

**HENRY O'LEARY**

Email: [property@hol.ie](mailto:property@hol.ie), Tel: 023 88 35959

**AUCTIONEERS &  
REAL ESTATE AGENTS**

[WWW.HOL.IE](http://WWW.HOL.IE)

Dunworly, Butlerstown, Bandon,  
West Cork, P72 FP89



1,500sq. ft. detached property on a spectacular 1.75-acre site close to the beach, the lack of a connection to Irish Water prevented a sale last year, but this issue has now been resolved allowing a new owner to convert this former pub into a dream home. (planning permission is not required under regulations signed into law on 25<sup>th</sup> February 2022 – conditions apply).

Guide Price: €380,000

## FLOOR LAYOUT

**Hall:** 1.90m (6'3") x 1.65m (5'5")

**Room 1:** 7.16m (23'6") x 6.83m (22'5")

**Room 2:** 7.14m (23'5") max x 6.75m (22'2")

**Toilet:** 2.81m (9'3") x 1.93m (6'4")

**Toilet:** 2.81m (9'3") x 1.62m (5'4")

**Toilet:** 2.81m (9'3") x 2.13m (7')

**Toilet:** 2.81m (9'3") x 1.72m (5'8")

**Lobby:** 6.59m (21'7") x 2.81m (9'3")



This is an exciting opportunity to create a dream family home by converting this old pub which is positioned right next to the beach. The pub is located in a stunningly beautiful area, making it perfect for a magical family home. With the beach right next to the property, you can enjoy endless days of fun and relaxation just outside your door!

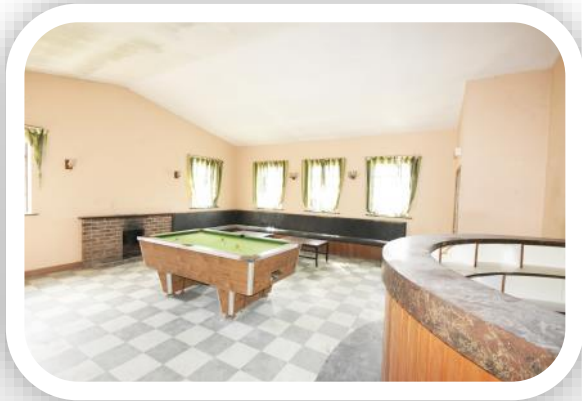
Wake up to the sun, the sea, and the waves in a property that is brimming with potential. It's a real diamond in the rough but the potential reward for someone with a vision to take on this project could be an amazing lifestyle opportunity, a home where you could have the holiday of a lifetime every day of your life.



This is an executor sale, the building has been in the same family since it was constructed, the pub license is no longer attached as it ceased trading a number of years ago.

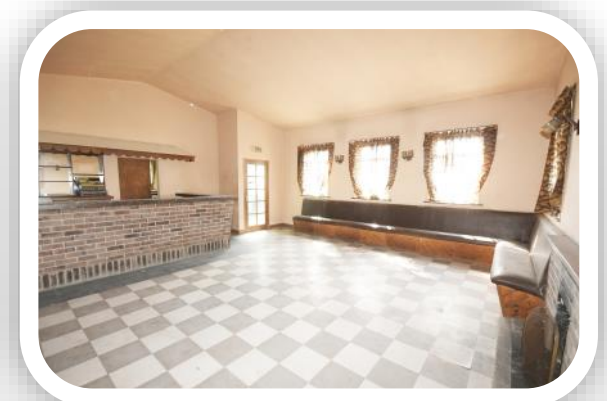
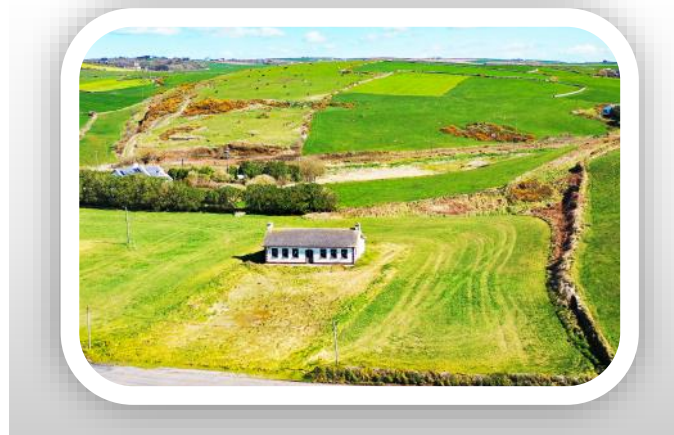
Along with being spectacular, the setting is also convenient being 15km from Clonakilty, 20km from Bandon, 30km from Kinsale and approx. 50km to the airport.

**Services:** Mains water, septic tank and broadband is available.



### **ROOM ONE**

This is a large room with three windows facing the beach, there is an open fireplace in a brick surround. There are ladies and gents toilets off and the original bar is still in place.

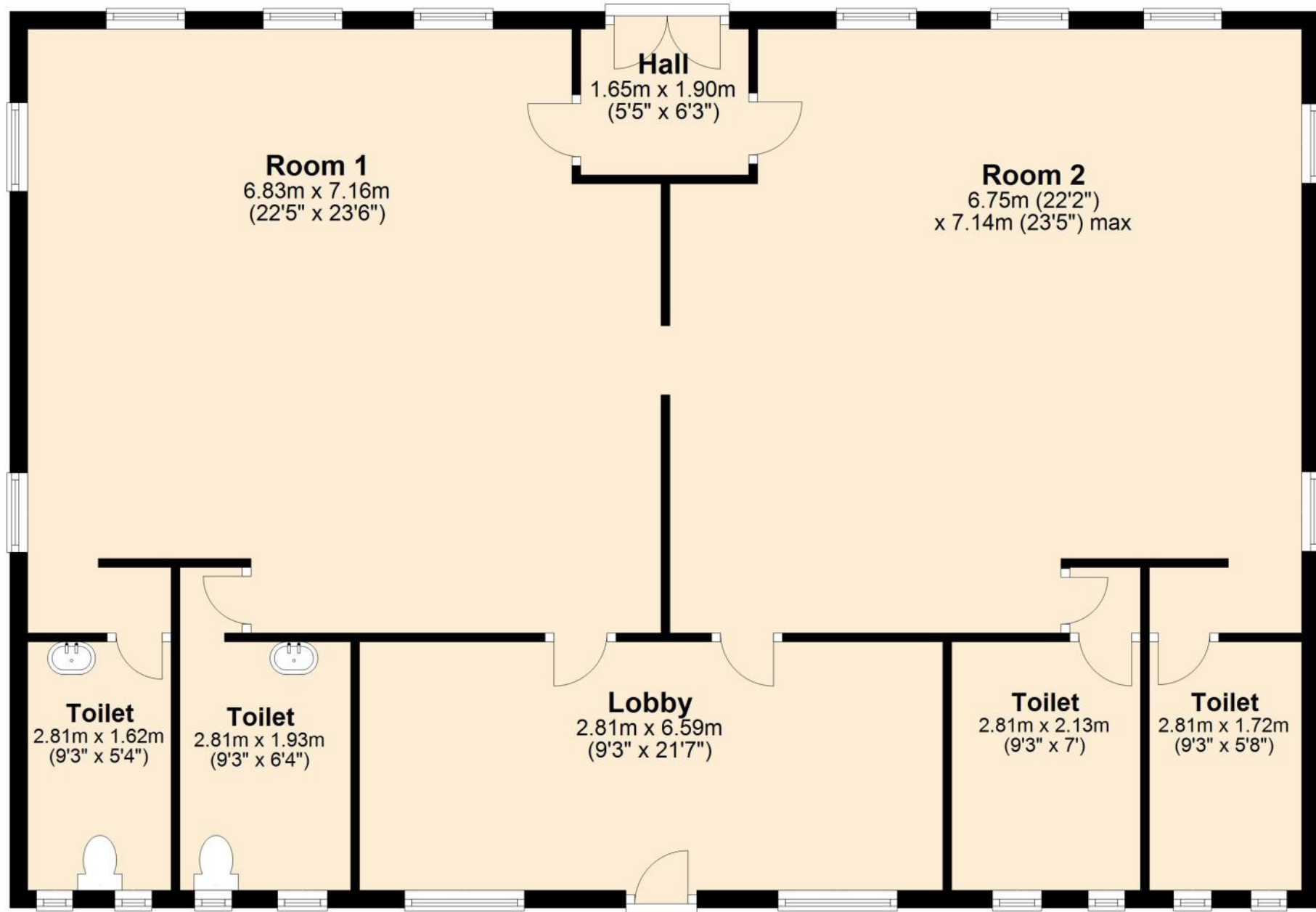


### **ROOM TWO**

This is another large room with an open fireplace and three windows facing the beach. There are ladies and gents toilets off and the original bar is still in place.

# The Old Pub

Approx. 139.5 sq. metres (1501.5 sq. feet)



No responsibility is taken for any error omission or misunderstanding in these particulars which do not constitute an offer or contract.  
Services and appliances have not been tested and therefore no warranty is offered on their operational condition.

Auctioneers, Estate Agents & Property Consultants

1 Lamb Street, Clonakilty, Co. Cork, Ireland. Tel: 023 88 35959, Fax: 023 8835960  
Registration No. 284879, V.A.T. No. E8284879J PSRA Registration No. 001367

