



Bracken Lodge
Rocklodge, Carrigrohane, Cork



The sale of Bracken Lodge, nestled in Carrigrohane, Co. Cork, presents an unparalleled opportunity to own a magnificent four-bedroom detached property set on an elevated site of over four acres, with mature gardens, ensuring the utmost privacy and tranquility. Built in 1993 and purchased in 2013 by its current owners, Bracken Lodge was subsequently modernized while maintaining its timeless charm and character.

As you approach Bracken Lodge, it's evident that every detail has been crafted to create a haven of comfort and elegance. The house is optimally shaped and oriented to capture the sun all day with its south facing aspect and enjoys great shelter from the weather. The property's exterior is enveloped by mature and manicured gardens, offering a serene retreat from the hustle and bustle of daily life.

Upon entry, guests are greeted by a warm welcoming hallway, which serves as a prelude to the comfort that awaits within. The interior layout is thoughtfully designed, with two distinct wings branching off from the central hub.

To the west lies the living accommodation, comprising a lounge, dining room, and kitchen/living room opening to the south facing patio area. Here, the ambiance is one of sophistication and refinement, with beautiful parquet solid oak floors creating a seamless flow throughout. The kitchen is a culinary enthusiast's dream, boasting a handmade walnut kitchen with marble worktops and top-quality appliances, including an Aga dual fuel Masterchef cooker.

Bracken Lodge offers ample space for relaxation and entertainment, with four double bedrooms providing a comfortable retreat for residents and guests alike. Two of the bedrooms feature ensuite bathrooms, while two additional bathrooms cater to the needs of the household.

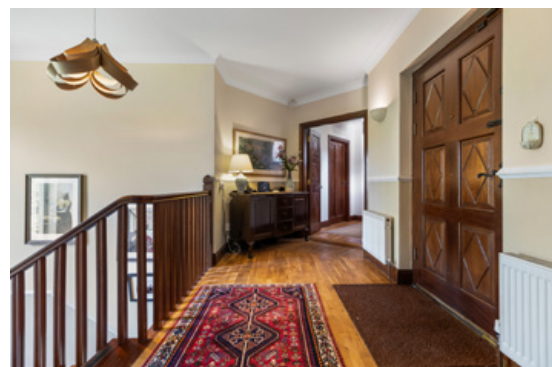
Beyond its impeccable interior, Bracken Lodge's location adds to its allure, with convenience being a key highlight. Situated a mere 12-minute drive from Cork University Hospital (CUH), the property offers easy access to all essential amenities. Cork city centre is similarly accessible, providing a wealth of cultural, dining, and entertainment options for those seeking a vibrant urban experience.

In conclusion, the sale of Bracken Lodge presents a rare opportunity to acquire a truly exceptional property that seamlessly blends luxury living with the tranquility of rural surroundings. Whether unwinding in the privacy of its expansive gardens or enjoying the convenience of its proximity to urban amenities, this residence offers a lifestyle of unparalleled comfort and sophistication for its discerning new owners.

Bracken Lodge, Rocklodge, Carrigrohane, Cork

Features

- Ber B3
- Situated on a site of over 4 acres
- Private mature gardens
- Detached garage
- South facing aspect with patio
- 12 minute drive to Cork University Hospital (CUH)
- Close to many schools both primary and secondary
- Cork city only a 15 minute drive
- Dual fuel heating system – wood gasification and oil fired central heating system







Accommodation

Hallway: 2.22m x 5.70m Bright and spacious with high quality junker wood floors.

WC: 3.12m x 2.39m Junker wood floor with 2 piece modern suite.

Family Room: 5.50m x 6.90m Parquet solid oak floor with dual aspect window and open fire. Large built in book case and double teak door leading to dining room.

Kitchen/Living Room: 11.54m x 15.41m Parquet oak wood floors with soapstone 7kw stove. Ideal relaxing room in the evenings. Handmade walnut kitchen with beautiful marble worktop with Aga masterchef cooker. Dual fuel hob and oven,

top quality kitchen appliances with Liebherr fridge.

Laundry: 2.68m x 4.04m Tiled floor with washing machine and dryer. Ample storage.

Master Bedroom: 3.60m x 4.51m Large double bedroom with solid junker oak floor. Dual aspect window with view over garden. Built in cube wardrobes.

Ensuite: 2.24m x 2.74m Tiled floor with double shower tray. Modern 2 piece suite and power shower.

Bedroom: 5.08m x 3.19m Large double bedroom with Junker solid oak floor with built in wardrobes.

Ensuite: 3.17m x 2.52m Dual vanity unit with modern tiles with marble floor. Power shower and dual aspect window.

Bedroom: 5.92m x 7.40m Large double bedroom with dual aspect window, built in wardrobes and carpet flooring.

Bathroom: 2.72m x 2.23m Fully tiled with 3 piece suite and bath.

Bedroom: 3.75m x 5.08m Large double bedroom with carpet flooring, overlooking garden.

Garage: 5.5m x 5.5m Large storage area with Dual fuel heating system – wood gasification and oil fired central heating system.

BER Information

BER: B3.

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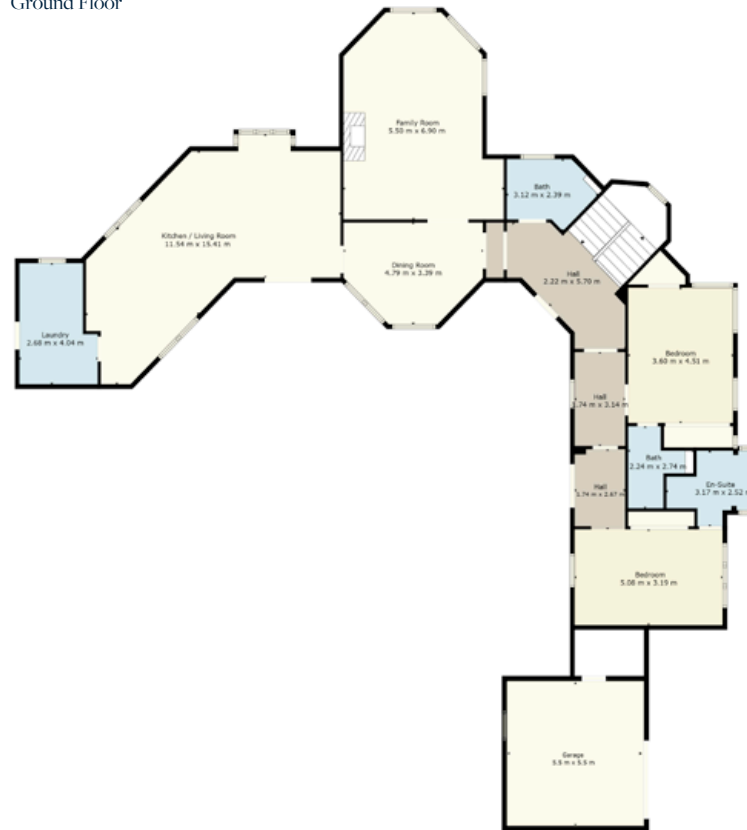
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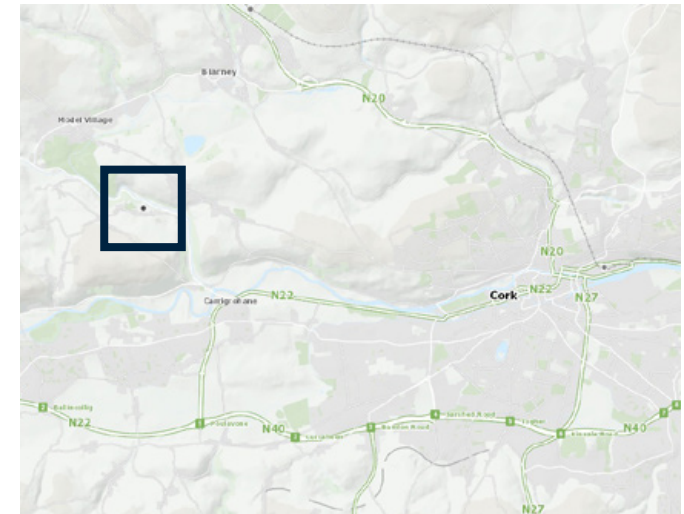


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Ground Floor



First Floor



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