

Dick Barry & Son
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Glenavon House, Rathealy Road, Fermoy

Starting Bid: €350,000.00



For sale by Dick Barry & Son 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. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Glenavon House is an imposing and substantial Georgian property dating from the late 18th Century overlooking the River Blackwater.

****Please note:** The photographs used were taken before the property experienced a decline in condition and are provided for illustrative purposes only.

This magnificent Georgian residence sits on c. 2 acres mature private grounds. Built in c.1820 the Georgian property has many of its original features including fireplaces, window shutters, cornicing and high ceilings. The protected structure is BER exempt and is in need of refurbishment. However, worth noting is that a major investment and task has recently been completed in terms of re-roofing the whole property.

ACCOMMODATION:
Ground Floor:

Portico Porch: Carved limestone portico to entrance hall

Impressive Reception Hall: 6.24m x 4.34m, With marble open fireplace, bookshelves, ceiling cornice.

Elegant Staircase:

Library: 7.46m x 5.74m, With marble open fireplace, bookshelves, ceiling cornice.

Drawing Room: 7.53m x 6.79m, With wood & brass fireplace, 4 windows.

Study: 6.39m x 5.83m, With Adam Style fireplace.

Dining Room: 7.80m x 6.71m, With marble & carved fireplace, bookcase, ceiling cornice.

Kitchen: 5.65m x 4.91m, Fully fitted pine kitchen with oil fire aga, Moffat double oven and hob, fitted seating & shelves.

Utility Room: 3.55m x 2.80m, With sink unit.

Lobby: 3.55m x 1.55m, With fitted cupboards, WC.

First Floor:

Bedroom 1: 5.96m x 5.63m, With fitted wardrobe, wash hand basin.

Bedroom 2: 6.93m x 5.16m, With fitted wardrobe, wash hand basin.

Bedroom 3: 7.33m x 5.72m, With wash hand basin.

Bedroom 4: 6.64m x 5.97m, With fitted wardrobe.

Bedroom 5: 5.10m x 4.12m

Bedroom 6: 3.72m x 2.59m

Bathroom 1: 5.54m x 3.14m, Bath with shower, wash hand basin, WC, fitted cupboards.

Bathroom 2: 3.72m x 3.19m, Bath, wash hand basin, WC.

Bathroom 3: 3.12m x 2.86, Bath, wash hand basin, WC.

Basement:

Kitchen: 6.10m x 6.01m, With fitted cupboards, stainless steel sink unit.

Laundry Room: 5.41m x 3.44m, With Belfast sink.

Games Room:

Boiler Room:

Store Room: 5.41m x 3.44m

The south facing property overlooks the River Blackwater & Fermoy town. Ideally located within walking distance of Fermoy town centre and all amenities and easy access to the M8 motorway and Cork airport.

To access the legal pack, please copy and paste the link below

<http://www.iamsold.ie/properties/971fbd60b5ad4db689f5ec11c172246f/auction-pack>

TO VIEW OR MAKE A BID Contact Dick Barry & Son or iamsold, www.iamsold.ie

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

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