

# MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347



## For Sale – Hanora's Cottage, Woodpoint, Courtmacsherry P72 HE03

**Main Points:** Postcard pretty residence & grounds

Only 200 metres from Courtmacsherry Beach

- Exquisite leafy gardens looking over a gentle stream with outstanding private verandas
- Wonderful home in a magnificent location

**Offers Over € 390,000**

**BER C2**

Faxbridge Roundabout, Clonakilty, West Cork

023 8859111 | [info@martinkelleher.ie](mailto:info@martinkelleher.ie) | [martinkelleher.ie](http://martinkelleher.ie)

CRO No. 68453



**ipav**  
Institute of Professional  
Auctioneers & Valuers

This truly stunning home has recently been painted indoors and outdoors, boasts exquisite grounds, is architecturally designed and finished to extremely high standard. Hanora's Cottage exudes curb appeal and its attractive design is also reflected in its enchanting interior. The property is located a short stroll, only 200 metres or so from the beach and Courtmacsherry Hotel and a nice walk from the wonderful woodpoint walk. The beautiful Lifeboat village of Courtmacsherry has many attractions and natural amenities. Extending to c. 1104 Sqft, the 2 bedroom detached Hanora's Cottage has been improved over the years including insulation upgrades to the walls, roof and solar panels.

### **Area Information**

The property is located less than 1 hour's drive from Cork City & International Airport. Courtmacsherry is a well-known as an international sea angling centre and the harbour boasts an ever-increasing traffic of all type of boats from pleasure to yachts and fishing boats. It is on the Wild Atlantic Way and caters for tourists and a thriving local community alike with great pubs and restaurants.

Busy in summer and with a strong local community spirit in the winter and the offseason, the area harbours a very distinct atmosphere which is welcoming to all. There are world class amenity beaches close by including Dunworley, Broad Strand and Blind Strand.

Local amenities include the now famous Seven Heads Walks, various wildlife activities in the estuary and beyond and shore fishing in a variety of areas.

River fishing for salmon, sea trout & brown trout can be availed of in the nearby Argideen River.

Nearby activities include tennis courts, horse riding stables, sailing & dinghy school including wind surfing, power boating and a newly developed club house and facilities for the thriving rowing club. The nearby village of Timoleague is another lovely village which is well serviced with pubs and an award-winning restaurant.

**Accommodation c. 102.6 m<sup>2</sup> / 1104 ft<sup>2</sup>**

### **Entrance Hall**

Welcoming and light filled entrance hall with stunning Victorian style tiled floor and storage closet.



**Guest Toilet 1.1 m x 1.5 m**

Spacious guest toilet with beautiful wood panelling and Victorian style sink and taps. The room consists of WC, wash hand basin and large mirror.

**Kitchen/Diner 4.6 m x 3.7 m**

Bright and beautifully painted fitted kitchen with integrated cooker, hob, dishwasher and fridge freezer. Via the kitchen you can access the lovely patio area and the utility room.

**Utility Room 2.4 m x 1.8 m**

Well-equipped utility room with fully fitted cupboards and exit to the side of the house.

**Living Room 4.6 m x 3.6 m**

Amazing light-filled room with a luxurious cream carpet and sliding doors to the rear patio area. The living room brings the outside in and provides stunning views onto the wonderfully maintained garden and patio areas. This room also boasts a solid fuel stove.



### **Carpeted stairs to first floor landing**

#### **Landing 3.2 m x 1.6 m**

Spacious carpeted landing area, used as a study space with beautiful feature window and access to the hotpress.

#### **Master Bedroom / Bedroom One 4.6 m x 4.3 m**

Spacious double bedroom ensuite with built-in wardrobes. Light filled with fantastic south westerly aspect. Carpeted.

#### **Ensuite 1.9 m x 1.5 m**

Bright and spacious ensuite with beautiful wood panelling and Victorian style sink WC, wash hand basin and power shower. Boasts a beautiful feature window.

#### **Bathroom 1.9 m x 1.5 m**

Bright and spacious bathroom with beautiful wood panelling and Victorian style sink WC, wash hand basin and bath.



#### **Bedroom Two 4.6 m x 3.6 m**

Sizeable carpeted double bedroom with built-in wardrobes. Light filled with fantastic dual aspect south westerly to the rear and north easterly window to the front.

#### **Services**

The property is connected to all main services including water, sewage, electricity and telephone services. The property also boasts good broadband speeds. Windows are uPVC double glazed. Heating is by means of Oil Fired Central Heating and a multi-fuel stove in the living room. Roof mounted Solar panels providing hot water.

### Garden

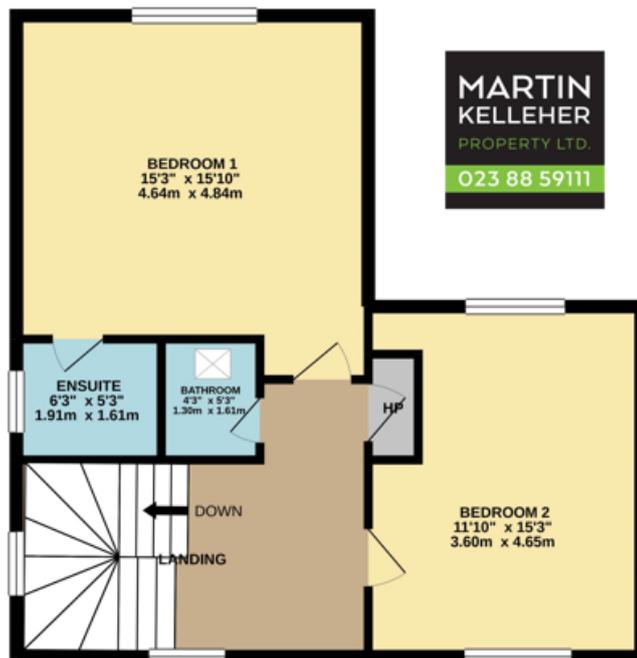
Exquisite leafy grounds looking over a gently babbling stream. This beautifully maintained garden with mature plants, shrubs and flowers together with its outstanding private veranda can only be described as a piece of heaven. To the right of the property there are entrance pillars to a parking area.

### Directions

Type Eircode P72HE03 into smart phone for exact driving directions.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

### Important Notice/Disclaimer

Martin Kelleher Property Ltd. for themselves and for the vendors or lessors of the property whose agents they are, give notice that: The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Martin Kelleher Property Ltd. or the vendors has any authority to make or give representation or warranty whatever in relation to this development. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, distances, maps and floor plans referred to are given as a guide only and should not be relied upon for the purchase of carpets, curtains, or any other fixtures and fittings. Lease details, service charges, title and ground rent, rates, if applicable should be checked by your solicitor prior to exchange of contracts.