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**AUCTIONEERS &
REAL ESTATE AGENTS**

WWW.HOL.IE

Carrigfadda, Rosscarbery, West Cork, P85 AT02



17.84 ACRES

6 ACRES

23.84 Acres with a derelict farmhouse and out-
building, available altogether or in two lots.

Guide Price: €385,000

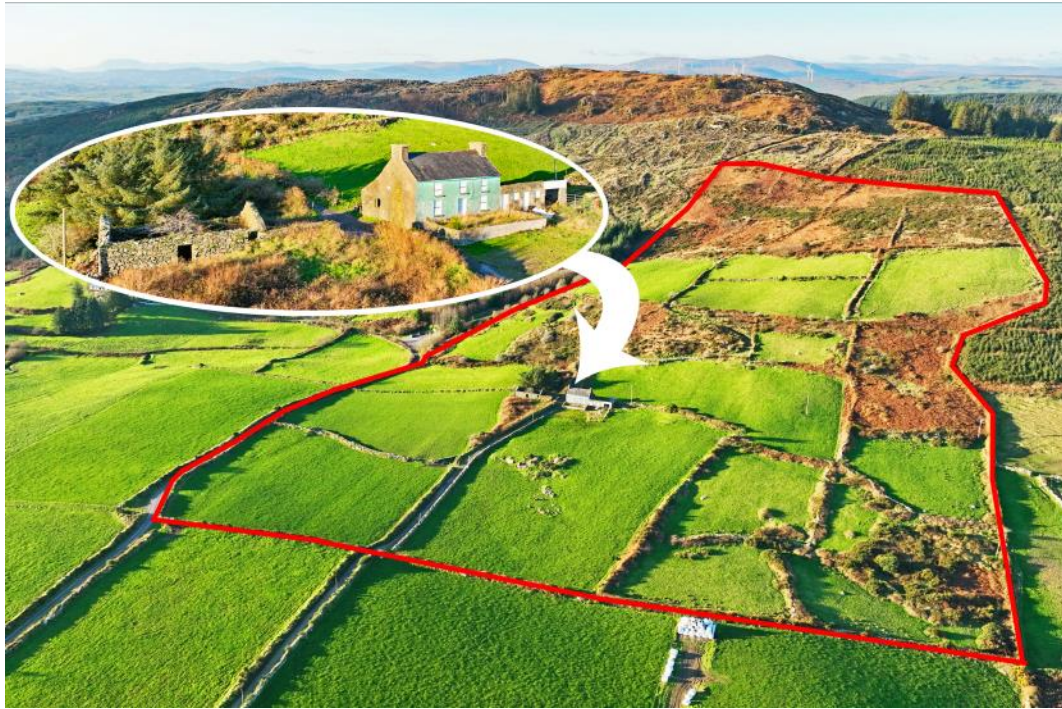
This is a property with something for everyone, it is a residential agricultural holding of 23.84 acres which is available altogether or in two lots. The derelict dwelling house is a hidden dream of old-world charm nestled into the heather-scented hills of West Cork. Because it is derelict it could qualify for the full €50,000 vacant property refurbishment grant which was extended on 15 November 2022 to cover all areas (conditions apply).

The farmland is a mix of level easily worked grazing ground to the front of the house along with steeper land to the rear. There is extensive public road frontage along the western boundary along two lanes providing access to the house and the land. The rear section of the property has the Carrigfadda Hill Walk running along the western boundary. The panoramic views from the property are spectacular taking in the Galley Head lighthouse and the Atlantic Ocean.

Along with being spectacular, the location is also convenient being just 10km from Rossscarbery, and 15km from both Clonakilty and Dunmanway towns, Cork city and the airport are approx. 60km away.

It is being offered for sale altogether or the old farmhouse can be purchased on 6 acres with the remaining 17.84 acres available separately.

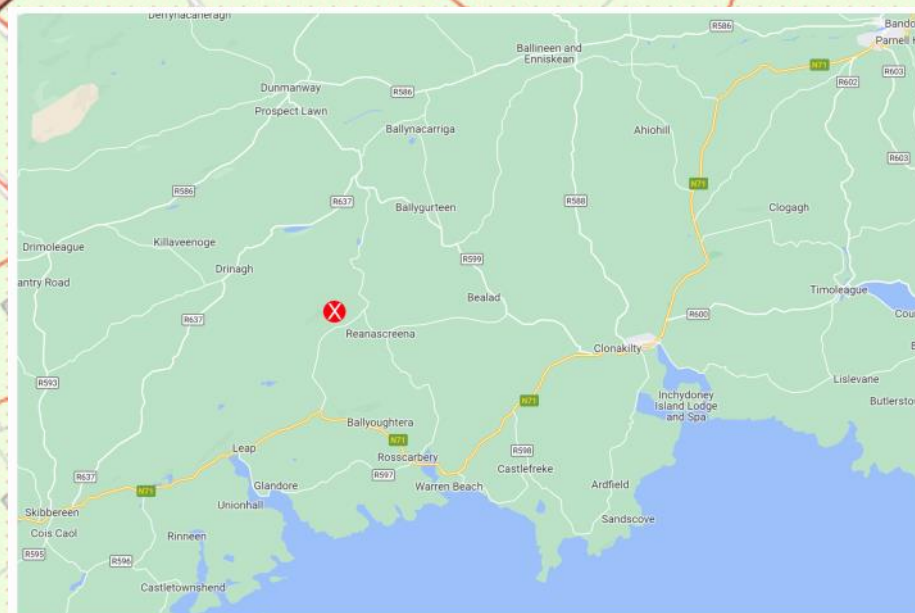




Carrigfadda

CARRIGFADDA

Folio Number	CK34798
Title Level	Freehold
Plan Number	9
Property Number	1
Area of selected plans	9.65 hectares.
Number of Plans on this folio:	1
Address	Carrigfadda, Rosscarbery, Co. Cork, P85 AT02



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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