

Michael Russell & Co.

AUCTIONEERS - VALUERS - ESTATE AGENTS - LETTINGS - PROPERTY MANAGEMENT

FOR SALE BY PRIVATE TREATY

Holly' Cottage

Barnabrow Holiday Village, Barnabrow, Cloyne, Co Cork.



Set in the exclusive Barnabrow Holiday Village on the outskirts of the historical village of Cloyne, Holly's Cottage is a traditional three bedroom detached cottage style home. It is part of a nine home enclave which is adjacent to the renowned award winning Barnabrow Country House. The property has been built using modern building methods whilst retaining many of the traditional cottage features including a half door, open joisted ceiling, traditional rendered internal walls as well as many more. The property being part of the Barnabrow Holiday Village has certain conditions attached and has the benefit of tax relief.

Property Features

- Three bedroom traditional style cottage
- Tax Relief property
- One of just nine homes in the estate
- Close to Garryvoe Beach
- Less than 12 minutes from Midleton
- Viewing comes highly recommended



Cert No. 106569106
247.38 kWh/m²/yr

Guide Price
On Application

Head Office: 8 Mill Road, Midleton, Co. Cork.
Tel: 021—4634133 Fax: 021—4634268 Email: info@russellproperty.ie

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www.russellproperty.ie

PSRA Licence No. 001791

Accommodation

Floor Area – Circa 1700 sq. ft.

Ground Floor

Kitchen / Dining / Living Room 26'6" (8.08m) x 26'1" (7.95m)

Open the front door and you are welcomed by an open plan kitchen / dining / living area. It has a fitted kitchen, wooden flooring, sliding sash windows, solid fuel stove, wall mounted lighting, high ceiling with joists visible. There are french doors which lead out to the garden.

Master Bedroom 13'1" (3.99m) Irregular Shape x 10'6" (3.2m) + 6'2 x 6'10 Irregular Shape

This is an L Shaped room. It has carpet flooring, sliding sash windows, an ensuite.

Ensuite 6'6" (1.98m) x 6'5" (1.96m)

Accessed via the master bedroom, it has floor and wall tiles, it has a wash hand basin, toilet, bath with shower unit fitted overhead sliding sash windows and recessed lighting.

Bedroom 2 12'8" (3.86m) Irregular Shape x 10'7" (3.23m) + 5'9 x 6'11 Irregular Shape

One again this is an L shaped room. It has carpet flooring, sliding sash windows and it has an ensuite

Ensuite 6'5" (1.96m) x 6'5" (1.96m)

A spacious ensuite with stylish floor and wall tiles, shower, wash hand basin and toilet.

Back Hall Area 3'1 (1.19m) x 3'4 (0.91m)

Wooden flooring, door to the rear garden, stairs to first floor level.

First Floor

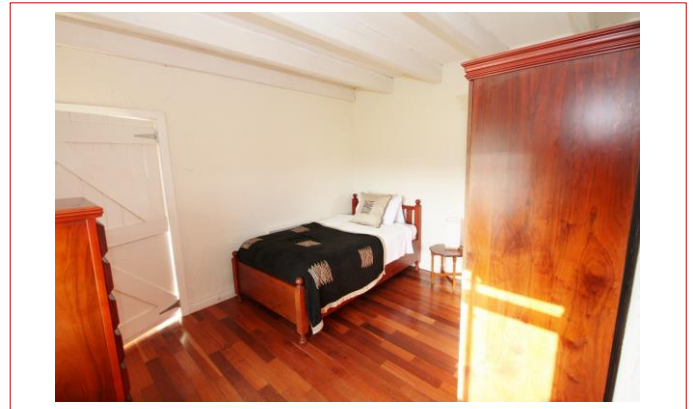
Bedroom 3 35'11" (10.95m) x 13'1" (3.99m)

Located on the first floor this open plan room is currently laid out with a double bed and two single beds. There is also an ensuite serving this room.

Ensuite 13'0" (3.96m) x 7'8" (2.34m)

Large ensuite with stylish floor and wall tiles, shower, bath, wash hand basin and toilet.





Outside

The property is set on a development of just nine homes. Each home has its own garden area to the rear and to the front there is a lawn area. The development is well maintained and there is shrubbery and trees set throughout the holiday village.

Location

It is located just 2.2 kilometres from the historic village off Cloyne. Cloyne offers a wide range of amenities including Shops, pubs, restaurants, church, and much more. Midleton town is less than 15 kilometres and has an impressive selection of facilities and amenities for all to enjoy. Cork City with its international airport is less than a 30 minute drive making it an easy commute.

The area is home to some fantastic beaches including the renowned Garryvoe Beach which is a ten minute drive from the property.

Services

Water -	Well on site to service the homes
Drainage -	Treatment unit on site to service the homes
Heating -	Electric Heating
Broadband / Phone -	Available

Directions

From Midleton take the Whitegate Road. At Ballinacurra village turn left and follow sign posts for Cloyne village. Upon entering Cloyne village keep to the left and continue along this road for Shanagarry. The entrance to Barnabrow Holiday Village will be 2.2 kms ahead on the left hand side. Turn into the complex and Holly`s cottage will be ahead on your left hand side.



Viewing Arrangements

All viewings of this property must be arranged through the selling agents Michael Russell & Co. Auctioneers. Viewings can be arranged by contacting us at 021 – 4634133 or by emailing us info@russellproperty.ie. Our office hours are Monday to Friday 9am to 5pm. We can arrange evening and weekend viewings by prior appointment.

Sales Agent

The sale of this property is being conducted by:

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