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**AUCTIONEERS &  
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**The Old House, 17 Kilbrogan Hill,  
Bandon, West Cork**



FRONT VIEW



REAR VIEW



GARDEN

A spectacular 5-bedroom period home on 0.52 acres with an income-generating investment property attached.

**Guide Price: €510,000**



## Ground Floor

**Entrance Hall:** 4.85m (15'11") x 1.93m (6'4")

**Living Room:** 5.04m (16'6") x 4.85m (15'11")

**Bedroom 1:** 4.85m (15'11") x 3.93m (12'11")

**En-suite:** 2.29m (7'6") x 1.96m (6'5")

**Inner Hallway:** 3.19m (10'6") max x 2.70m (8'10")

**Toilet:** 2.70m (8'10") x 1.83m (6')

**Snug:** 4.26m (14') x 3.37m (11'1")

**Kitchen\_Dining\_Area:** 9.58m (31'5") x 4.34m (14'3")

**Utility:** 3.31m (10'10") max x 2.36m (7'9")

## First Floor

**Landing:** 4.29m (14'1") x 2.76m (9'1")

**Master Bedroom:** 5.86m (19'3") x 3.31m (10'10")

**En-suite Bathroom:** 4.85m (15'11") x 2.58m (8'5")

**Walk-in Wardrobe/Study:** 4.29m (14'1") x 3.31m (10'10")

**Linen Room:** 4.85m (15'11") x 2.13m (7')

**Bedroom 3:** 4.85m (15'11") x 4.55m (14'11")

**Bedroom 4:** 4.85m (15'11") x 4.84m (15'11")

**Office:** 4.85m (15'11") x 2.43m (8')

**Shower Room:** 3.25m (10'8") x 2.22m (7'3")

**Family Bathroom:** 3.78m (12'5") x 3.25m (10'8")

**Bedroom 5:** 3.85m (12'8") x 3.25m (10'8")

## Investment Property

**Front of the shop:** 9.21m (30'3") x 6.81m (22'4")

**Rear of the shop:** 6.80m (22'4") x 3.51m (11'6")

**Store Room:** 6.01m (19'9") x 2.50m (8'3")

**Boiler Room:** 2.01m (6'7") x 1.47m (4'10")

**Lobby:** 2.01m (6'7") x 1.53m (5')

**Office:** 3.18m (10'5") x 3.10m (10'2")

## Second Floor

**Second Floor Landing:** 4.29m (14'1") x 2.72m (8'11")

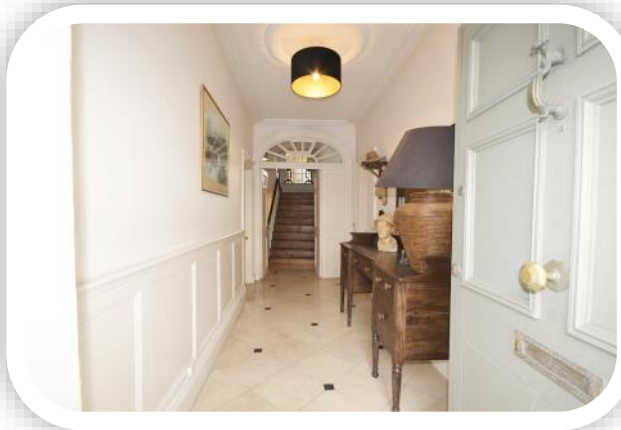
**Open Plan Attic Room:** 14.75m (48'5") x 4.85m (15'11")





Deceptively spacious and full of surprise, behind the modest facade of this Georgian dwelling is a surprisingly modern and unexpected extension unlike anything else on the street. This additional space fills the home with natural light, it features arched windows, a vaulted ceiling and opens up the kitchen to massively increase the liveable space available. This period home is an elegant merging of two properties on the street, at ground level there is an income generating commercial space adjoining the

main dwelling but at first floor level its all part of the main house. While the bricks and mortar have appeal, the real jewel in the crown is surely the magical garden with its cobblestone paths, walled in orchard, vegetable garden and a pond, it's a rural retreat in the middle of town and makes this a property where you can have it all. There is a gross floor area of approx. 5,700sq. ft spread over 3 floors,



that includes 900sq. ft. in a large open plan attic room and approx. 1000sq. ft. of ground floor commercial space. The commercial space is held on a 4 year 11 month lease which is due to expire soon (we understand that the current tenant would be happy to renew). Outside there are also a selection of useful stone built and timber built outhouses, plus separate side access to the garden via a right of way.

**Services:** Mains & private well water, mains sewage, gas fired central heating and broadband is available.



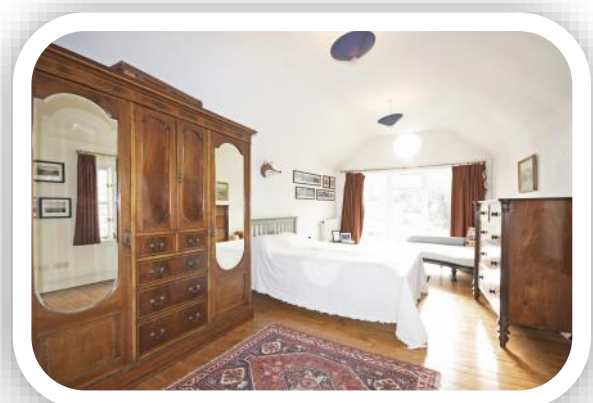
### KITCHEN DINING AREA

This is the heart of the home, it features a gas fired 4 oven AGA, a tastefully crafted kitchen with a granite worktop and an excellent selection of base and eye level units, tiled flooring, high ceilings, exposed beams and lots of light.



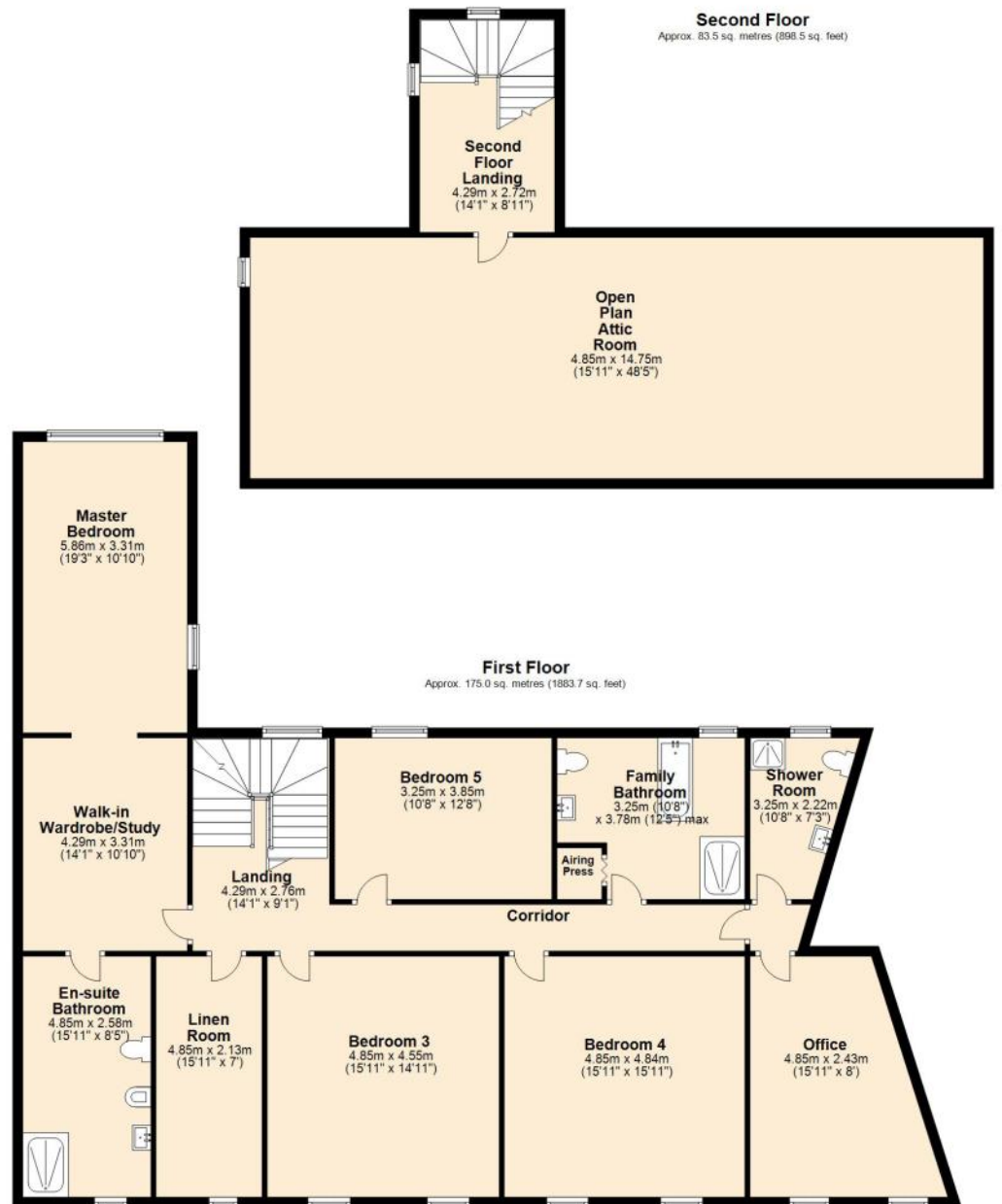
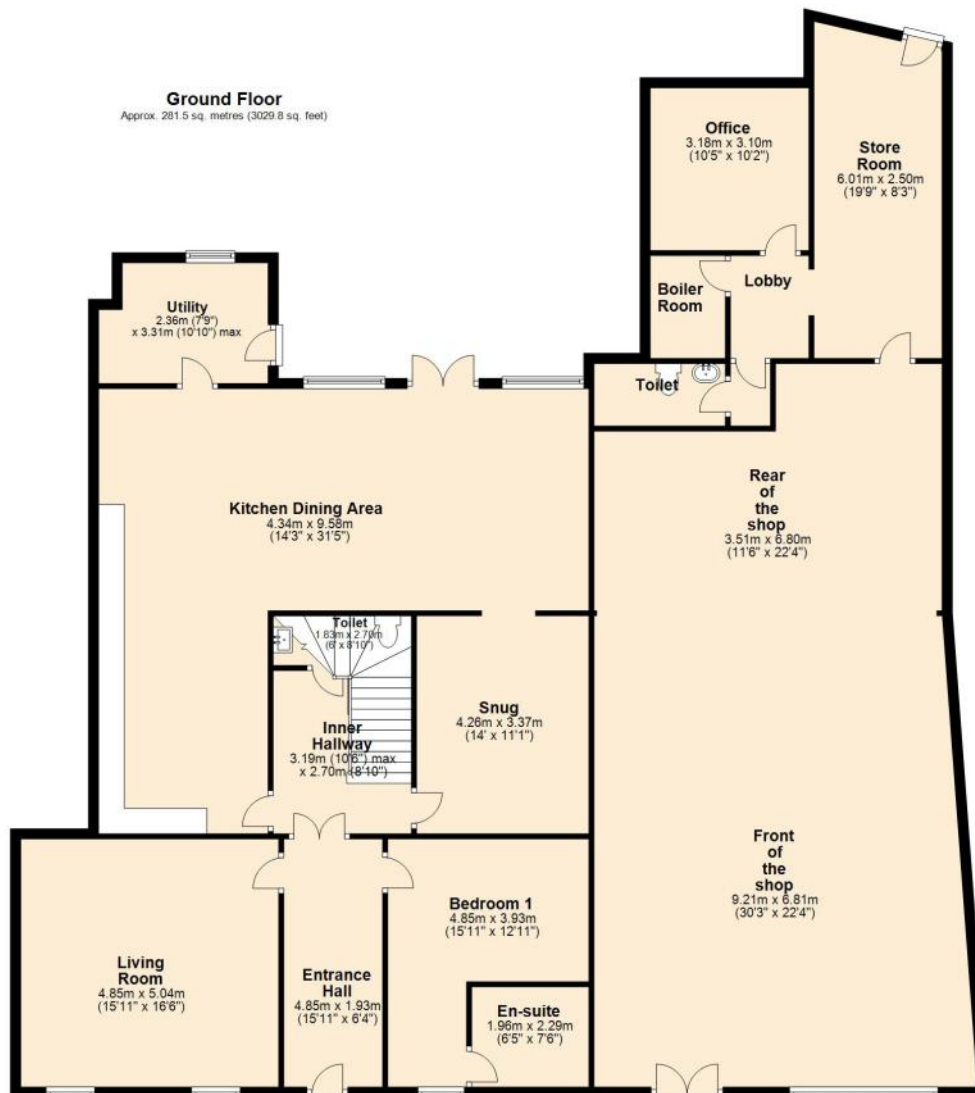
### LIVING ROOM

This is one of two rooms to the front of the house, the windows come complete with wooden shutters, the ceiling is high with coving and with what looks like an original centre piece, there is an antique fireplace and solid timber flooring.



### MASTER BEDROOM

This is the most spectacular of the five double bedrooms, the focal point must be the picture window which overlooks the magical garden to the rear, there is a dressing room/study and an ensuite bathroom off.



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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