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**AUCTIONEERS &  
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**Kilkern, Castlefreke, Clonakilty, West Cork, P85 R293**



Charming and unspoilt traditional stone-built farmhouse in a picture post-card setting, which is close to several beaches in the heart of West Cork.

**Guide Price: €280,000**



## Ground Floor

**Kitchen/Dining:** 5.26m (17'3") x 3.45m (11'4")

**Living Room:** 7.12m (23'4") max x 3.45m (11'4")

**Bathroom:** 2.24m (7'4") x 1.40m (4'7")

**Sitting Room:** 4.38m (14'4") x 3.15m (10'4")

**Bedroom 3:** 2.06m (6'9") x 2.06m (6'9")

**Shower Room:** 2.06m (6'9") x 0.99m (3'3")

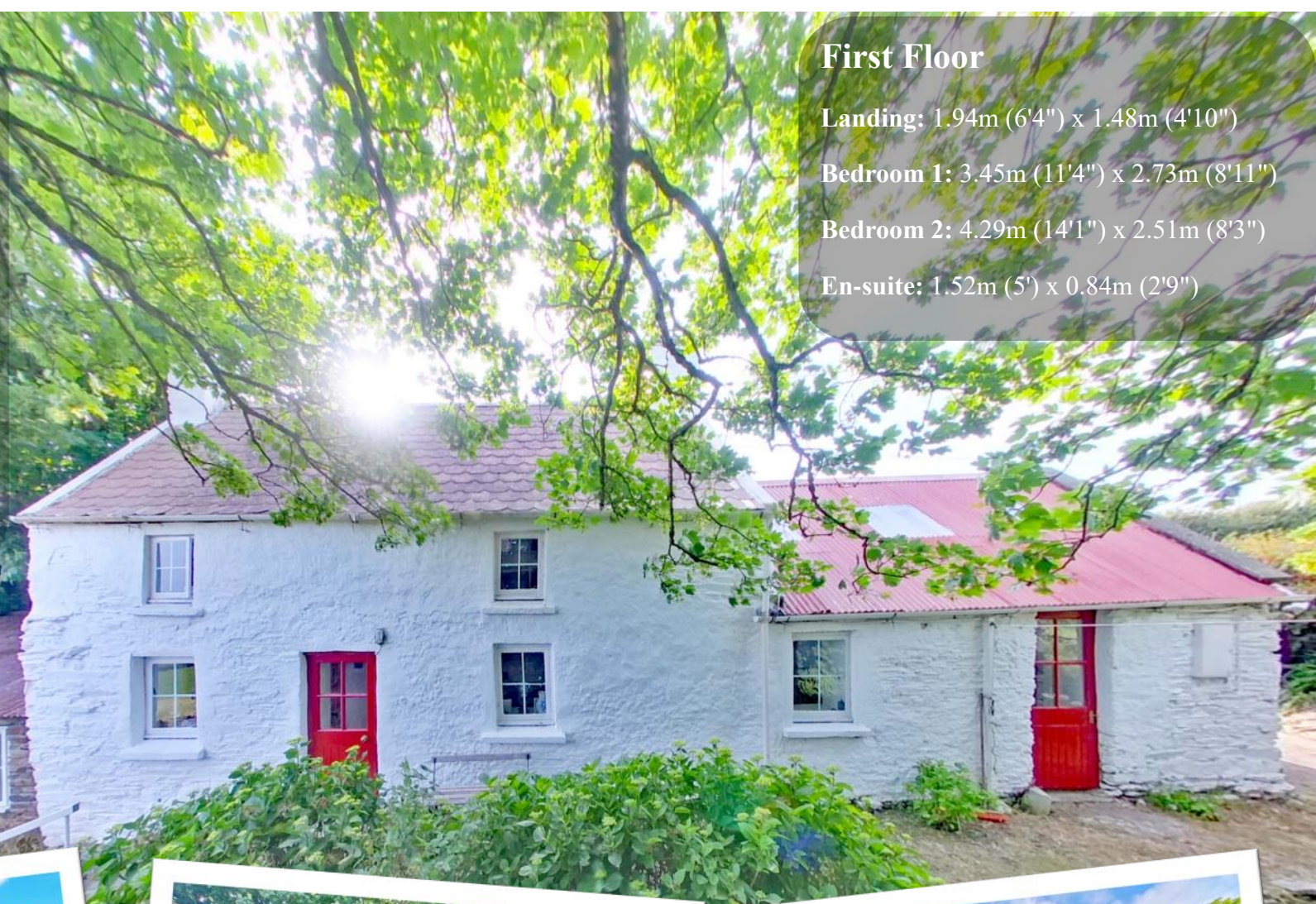
## First Floor

**Landing:** 1.94m (6'4") x 1.48m (4'10")

**Bedroom 1:** 3.45m (11'4") x 2.73m (8'11")

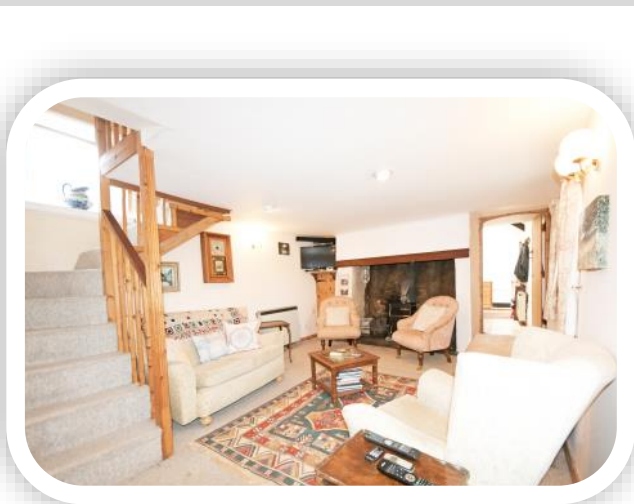
**Bedroom 2:** 4.29m (14'1") x 2.51m (8'3")

**En-suite:** 1.52m (5') x 0.84m (2'9")





If you're looking to get away from it all and take a break in a truly beautiful part of the world, this farmhouse could be perfect for you. It has been in the same ownership for over 30 years and served its owners well as a holiday base in West Cork during that time. Tucked away in plain sight behind a grove of mature trees, it is very private yet most convenient being just a stone's throw from an array of stunning beaches. Surrounded by rolling hills and beautiful countryside, it is a haven of peace and tranquillity. The farmhouse itself is full of country charm, with original exposed beams, an inglenook fireplace, and natural stone construction that has stood the test of time, there is an annex attached which contains the second reception room and the third bedroom, this can be totally independent of the main house if



required. With peaceful countryside walks and many nearby beaches there are plenty of exciting activities to explore. In a very affordable price range this is a property where your dreams of living full-time by the coast could become a reality. Along with being spectacular it is also convenient with Rathbarry just 1.3km away, Ardfield is just 4km away, Rosscarbery town is 6.5km away and Clonakilty town is 8.5km away. Cork airport is just under 60km away.

**Services:** Mains water, septic tank, electric heating and broadband is available.



### KITCHEN DINING AREA

Exposed roof beams and a pitched roof are the eye-catching features of this space, the kitchen is in one corner, it has a good selection of base and eye-level units which are solid pine, there is a door leading to the living area.



### LIVING ROOM

Warm and cosy, this room takes up the full width of the original farmhouse, there is now a stove fitted in the original inglenook fireplace, (the fire wheel is still there), the original front door is off this space, as is the main bathroom.

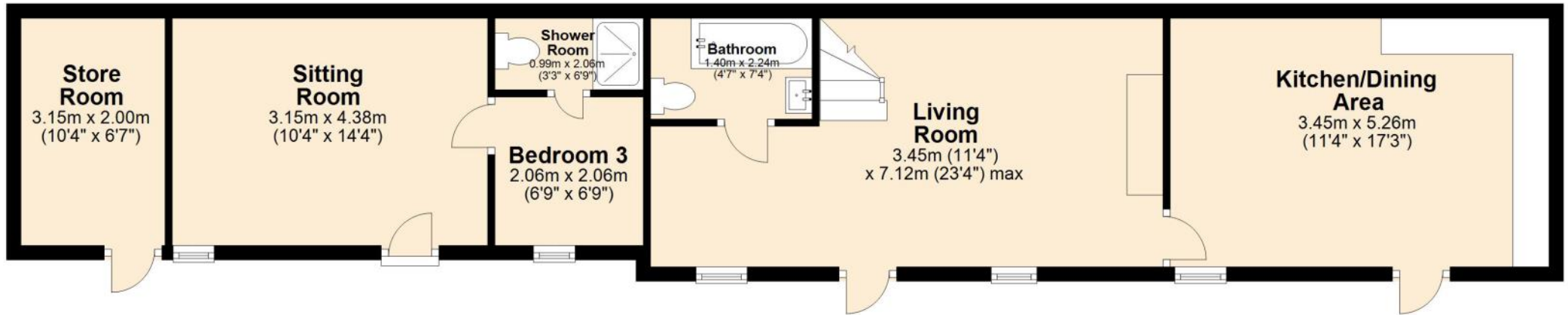


### BEDROOM 1

This is one of two first floor bedrooms, both bedrooms have exposed ceiling beams and low windows which look on to the trees and garden to the front and side, the timber floor is now covered with carpet.

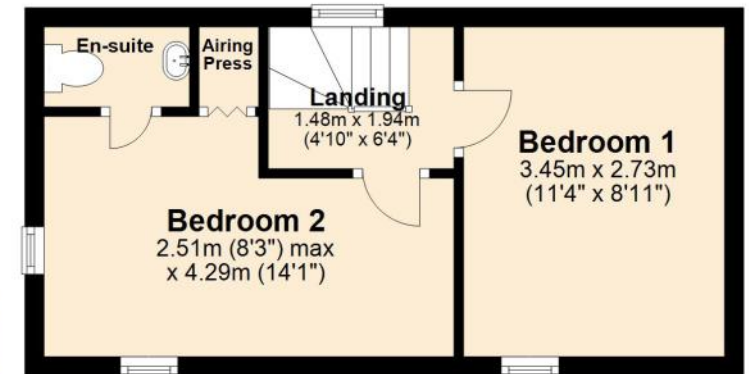
## Ground Floor

Approx. 70.6 sq. metres (760.1 sq. feet)



## First Floor

Approx. 24.6 sq. metres (264.3 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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