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**AUCTIONEERS &
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Stella Maris, Garryvoe, Co. Cork, P25 NH98

Whether you choose to restore the past or build the future, the choice is yours, planning permission has just been granted to replace the existing home with an architecturally designed masterpiece in this sought-after beachside location.



Guide Price: €270,000

Ground Floor

Sunroom: 3.82m (12'7") x 2.83m (9'3")

Living Room: 4.18m (13'9") x 3.96m (13')

Kitchen: 4.18m (13'9") x 1.83m (6')

Porch: 1.64m (5'5") x 0.77m (2'6")

Bathroom: 2.02m (6'8") x 1.64m (5'5")

Bedroom 1: 2.93m (9'7") x 2.07m (6'9")

Bedroom 2: 2.86m (9'5") x 2.07m (6'9")

Bedroom 3: 2.86m (9'5") x 2.35m (7'9")

Bedroom 4: 2.93m (9'7") x 2.35m (7'9")



Unleash your imagination and create the beachside oasis you've always dreamed of, under planning reference number 22/06236 full planning permission is granted to demolish the existing 1940's timber framed dwelling and construct a new two-storey dwelling with a large open plan second floor. This is a rare opportunity to own a spectacular beachside property that offers you an opportunity to go from modest to contemporary, or you could settle for somewhere in between by renovating the existing home.

Currently standing on the site is a charming timber-built home of approx. 800sq. ft. It was built in the 1940's and has served its purpose, it is now in need of complete renovation, but the real magic lies in the potential for transformation. With full planning permission in place, you have the unique opportunity to create your own architectural masterpiece. Let your creativity flow and visualise a two-story house that takes full advantage of the awe-inspiring surroundings. The proposed architecturally designed passive dwelling promises to be a private sanctuary, with approx. 2300sq. ft. over two floors in addition to 630sq ft. of usable floor area in an open plan top floor. This is a spacious design with bedrooms on the ground floor (with direct

access to the external landscaped areas) and living, dining, and kitchen area on the first floor. There is also a first-floor wrap-around balcony off the dining area which is covered by the main roof and enjoys panoramic views of the sparkling ocean and long sandy beach.

Experience the beauty of every sunrise with spectacular views from the balcony and almost every room. With direct beach access just footsteps away from your front door, you can relish the sand between your toes and the invigorating sea



breeze whenever your heart desires regardless of whether you plan on preserving the vintage charm of a 1940's timber framed dwelling, or create a luxurious haven with a brand-new home, this property offers the perfect canvas, whatever the vision.

Embrace the luxury of architectural brilliance and the serenity of coastal living while still being within easy reach of urban amenities, creating a perfect balance between tranquillity and convenience. Castlemartyr is 7.5km away, Midleton is 17km away, Cork City is 38km away and it is just 45km to Cork international airport.

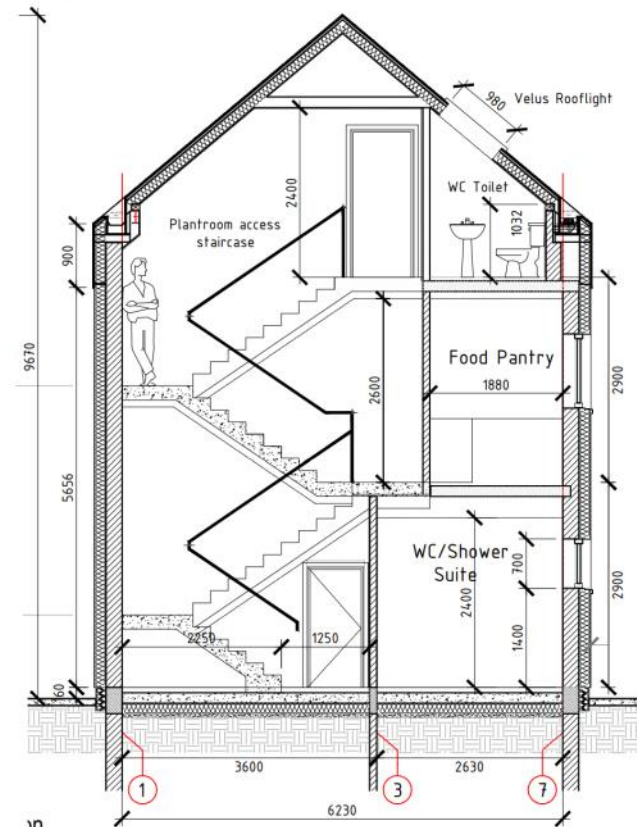
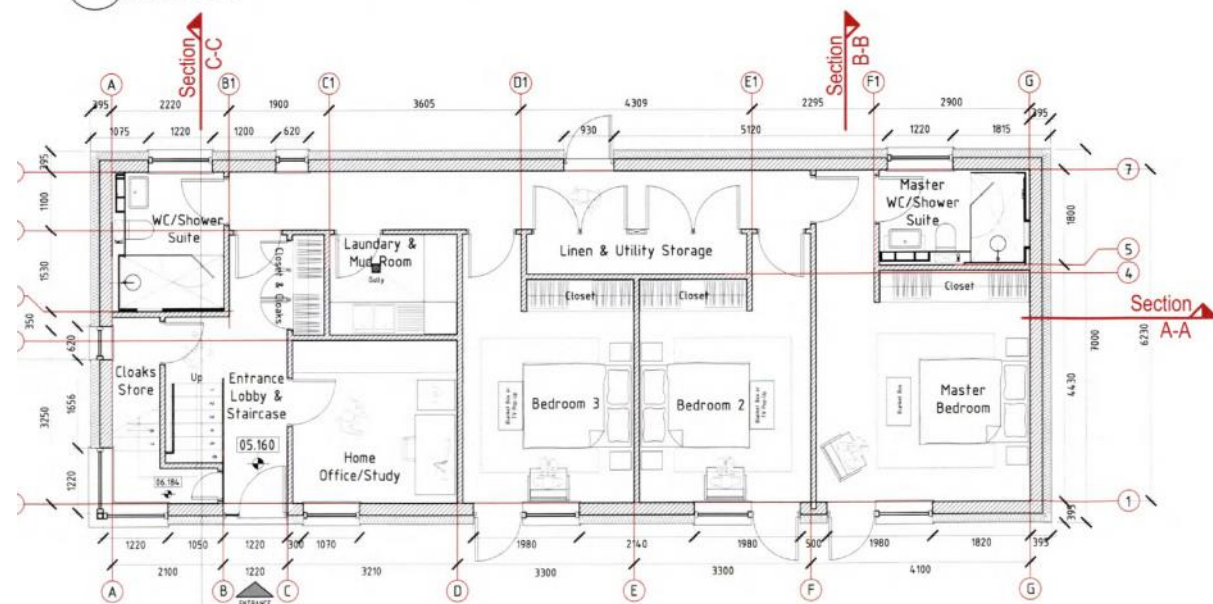
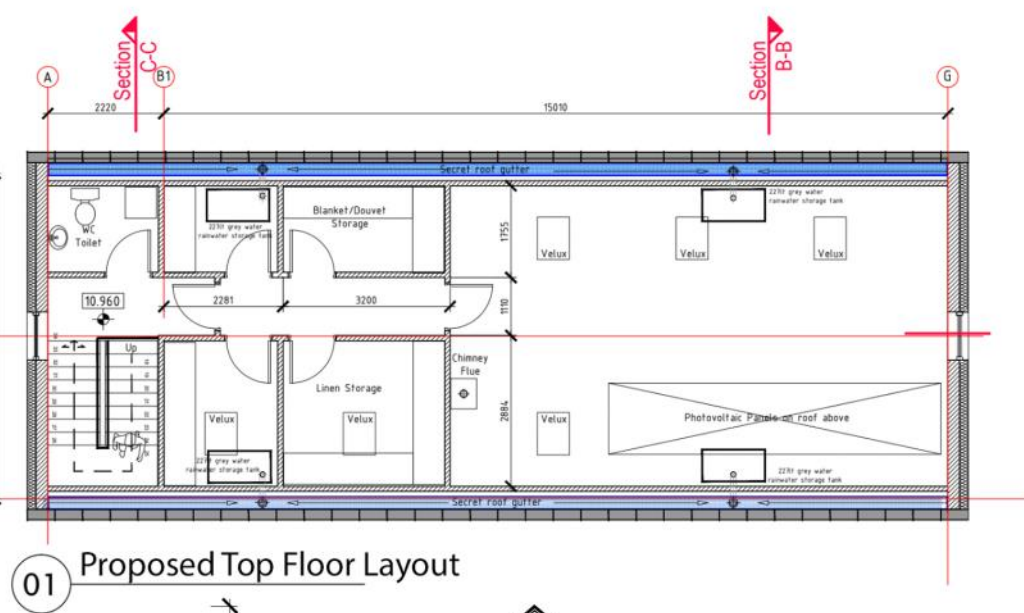
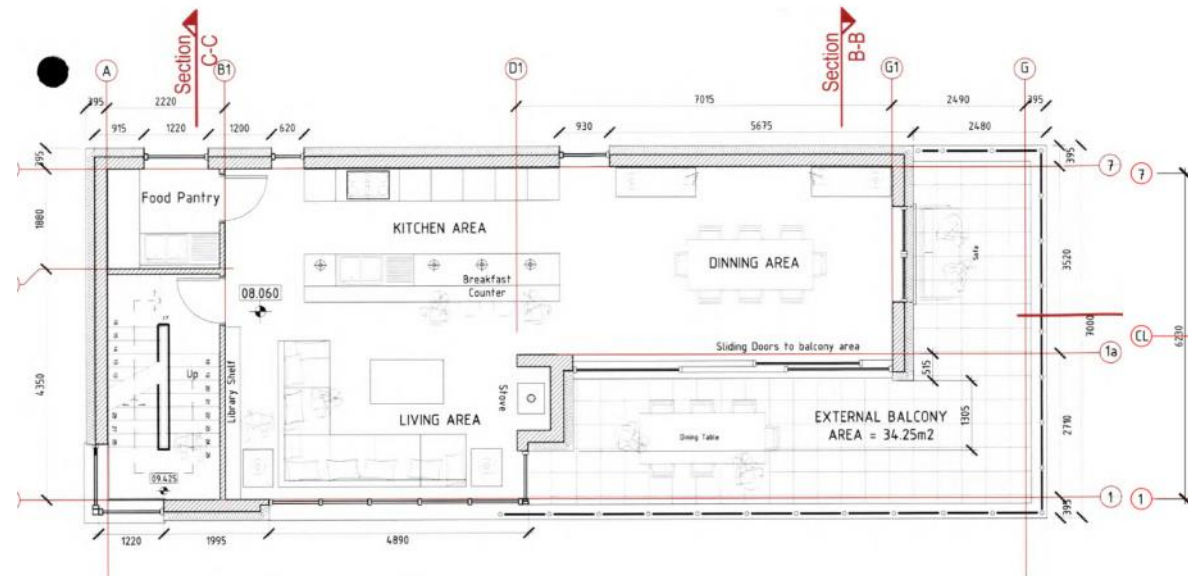
Services: Mains water septic tank and broadband is available.



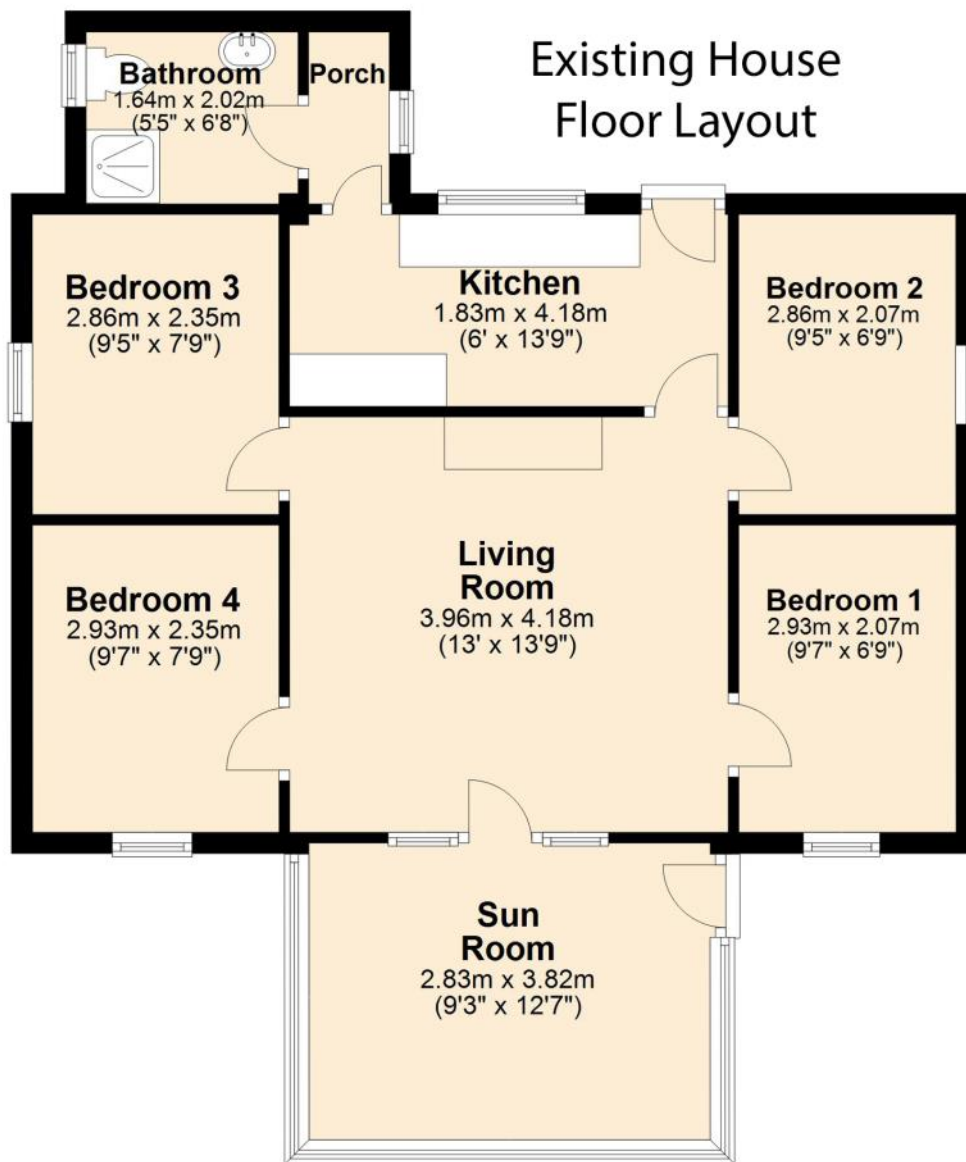








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Services and appliances have not been tested and therefore no warranty is offered on their operational condition.

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