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**AUCTIONEERS &
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Castleview House, Glanaclogha,
Drimoleague, West Cork, P47 YH75

LOT 1
HOUSE ON 6 ACRES

A 4-bedroom country home on 6 acres with a detached studio/office and garage, plus farm building and an option for more land if required.

Guide Price: €395,000

GROUND FLOOR

Porch: 2.10m (6'11") x 0.86m (2'10")

Hall: 4.89m (16') x 1.82m (6')

Kitchen/Living Area: 6.80m (22'4") x 3.65m (12')

Dining Room: 6.80m (22'4") max x 3.65m (12')

Sitting Room: 6.00m (19'8") x 4.53m (14'10")

Toilet: 1.82m (6') x 1.81m (5'11")

Utility: 5.48m (18') max x 4.56m (15')

FIRST FLOOR

Landing: 3.07m (10'1") x 1.88m (6'2")

Family Bathroom: 2.41m (7'11") x 1.81m (5'11")

Master Bedroom: 3.66m (12') x 3.47m (11'5")

En-suite: 2.00m (6'7") x 1.66m (5'5")

Bedroom 2: 3.47m (11'5") x 3.04m (10')

Bedroom 3: 3.65m (12') x 3.32m (10'11")

Bedroom 4: 3.65m (12') x 3.38m (11'1")

Studio/Office: 8.59m (28'2") x 5.86m (19'3")

Garage: 5.86m (19'3") x 5.15m (16'11")



An alluring combination of lifestyle and privacy, with a southerly aspect and a gorgeous outlook on 6 acres of sheltered pasture and an option to acquire extra land, a 9-acre adjoining block fronts onto the River Ilen. It is the ultimate in tranquillity with nature as your neighbour, a place where wildlife is well catered for, the 3 bay hayshed included has a double lean-to which will make life equally as comfortable for any animals you wish to bring along. The dwelling house extends to approx. 2,000sq. ft., it was constructed around the mid-'80s, although it has been vacant for a few years it is in good condition throughout and features two reception rooms, four bedrooms and three bathrooms. The setting is slightly elevated with a view of the castle and the countryside beyond.



The classic proportions and intelligent design combine to provide very comfortable and practical accommodation for young and old alike. An extra bonus is the inclusion of a large, detached building of approx. 870sq. ft. which was originally built as an artist's studio/gallery with a double garage at one end. Drimoleague village is 6.5km away, both Bantry & Dunmanway towns are 13.5km away, it is 20km to Skibbereen and Cork city and airport are 67km away.

Services: Private well, septic tank and gas-fired central heating.



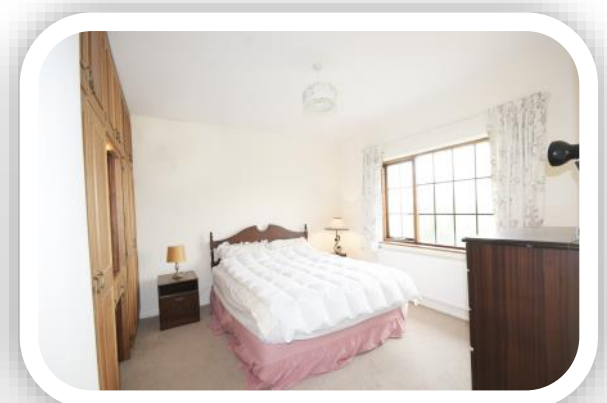
KITCHEN AREA

This is the largest room in the house, the oak kitchen is beautifully crafted with a large selection of base and eye-level storage units, lighting is recessed and the floor is tiled, the breakfast area, dining room and sunroom are off.



LIVING ROOM

This is another large room with double doors opening from the entrance hall, the large bay window to the front looks on to the front lawn, there is a gas fire fitted in the fireplace, timber flooring and recessed lighting fitted.

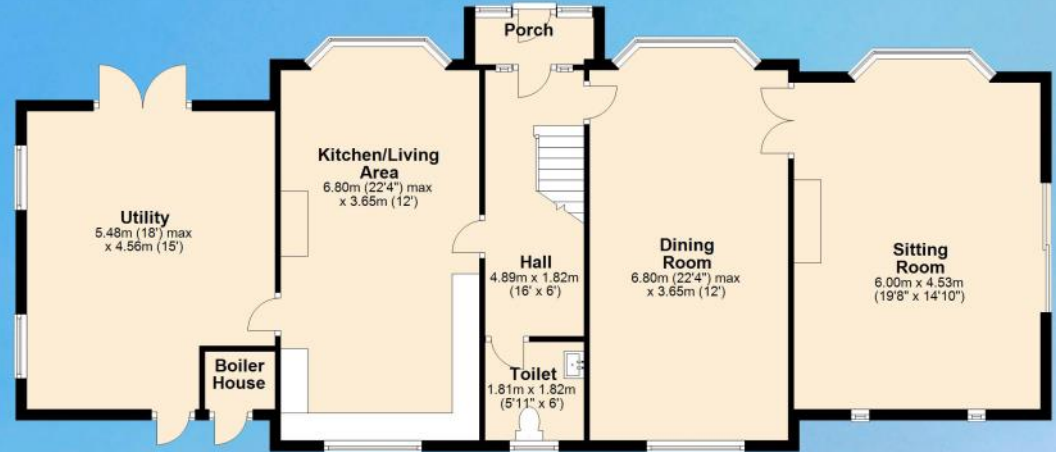


MASTER BEDROOM

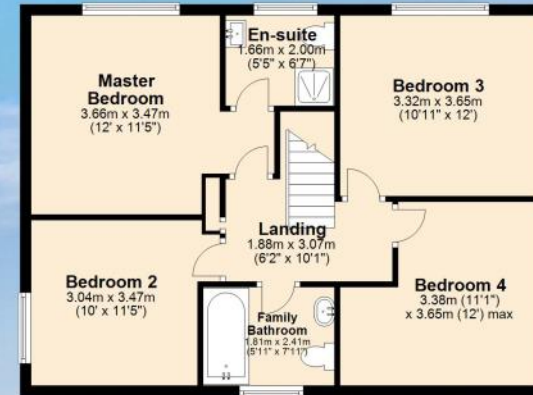
The master bedroom is generously sized with a large corner window an eye catching feature, there is a large floor to ceiling wardrobe fitted, the flooring is timber and there is also an ensuite bathroom off.



Ground 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.

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