

**HENRY O'LEARY**

**AUCTIONEERS &  
REAL ESTATE AGENTS**

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

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

*Kealfadda Bridge House, Schull, West Cork*



*Exceptional equestrian property including a family home, guest cottage, hobby house and 11 stables on circa 23 acres with views of the Fastnet light house.*



*Guide Price: €630,000*

## GROUND FLOOR

**COVERED PORCH** 3.38m (11'1") x 2.34m (7'8")

**ENTRANCE HALL** 3.38m (11'1") x 1.32m (4'4")

**FAMILY BATHROOM** 2.54m (8'4") x 1.96m (6'5")

**STORE ROOM** 1.96m (6'5") x 1.17m (3'10")

**LIVING ROOM** 5.69m (18'8") x 5.19m (17')

**CONSERVATORY** 8.28m (27'2") x 6.02m (19'9")

**KITCHEN\_DINING\_AREA** 5.19m (17') x 3.94m (12'11")

**BEDROOM 1** 3.38m (11'1") x 3.38m (11'1")

## FIRST FLOOR

**MASTER BEDROOM** 3.90m (12'10") x 3.47m (11'5")

**EN-SUITE BATHROOM** 3.94m (12'11") x 1.62m (5'4")

**LANDING/BEDROOM\_3** 5.69m (18'8") x 5.19m (17')

## GUEST COTTAGE—GROUND FLOOR

**LIVING\_DINING\_AREA** 4.30m (14'1") x 3.75m (12'4")

**SHOWER ROOM** 2.88m (9'5") x 1.88m (6'2")

**KITCHEN** 2.88m (9'5") x 1.87m (6'2")

## FIRST FLOOR

**STUDY/BEDROOM** 3.75m (12'4") x 2.88m (9'5")

## HOBBY HOUSE - FLOOR LAYOUT

**UTILITY ROOM** 4.00m (13'1") x 3.00m (9'10")

**RECEPTION** 4.00m (13'1") x 2.19m (7'2")

**OFFICE** 4.06m (13'4") max x 3.67m (12'1")

**STORE** 1.38m (4'6") x 1.31m (4'4")



*Nestled in a blissfully tranquil setting with heather scented hills and lush green valleys, a view of the Fastnet light house and equestrian facilities of an extraordinary standard, all on circa 23 acres of mixed land.*

*Kealfadda Bridge House is like no other, it has been created from scratch by its current German owner. It is obvious from the attention to detail that perfection was high on his list of priorities.*

*The main dwelling house has an area of almost 2000 sq. ft., there is also a detached guest cottage and a hobby house*



*all built to the same standard. The stables are contained in two blocks around the manège, but stables is far too simple a description for these buildings with beautifully finished attic space and shingled gable ends.*

*It is located on the Mizen Peninsula, between Schull and Goleen approx. 20 miles from Skibbereen and 70 miles from Cork city and airport.*

*Services: Private well, septic tank, oil fired central heating, 3 phase power and broadband is available.*



### ***KITCHEN DINING AREA***

*This is a cosy room centrally located within the house, it features a beautifully crafted solid kitchen incorporating an AGA cooker, the floor is tiled and the ceiling beams are exposed.*



### ***LIVING ROOM***

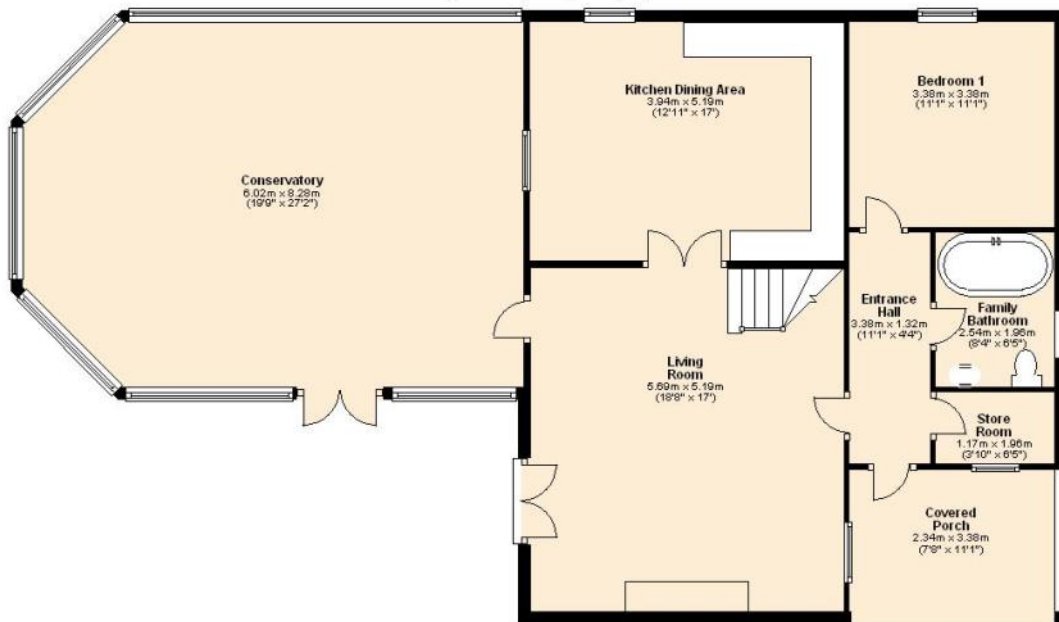
*This is a large room with exposed beams, tiled floor and an eye catching marble fireplace in a natural stone surround. There are double doors to an outside paved patio area.*



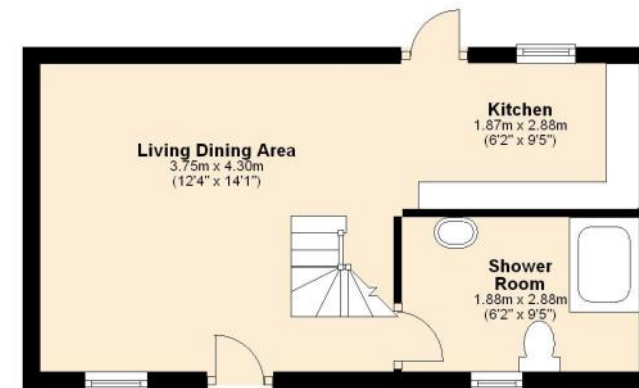
### ***CONSERVATORY***

*This is the largest room in the house, it is beautifully presented with a timber tongue and grooved ceiling with recessed spot lighting and motorised roof windows. The floor is tiled and there are double doors to the paved patio.*

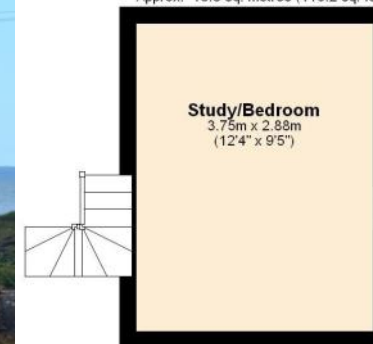
**Ground Floor**  
Approx. 128.6 sq. metres (1394.4 sq. feet)



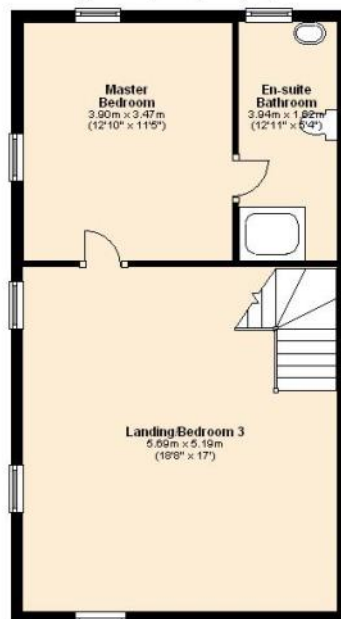
**Guest Cottage - Ground Floor**  
Approx. 26.7 sq. metres (286.9 sq. feet)



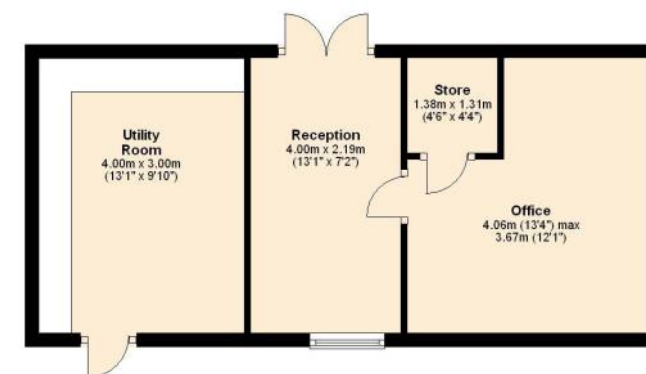
**Guest Cottage - First Floor**  
Approx. 10.8 sq. metres (116.2 sq. feet)



**First Floor**  
Approx. 49.6 sq. metres (533.7 sq. feet)



**Hobby House**  
Approx. 34.9 sq. metres (375.4 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.

Auctioneers, Estate Agents & Property Consultants

1 Lamb Street, Clonakilty, Co. Cork, Ireland. Tel: 023 88 35959, Fax: 023 8835960

Email: [property@hol.ie](mailto:property@hol.ie)

Web: [www.hol.ie](http://www.hol.ie)



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