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**AUCTIONEERS &
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Rose Cottage, Tinnabinna, Youghal, Co. Cork, P36 DE76



Charming 3 bedroom extended traditional cottage, which is perched on a spectacular 1-acre site at a point that is close to where the River Blackwater meets the harbour.

Guide Price: €250,000

Ground Floor

Conservatory: 7.69m (25'3") x 3.36m (11')

Living Room: 7.94m (26'1") x 3.65m (12')

Kitchen Dining Area: 4.48m (14'8") x 4.33m (14'2")

Bedroom 1: 3.36m (11') max x 2.58m (8'6")

Shower Room: 2.20m (7'3") x 1.57m (5'2")

Inner Hallway: 3.36m (11') max x 1.65m (5'5")

First Floor

Landing: 2.75m (9') x 2.15m (7')

Bedroom 2: 3.56m (11'8") x 3.01m (9'10")

En-suite: 2.63m (8'8") x 0.84m (2'9")

Balcony: 4.60m (15'1") x 1.75m (5'9")

Bedroom 3: 3.56m (11'8") x 2.95m (9'8")

En-suite: 2.63m (8'8") x 0.84m (2'9")



Rose Cottage is more than just a property; it's an opportunity to live in harmony with the Irish landscape, embrace tradition, and create memories that will last a lifetime. Whether you're looking for a weekend retreat or a forever home, this charming cottage offers a unique chance to live close to nature's beauty while enjoying the benefits of the quay across the road. While the cottage retains its rustic charm, there's room for your personal touch, the décor is dated but the warmth and charm of the place more than make up for it. With direct access to the river and harbour from the quay across the road, you can indulge in boating, fishing, or simply dip



your toes in the water whenever you desire. With three spacious bedrooms, there's room for everyone. The cottage features an open-plan kitchen and dining area, a cosy fireplace, and large windows to soak in the natural beauty outside. Along with being spectacular the location is convenient being just 4km from Youghal town and half way between Midleton and Dungarvan being approx. 26km from both, and Cork airport is just 56km away.

Services: Mains water, septic tank, oil fired central heating and fiber broadband is available.



KITCHEN AREA

The kitchen is positioned off the conservatory which fills the space with natural light. The ceiling is raised and there is a good selection of base and eye-level units.



LIVING ROOM

Located to the rear of the cottage, this room extends the full width of the home, it features large windows, a tiled floor and tongue and groove timber ceiling, there are glazed panel doors at each end.

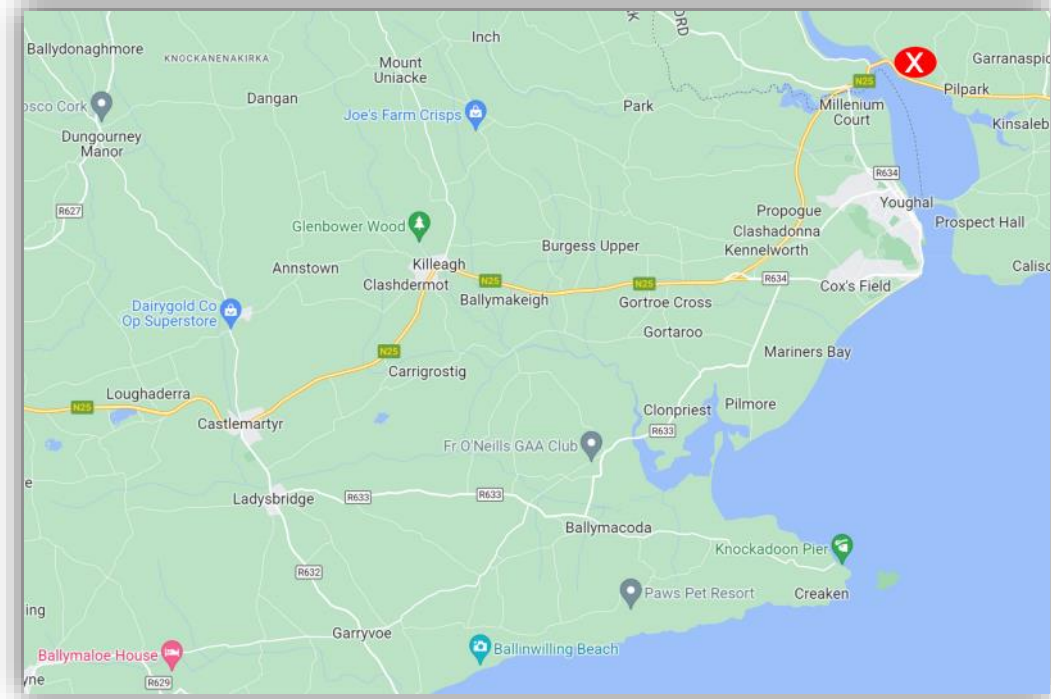
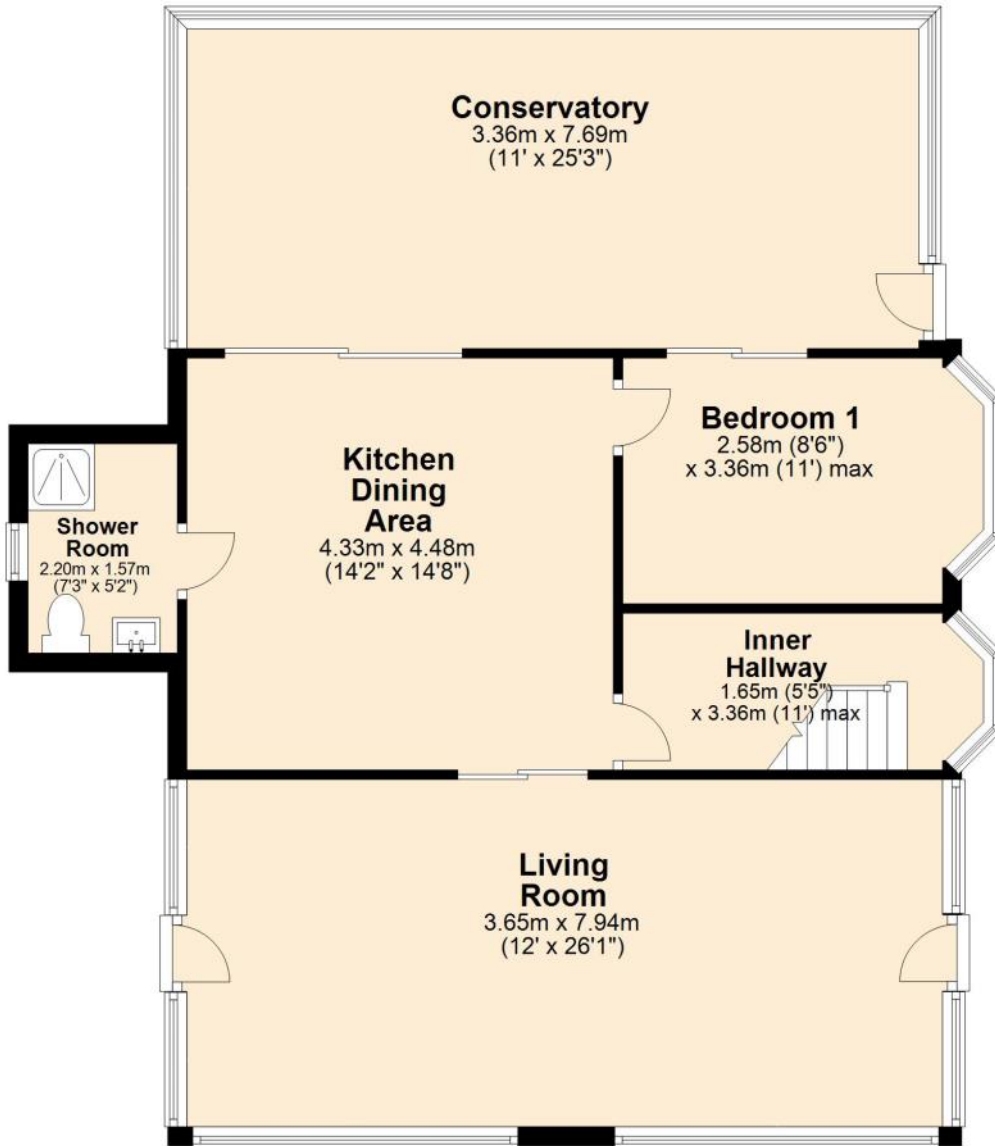


MASTER BEDROOM

This is one of three double bedrooms of which two are upstairs. All the bedrooms have ensuite bathrooms off, this bedroom has a timber deck to the side with excellent water views.

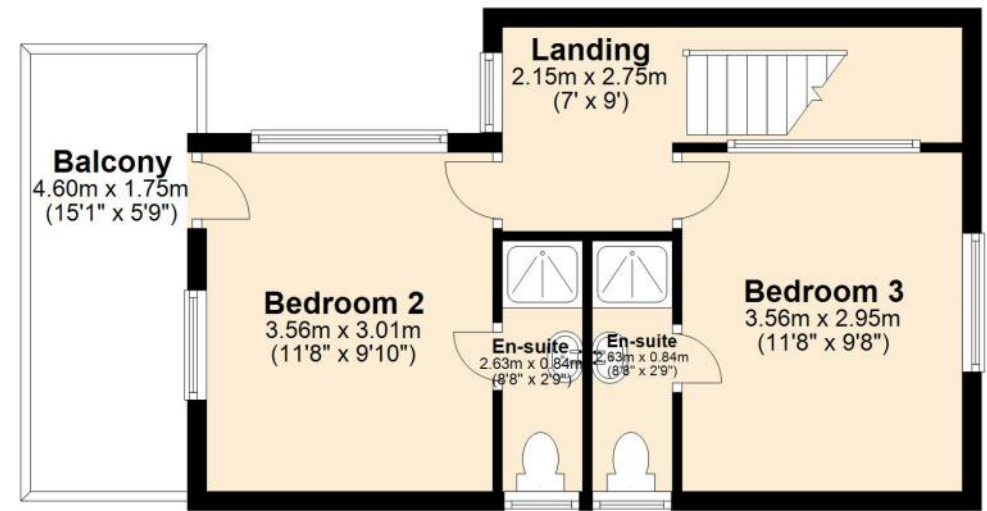
Ground Floor

Approx. 94.8 sq. metres (1020.4 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.8 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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