

Sherry FitzGerald O'Donovan
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54 Main Street, Midleton

Starting Bid: €270,000.00



For sale by Sherry FitzGerald O'Donovan via the iamsold 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.

We are delighted to present 54 Main Street, Midleton to the market.

We expect that this property will qualify for the Vacant Homes Property Refurbishment Grant.

This iconic house originally built between the late 18th and early 19th century has certainly stood the test of time. Since its original purchase, it has only passed hands between two families. First purchased by the current family in 1858, it has been home to six generations, most notably Michael John Fitzgerald McCarthy, a prominent and well-known Barrister and Author of "Five Years in Ireland" (1895-1900), this book was one of the most controversial best-sellers in Ireland at the time, greatly influencing contemporaries such as James Joyce.

Accommodation briefly consisting of approx. 228 sqm / 2,454 sq ft (inclusive of shop) and comprises of an entrance hall, store room, living room and kitchen/diner, whilst the shop

consists of two good sized street facing rooms and a WC to the ground floor, on the first floor you will find another large living room, three double bedrooms and a bathroom, whilst the second floor consists of two double bedrooms and a single bedroom, all in need of complete modernisation.

Distillery Lane and as such has front and rear vehicular access. It benefits from a high pedestrian footfall and also a large volume of vehicular traffic. Parking is available via the rear access or on the main street and it also benefits from a large public car park to the rear.

Whilst in clear need of modernisation and refurbishment it has endless scope and immense potential.

Features

Prime Freehold opportunity

Incredible location

Good structural condition throughout

Imposing three storey premises

Front and rear access

Approx. 228 sqm / 2,451 sq ft inclusive of shop

Bursting with character and immense potential

Further enhanced with commercial premises attached

Suitable for a variety of uses, subject to planning

May qualify for the Vacant Property Refurbishment Grant

BER: F / BER Number: 116635228

Floor Area: 196.21 m2

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.

TO VIEW OR MAKE A BID Contact Sherry FitzGerald O'Donovan or [iamsold](http://iamsold.ie), 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. iam sold 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.

Ground floor

Entrance Hall

7.14m x 5.1m

Large, bright and welcoming entrance hall, with external back door to backyard.

Living Room

4.74m x 3.9m

Large, bright and warm living room, carpeted throughout.

Kitchen/Diner

4.36m x 4m

Large and bright Kitchen/Dining Room with external door.

First floor

Landing

2m x 1.98m

Wooden flooring, in need of modernisation.

Bedroom 2

3.59m x 3.3m

Large double bedroom, carpeted throughout.

Bedroom 3

3.1m x 3.1m Double bedroom, carpeted throughout.

Hallway

4.77m x 3.2m

Carpeted hallway.

Bathroom

3.29m x 3.08m

Three piece carpeted bathroom.

Master Bedroom

4.49m x 4.13m

Large double bedroom, carpeted throughout.

Second floor

Bedroom 4

4.81m x 3.41m

Wooden flooring with velux, in need of complete moderisation.

Bedroom 5

4.81m x 3.69m

Wooden flooring with velux, in need of complete moderisation.

Bedroom 6

2.63m x 3.1m Wooden flooring with velux, in need of complete moderisation.

Commercial Ground floor

Shop 1

3.32m x 2.78m

Laminate flooring.

W.C.

1.43m x 0.86m

Two piece w.c.

Shop 2

4.42m x 4.44m

Laminate flooring.