

**HENRY O'LEARY**

Email: [property@hol.ie](mailto:property@hol.ie), Tel: 023 88 35959

**AUCTIONEERS &  
REAL ESTATE AGENTS**

[WWW.HOL.IE](http://WWW.HOL.IE)

**Kippagh, Dunmanway,  
West Cork, P47 A363**



A project on 1.1 acres, featuring a new roof and windows, awaits completion. The interior has been fully gutted, leaving a blank canvas with all internal walls and floors removed.

**Guide Price: €100,000**



This project, set on 1.1 acres, offers a rare opportunity for customisation and profit. Lying vacant for a number of years it should qualify for some of the renovation grants currently available, it has been completely gutted, fitted with a new roof and replaced windows, while the interior remains a blank canvas with all walls and floors removed. This stone-built cottage, already partially renovated, allows you to design the layout to your exact specifications.

Perched on an elevated site, the property provides breathtaking panoramic views of the valley below, making it an ideal quiet country retreat. Despite its serene setting, it is conveniently located just 9 km from Dunmanway, 13 km from Rosscarbery, 16 km from Clonakilty, 20 km from Skibbereen, and 57 km from Cork Airport. This diamond in the rough offers immense potential for those looking to create their dream home in a picturesque and accessible location.

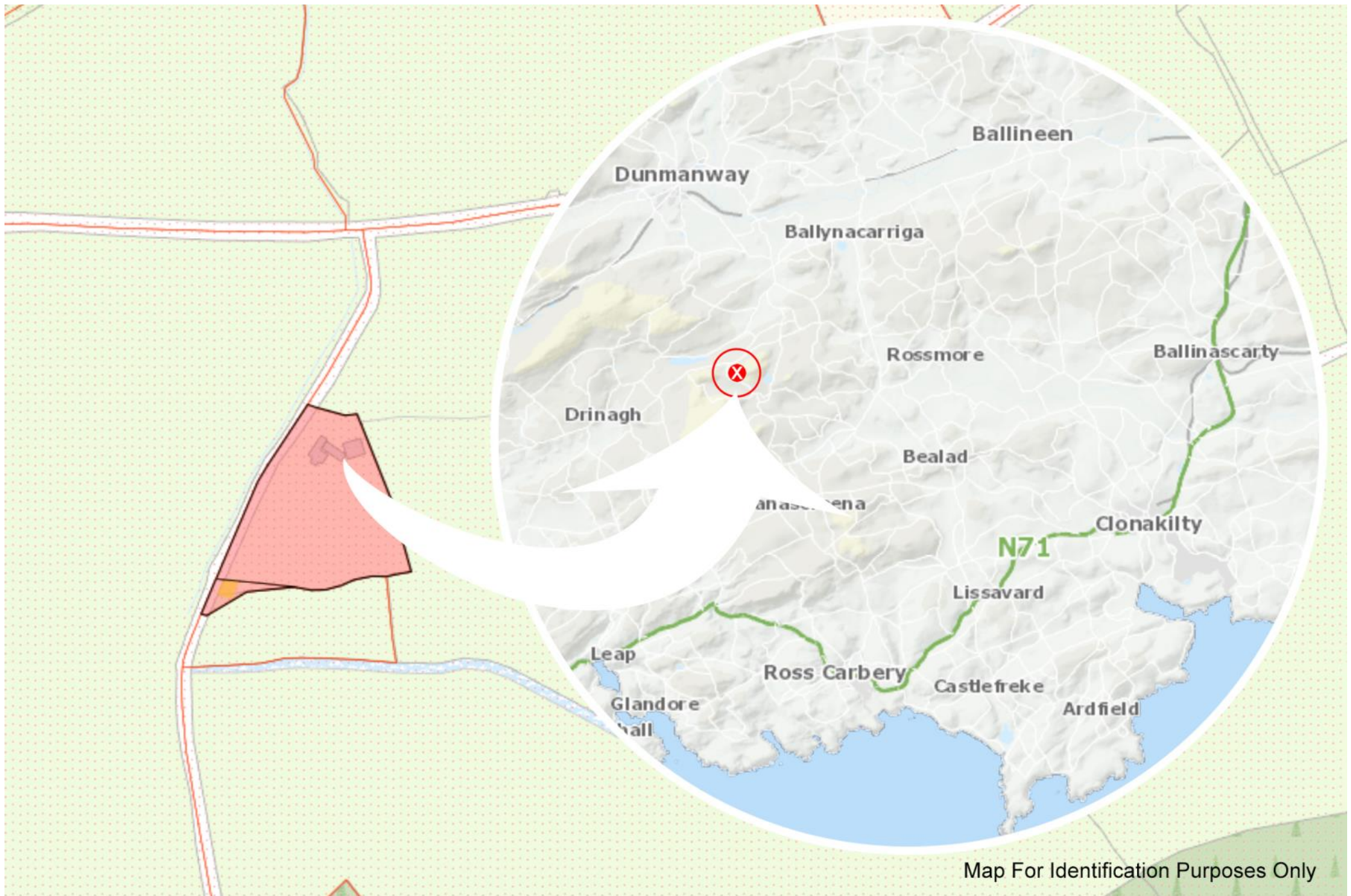
**Services:** Private well and electricity on site.











Map For Identification Purposes Only

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

1 Lamb Street, Clonakilty, Co. Cork, Ireland. Tel: 023 88 35959, Fax: 023 8835960

Email: [property@hol.ie](mailto:property@hol.ie)

Web: [www.hol.ie](http://www.hol.ie)

