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Hawthorns, Desert, Clonakilty, West Cork

*A
magnificent 5
bedroom
family home
on a truly
spectacular 6
acre site, on
the outskirts
of town and
on the edge
of the water.*

*Guide Price:
€949,000*



GROUND FLOOR

ENTRANCE HALL 3.78m (12'5") x 3.62m (11'10")

CLOAKROOM 1.61m (5'4") x 0.95m (3'1")

TOILET 2.07m (6'9") x 0.95m (3'1")

INNER HALLWAY 4.86m (15'11") x 4.12m (13'6") max

DINING ROOM 4.00m (13'1") x 3.95m (12'11")

SITTING ROOM 8.30m (27'3") x 4.50m (14'9")

KITCHEN_DINING AREA 5.45m (17'11") x 4.12m (13'6")

LIVING ROOM 4.50m (14'9") x 3.95m (13')

UTILITY ROOM 1.83m (6') x 1.69m (5'6")

TOILET 1.83m (6') x 0.88m (2'10")

GARAGE ATTACHED 6.76m (22'2") x 4.00m (13'1")

DETACHED WORKSHOP 8.30m (27'3") x 5.60m (18'4")

FIRST FLOOR

LANDING 6.33m (20'9") x 5.69m (18'8")

MASTER BEDROOM 4.64m (15'3") x 3.95m (13')

WARDROBE 2.93m (9'7") max x 1.33m (4'4")

EN-SUITE BATHROOM 2.93m (9'7") x 2.75m (9')

BEDROOM 2 4.50m (14'9") x 3.70m (12'2")

BEDROOM 3 4.09m (13'5") x 3.95m (13')

WARDROBE

AIRING PRESS

BEDROOM 4 4.00m (13'1") x 3.35m (11')

BEDROOM 5 5.53m (18'2") x 3.95m (13')

EN-SUITE BATHROOM 2.25m (7'5") x 1.98m (6'6")

FAMILY BATHROOM 2.77m (9'1") x 2.25m (7'5")



To reside in comfort is one thing, to do so with one of West Cork's finest views laid out before you is indeed an exceptional opportunity and one that is rarely presented. Planning permission in this spectacular setting

was only granted because this home replaced an old farmhouse. The external appearance was controlled by the council but inside the extra freedom is evident in the split level design. Built with a generous budget, this stunning home has the substance to support the style. With a floor



area of approx. 3,300sq. ft., plus a large detached workshop and 6 acres of land, it offers the ultimate family lifestyle. Not visible from the road but once you get to the end of the gravel drive you will be blown away by the views. Clonakilty town is a mile away and the airport is 31 miles away.

Services: Private well, septic tank, oil fired central heating and broadband is available.



KITCHEN DINING AREA

The kitchen is a beautifully crafted timeless Shaker style with a great selection of storage units, it is finished off with a granite worktop, the peninsula design is used to separate the kitchen from the split level living area.



SITTING ROOM

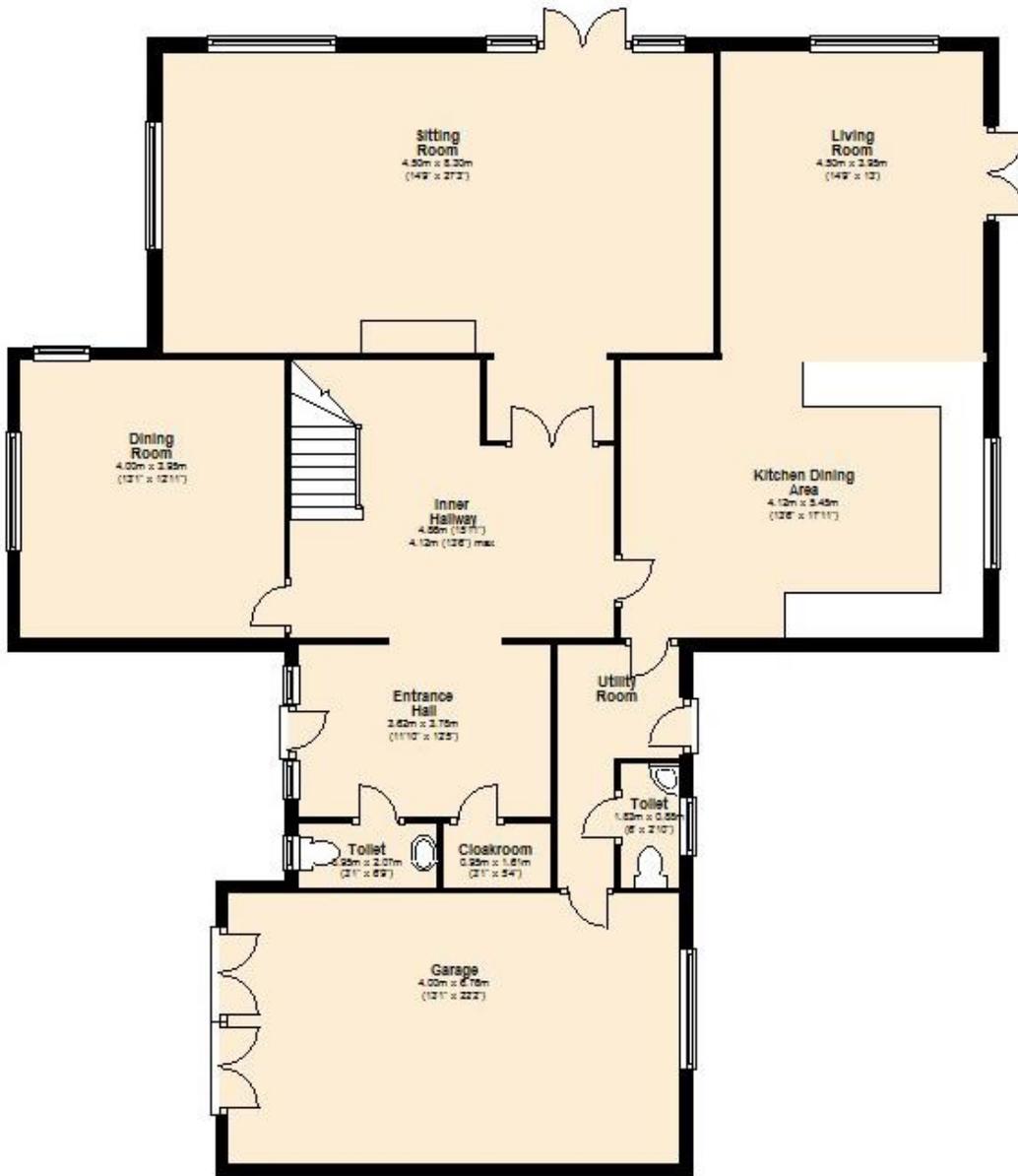
Stepped down from the hall this room captures all of what is great about this home, large windows, glazed panel French doors and the perfect aspect combine to ensure that none of the amazing views are missed.



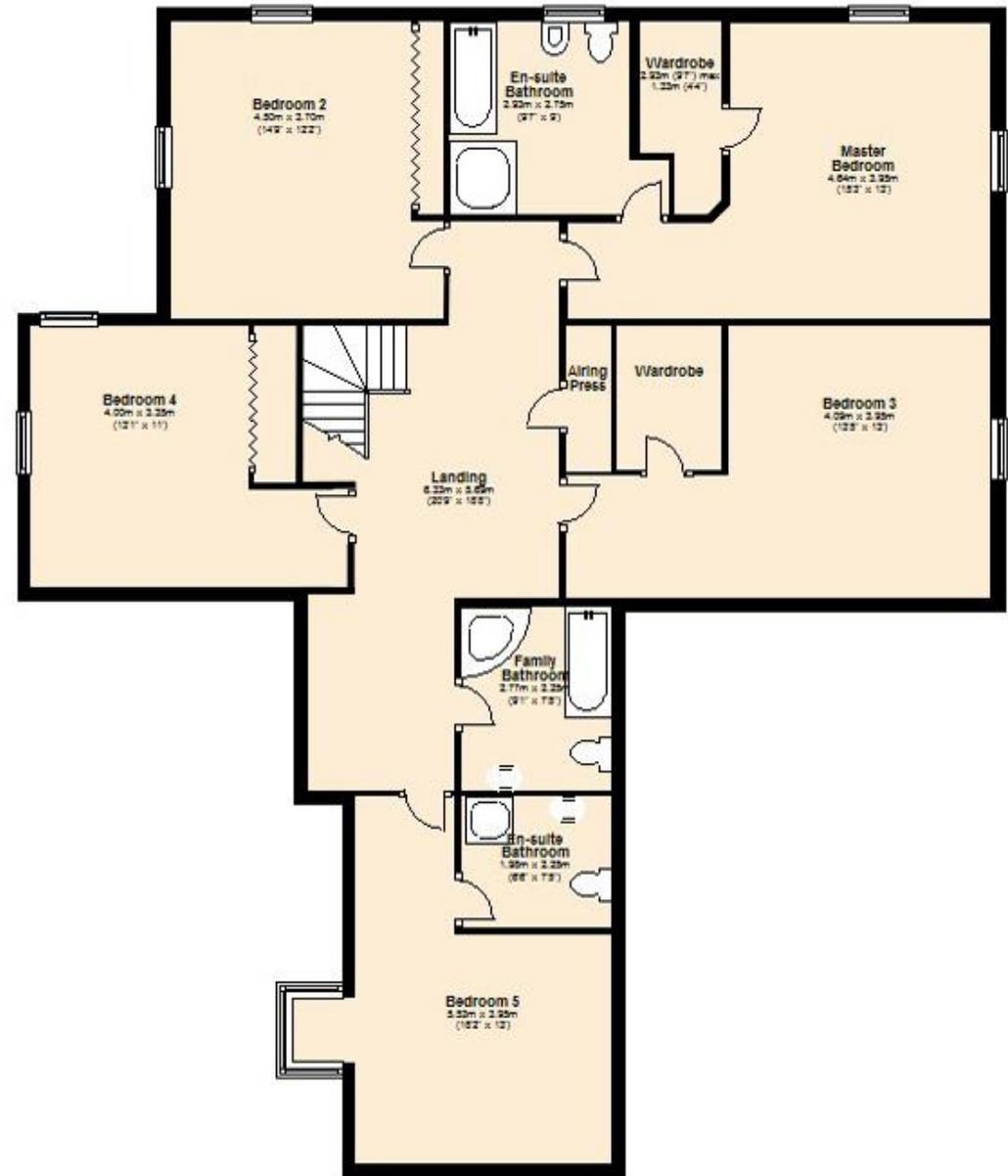
MASTER BEDROOM

This is just one of 5 double bedrooms and one of two ensuite bedrooms on the first floor, they are all similar in size, like most of the bedrooms, this bedroom has a walk in wardrobe and spectacular views.

Ground Floor
Approx. 160.1 sq. metres (1722.4 sq. feet)



FIRST FLOOR
Approx. 143.5 sq. metres (1555.4 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.

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