

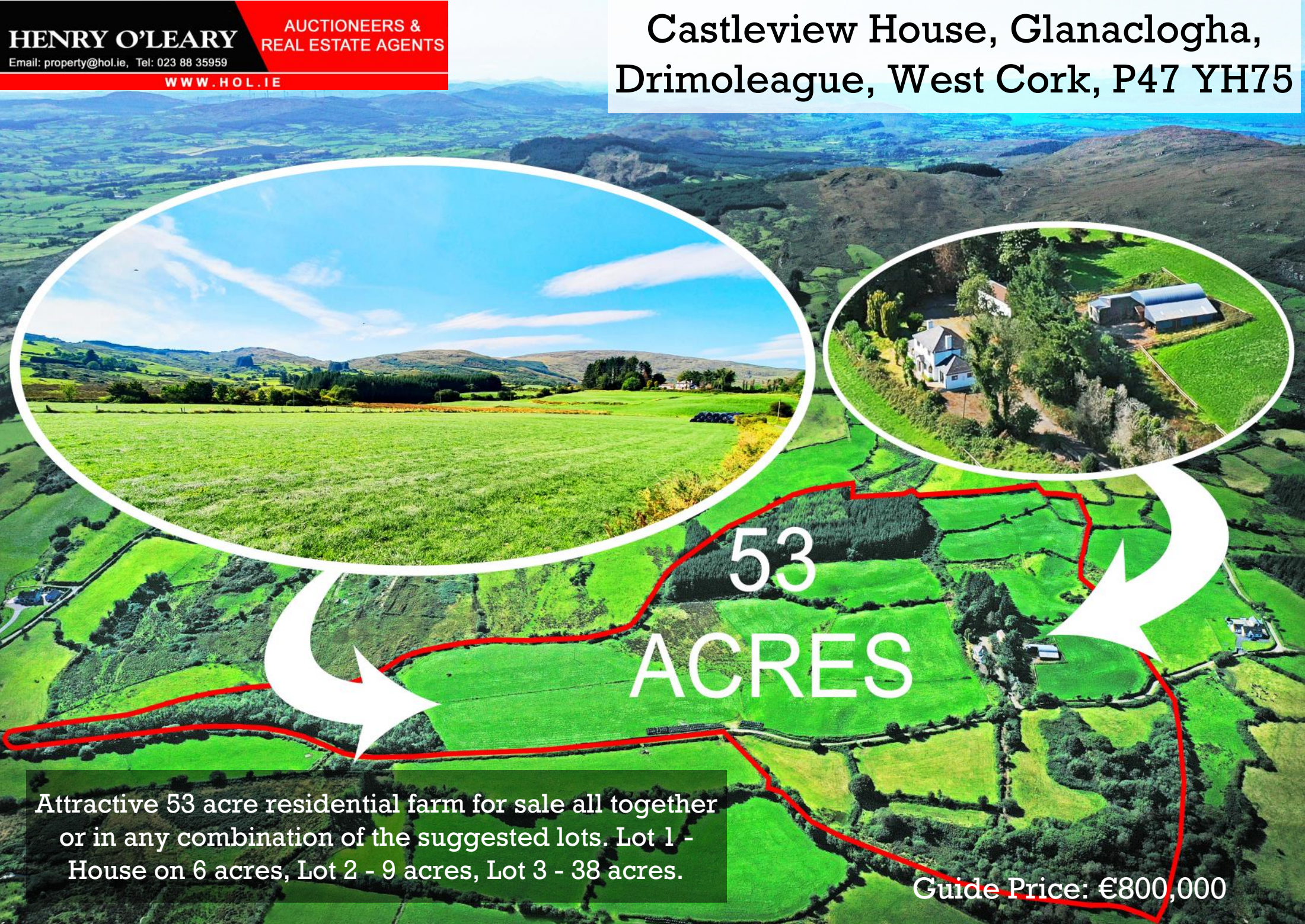
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**AUCTIONEERS &
REAL ESTATE AGENTS**

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Castleview House, Glanaclogha, Drimoleague, West Cork, P47 YH75



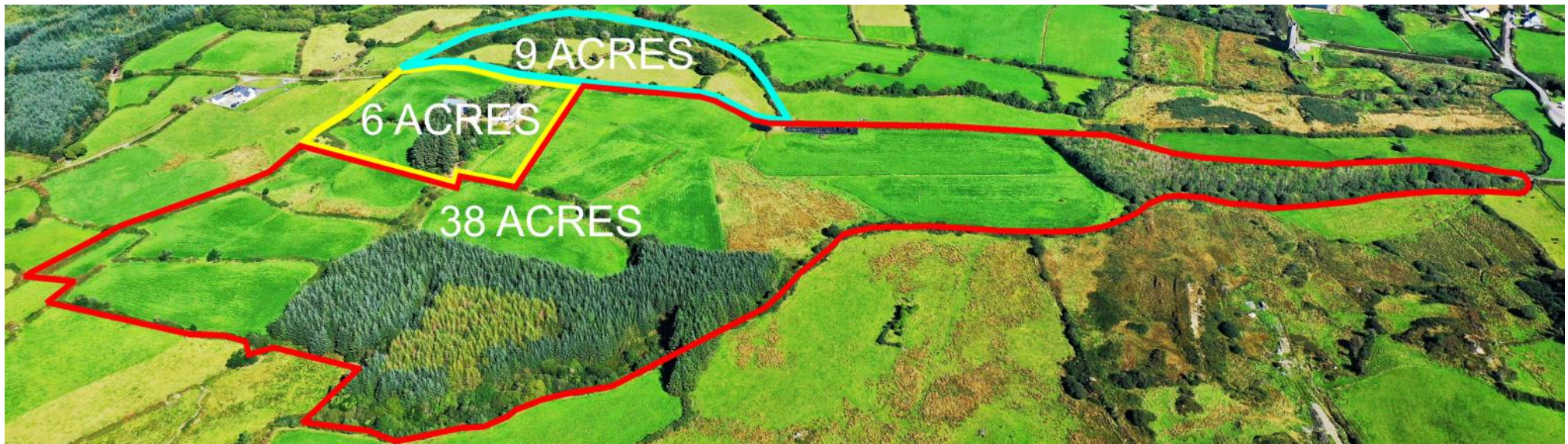
53
ACRES

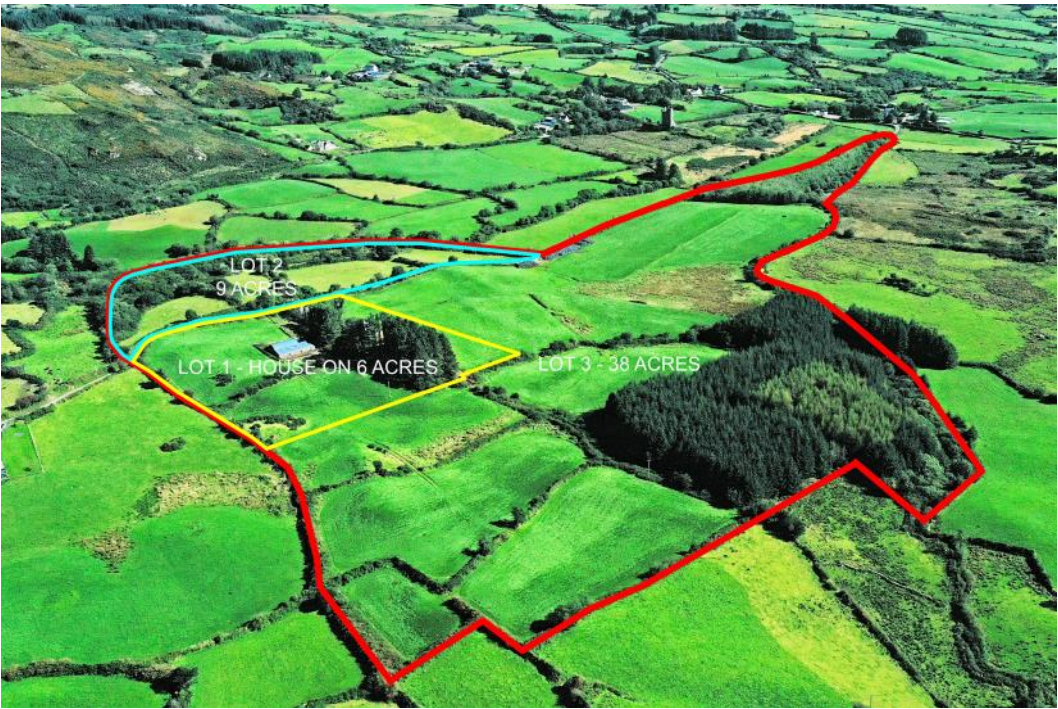
Attractive 53 acre residential farm for sale all together
or in any combination of the suggested lots. Lot 1 -
House on 6 acres, Lot 2 - 9 acres, Lot 3 - 38 acres.

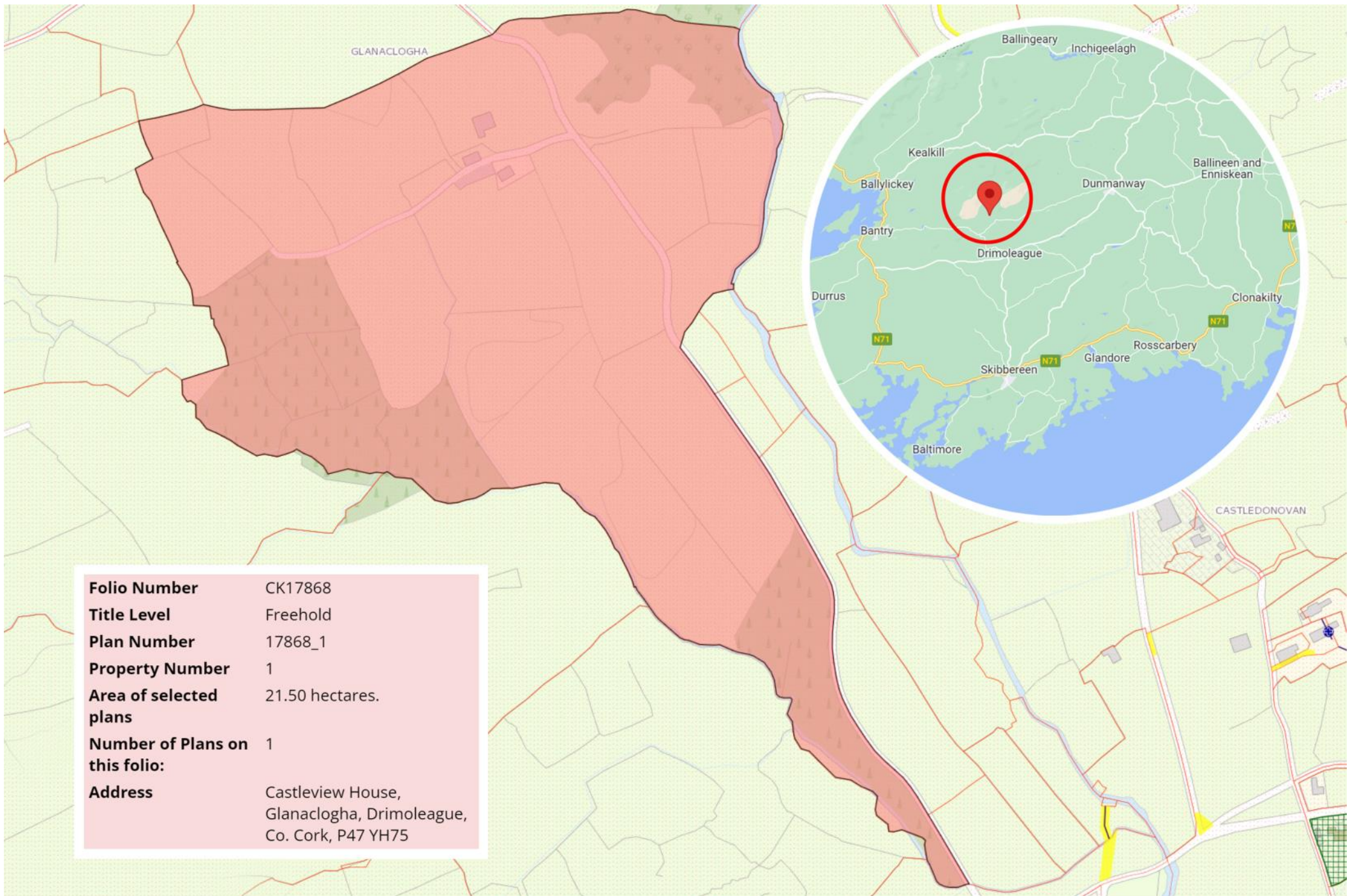
Guide Price: €800,000

This is a residential agricultural holding of 53 acres, it is currently laid out in permanent pasture apart from approx. 11 acres of forestry which is approx. 26 years old. The dwelling house was constructed around the mid-'80s, it extends to approx. 2000sq. ft. and is being offered together with the farmyard and studio building on 6 acres of grazing land (please view or request the residential brochure for full details). This is an exciting opportunity for a hobby farmer or equestrian enthusiast, the farmyard includes a 3-bay hayshed with double lean-to which could easily be converted to stables. Across the road there are 9 acres that front onto the Ilan River, this block can be acquired on its own or along with any of the other lots. Lot 3 contains the majority of the farmland it extends to 38 acres of which 11 acres are forestry, apart from the forestry this is good quality grassland for the most part, it has been well farmed over the years and comes to the market in excellent condition.

The suggested lots are as follows – **Lot 1** - house & yard on 6 acres, **Lot 2**- 9 acres, **Lot 3** – 38 acres. It can be acquired all together or in any combination of the suggested lots.







Folio Number	CK17868
Title Level	Freehold
Plan Number	17868_1
Property Number	1
Area of selected plans	21.50 hectares.
Number of Plans on this folio:	1
Address	Castlevue House, Glanaclogha, Drimoleague, Co. Cork, P47 YH75

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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