

For Sale

Asking Price: €450,000

**Sherry
FitzGerald**
O'Neill



Ilenroy House, 10 North Street,
Skibbereen, Co Cork. P81 DH60

BER C1

sherryfitz.ie



Exceptional town-centre period property with character and versatility in Skibbereen town. This substantial property extends to 315 sq. m. / 3085 sq. ft. approx. over four floors and presents a rare opportunity to acquire a building of character, scale and potential in the heart of Skibbereen town.

The ground floor is impressive, featuring a welcoming reception / office area, a large living room, dining room, fully equipped kitchen, utility room and wc. Across the first and second floors are six spacious bedrooms, each with its own en-suite bathroom as well as a convenient storeroom. A large, light-filled space on the top floor offers superb flexibility for a variety of uses. Accommodation throughout is generous and the layout is ideal for both private family living and commercial purposes. The property previously operated as a successful Bed & Breakfast.

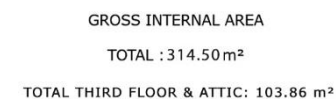
To the rear, the property has private access to a communal riverside walkway along the River Ilen, offering a peaceful retreat just steps from the town centre. The south-west-facing patio is bathed in natural light throughout the day, making it a true suntrap and an ideal space for outdoor entertaining.

Offering multiple possibilities, this versatile property could be converted into apartments (subject to planning) or used as a substantial private residence. With its scale, prime central location and appealing riverside setting, it represents a truly rare and exciting opportunity in Skibbereen.

Skibbereen is a vibrant and friendly market town at the heart of West Cork, renowned for its strong community spirit, artistic energy and outstanding quality of life. The town offers an excellent range of shops, cafés, restaurants, schools and amenities, close to the spectacular coastline for which West Cork is famous. Nearby attractions include Lough Hyne Nature Reserve, Tragumna's blue flag beach, Baltimore village and the islands of Roaringwater Bay. Cork City and Airport are within easy reach.

Notice: Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements, distances, boundary outlines and dates are approximate and photographs provided for guidance only.





GROSS INTERNAL AREA

TOTAL : 314.50 m²

GROUND FLOOR & FIRST FLOOR: 210.64 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



NEGOTIATOR

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VIEWINGS

Strictly By Appointment Only

ENERGY RATING

BER: C1
Cert No.: 116657263
EPI: 155.08 kWh/m²/yr

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daft.ie

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