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**AUCTIONEERS &  
REAL ESTATE AGENTS**

Glounathnaw, Bantry,  
West Cork, P75 XE13

Tastefully presented and substantially extended traditional farmhouse with 3 bedrooms, an office, a store room, a lofted workshop and a stable.

Guide Price: €425,000





## Ground Floor

**Entrance Hall:** 4.42m (14'6") x 3.96m (13')

**Office:** 2.63m (8'8") x 2.54m (8'4")

**Corridor:** 2.85m (9'4") x 1.69m (5'6")

**Sunroom / Dining Area:** 3.85m (12'7") x 3.36m (11')

**Kitchen:** 4.86m (15'11") x 4.42m (14'6")

**Utility:** 4.42m (14'6") x 3.52m (11'7")

**Shower Room:** 2.71m (8'11") x 1.57m (5'2")

**Master Bedroom:** 7.23m (23'9") x 4.42m (14'6")

**En-suite:** 3.50m (11'6") x 1.46m (4'9")

**Store Room:** 3.13m (10'3") x 2.73m (9')

## First Floor

**Landing:** 4.35m (14'3") x 1.71m (5'7")

**Family Bathroom:** 4.35m (14'3") x 2.61m (8'7")

**Bedroom 2:** 6.36m (20'10") x 4.42m (14'6")

**Bedroom 3:** 4.42m (14'6") x 2.61m (8'7")

**Living/Dining Room:** 4.42m (14'6") x 7.23m (23'9")

**Lofted Workshop:** 7.75m x 5.75m





This rescued and beautifully restored farmhouse has been substantially extended and updated with modern fixtures, appliances, and amenities, such as energy-efficient windows, recessed lighting, and an upgraded heating system. It now extends to almost 2,500sq ft. and features two reception rooms, 3 bedrooms, an office, a store room plus a large detached lofted workshop, there is also a pol-tunnel and a stable. Position and privacy are vital factors to consider when buying any property, and this property offers both in abundance. It is situated on a stunningly beautiful, peaceful rural setting overlooking fields and surrounded by heather-scented hills just a short distance from Bantry Bay. The area also offers a wide range of outdoor



activities and attractions, such as kayaking, surfing, horse riding, walking, cycling, and golf. This is a perfect opportunity to acquire a unique, rural retreat, in a truly peaceful location, that offers all the benefits of the West Cork lifestyle. It is an ideal property for those looking to escape the hustle and bustle of city life and enjoy the peace and tranquillity of a rural setting. Bantry town is just 8km away and Cork airport is 73km from here.

**Services:** Private well, septic tank, oil-fired underfloor heating and broadband is available.



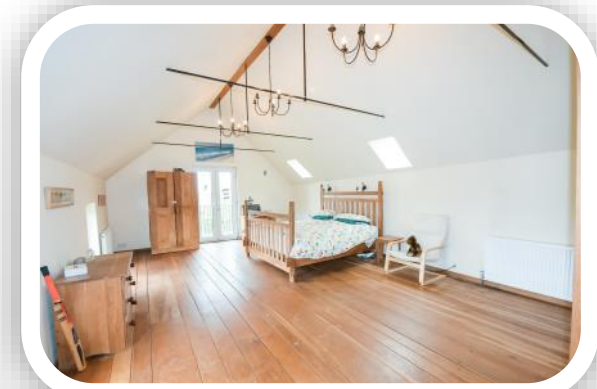
### **KITCHEN AREA**

Full of charm and character the kitchen is in the original part of the home, the cooker is neatly fitted in the original fireplace, the original flagstones have been used on the floor, the fitted kitchen offers a good selection of storage units and it is nicely finished off with a granite worktop.



### **LIVING/DINING ROOM**

Located on the first floor, this is a large open plan space with a vaulted ceiling and a gallery landing at one end. With windows on three elevations there is lots of natural light, and a glazed panel door opens onto a stone built outside gallery. There is solid hard wood flooring throughout.

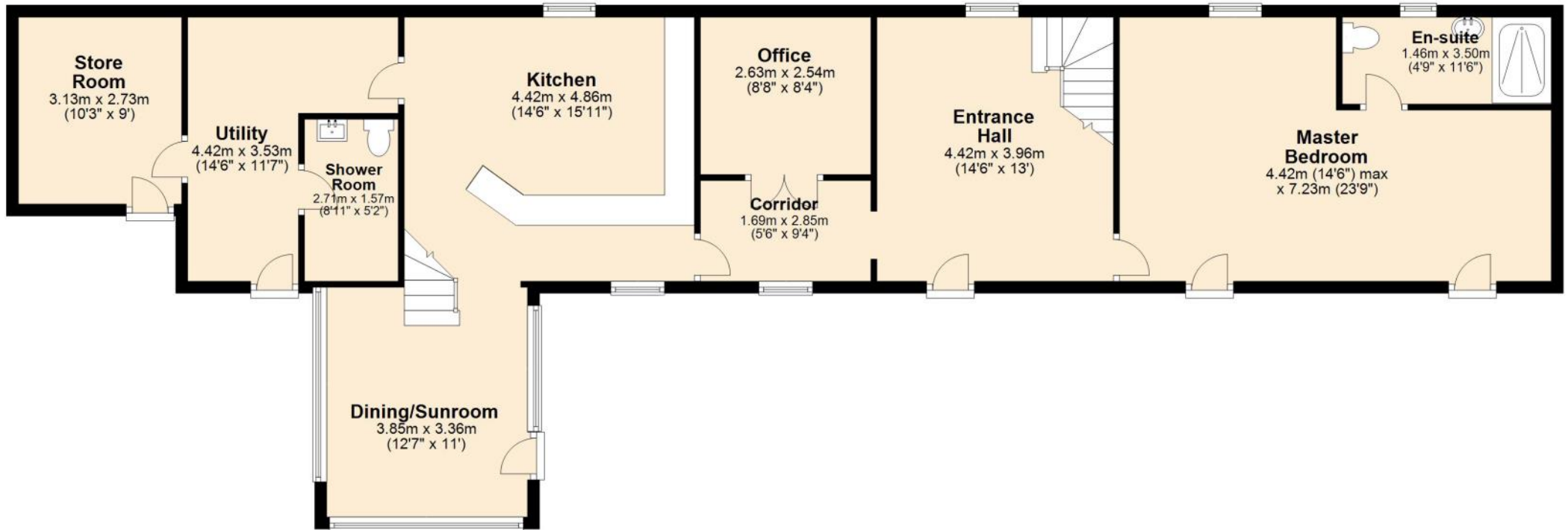


### **BEDROOM 2**

This is another large room on the first floor, it too has a vaulted ceiling and lots of natural light. Glazed panel double door at one end open on to another outside stone built gallery, which nicely balances the one on the other side of the house. There is solid hardwood flooring also fitted here.

## Ground Floor

Approx. 122.2 sq. metres (1315.3 sq. feet)



## First Floor

Approx. 100.8 sq. metres (1084.9 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.

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