Area

Midleton (pop. 3,798), 11 miles from Cork City on the N25, is the main market town for the East Cork region, and serves a prosperous agricultural hinterland. The town has a long history, dating back to the foundation of a Cistercian monastery in the 12th century. Today the town is probably best known for its whiskey, distilled here since 1825. You can learn all about the history of Irish whiskey and see how it was made in the Jameson Heritage Centre sited in the beautifully restored old distillery buildings. Midleton is also known for good restaurants and food. Not far from Midleton, near the village of Shanagarry is the famous Ballymaloe cooking school.

### Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

### Disclaimer

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