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**AUCTIONEERS &
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**Carrigroe, Clonakilty,
West Cork, P85 YR84**



Stunning 2,000sq. ft. family home plus a converted attic and a detached stone built studio/workshop, all on a mature site of just over 1 acre.



Guide Price: €500,000

Ground Floor

Entrance Hall: 4.17m (13'8") x 2.66m (8'9")

Sitting Room: 4.88m (16') x 4.17m (13'8")

Living Room: 4.87m (16') x 3.86m (12'8")

Kitchen/Dining Room: 9.23m (30'3") x 3.38m (11'1") max

Utility: 3.28m (10'9") max x 3.07m (10'1")

Toilet: 1.29m (4'3") x 1.16m (3'10")

First Floor

Landing: 5.25m (17'2") x 3.23m (10'7")

Family Bathroom: 4.40m (14'5") x 2.00m (6'7")

Master Bedroom: 5.25m (17'2") x 4.88m (16')

En-suite: 2.90m (9'6") x 2.51m (8'3")

Walk-in Wardrobe: 3.38m (11'1") x 2.10m (6'11")

Bedroom 2: 3.88m (12'9") x 3.30m (10'10")

Bedroom 3: 4.78m (15'8") max x 3.37m (11')

Second Floor

Attic Landing: 3.82m (12'6") x 3.66m (12')

Attic Room 1: 4.67m (15'4") x 3.66m (12')

Attic Room 2: 3.92m (12'10") x 3.66m (12')

Studio/Workshop

Ground Floor Workshop: 5.00m (16'5") x 3.45m (11'4")

Store Room: 5.00m (16'5") x 3.45m (11'4")

First Floor

Studio: 7.00m (23') x 5.00m (16'5") plus 0.94m (3'1") x 0.94m (3'1")



Just that little bit different and ever so smart with clever ideas used subtly to perfection, this charming property is bright and spacious in a convenient location between the town and the beach. If you are looking for the perfect home that offers all the convenience of living close to town with the peace and tranquillity of the country, look no further than this charming property nestled between Clonakilty town and several beaches, it provides the perfect balance between a town and a coastal lifestyle. The home has been thoughtfully designed to maximize style and space, with features that make it stand out from the rest. There is approx. 2,000 sq. ft in the main house plus a further 500sq. ft in the two attic rooms, but that's not all!



This unique property comes with a detached stone-built study/workshop, ideal for working from home, an extra room, or simply additional storage, the possibilities are endless. Location-wise, you are in an enviable spot, 3km from Rathbarry, 5km from Clonakilty, 5km from Long Strand, 6km from Inchydoney, 7km from Red Strand and just 9km from Rosscarbery town, Cork city and airport are approx. 55km away.

Services: Mains water, septic tank, oil fired central heating, heat recovery system, and broadband is available.



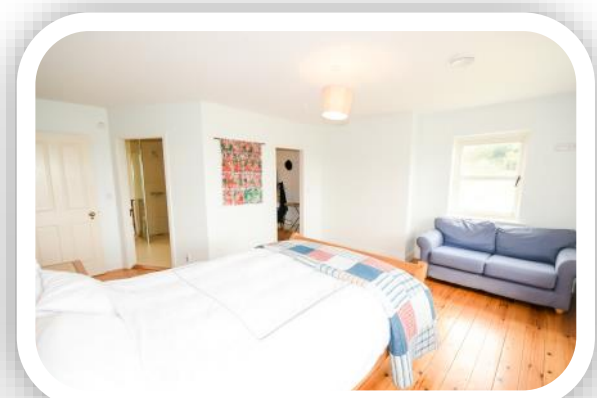
KITCHEN DINING AREA

The eye catching kitchen is tastefully crafted, it features a huge selection of base and eye level storage units, painted cream with a wooden effect worktop, the colour contrast of the two sets the tone for your entire space.



LIVING ROOM

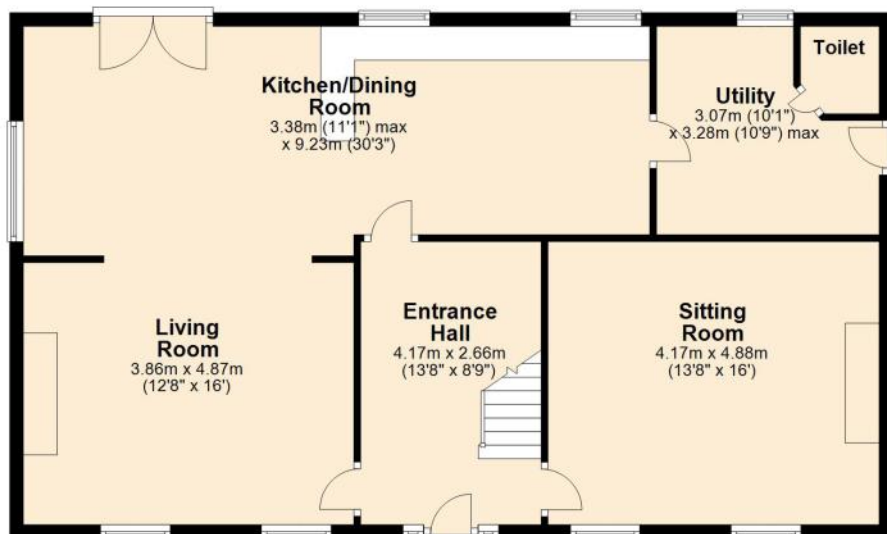
This is one of two reception rooms in the home, it is an open plan layout with the kitchen dining area opening off this space, there are two windows to the front and there is a solid fuel stove fitted in the fireplace.



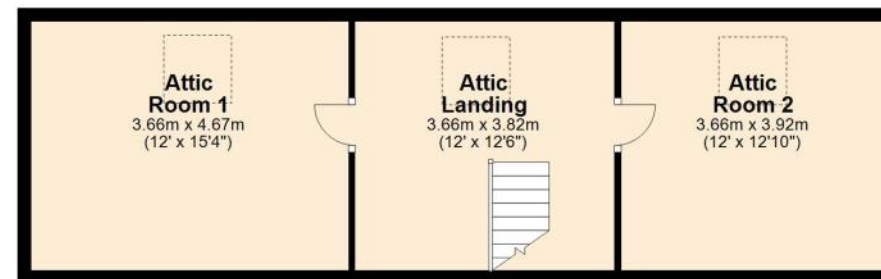
MASTER BEDROOM

This is one of three double bedrooms on the first floor, it has a bright and spacious area with windows on two elevations, there is an ensuite and a walk-in wardrobe off and the floors are solid timber.

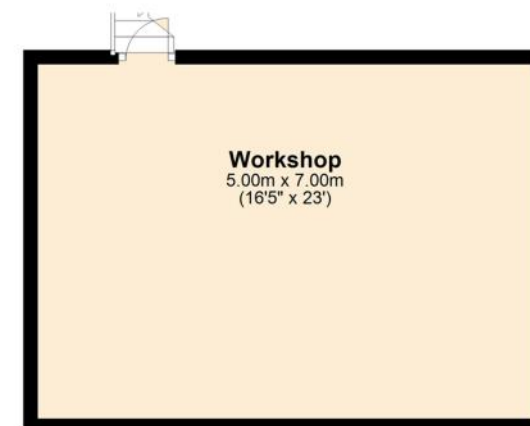
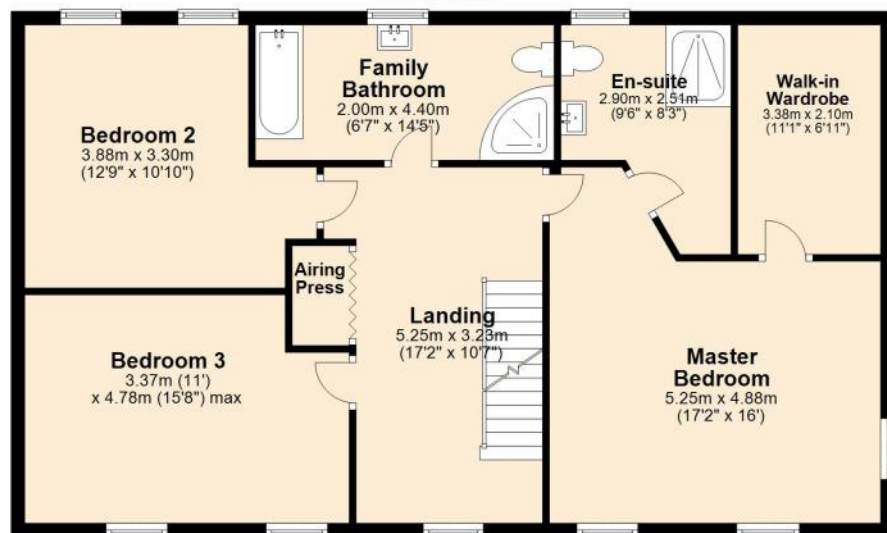
Ground Floor



Second Floor



First Floor



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

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