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**AUCTIONEERS &
REAL ESTATE AGENTS**

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*Woodview, Lisnabrinna,
Rossmore, Clonakilty,
West Cork*

*Traditional
5 bedroom farmhouse
with stables and outhouses
in a courtyard formation, along
with a modern shed and 6.37 acres.*

6.37 Acres

Guide Price: €300,000

GROUND FLOOR

CONSERVATORY 2.80m (9'2") x 2.28m (7'6")

ENTRANCE HALL 4.18m (13'9") x 1.77m (5'10")

SITTING ROOM 4.26m (14') x 4.18m (13'9")

LIVING ROOM 4.25m (13'11") x 4.18m (13'9")

KITCHEN_DINING AREA 5.10m (16'9") x 4.15m (13'7")

UTILITY ROOM 2.20m (7'3") x 2.02m (6'8")

FIRST FLOOR

LANDING 3.67m (12'1") x 1.58m (5'2")

BEDROOM 1 4.18m (13'9") x 3.33m (10'11")

BEDROOM 2 3.67m (12'1") x 2.50m (8'3")

BEDROOM 3 4.18m (13'9") x 3.28m (10'9")

BACK_LANDING 4.15m (13'7") x 1.28m (4'2")

FAMILY BATHROOM 2.20m (7'3") x 2.02m (6'8")

BEDROOM 4 3.73m (12'3") x 2.04m (6'8")

BEDROOM 5 3.73m (12'3") x 1.91m (6'3")



Offering the ultimate family lifestyle, this is a rare opportunity for those who would like to enjoy country living, with some room to move. The courtyard and family home are perched on the highest point with panoramic views over the valley below, the land is gentle sloping, all in grass and has excellent road frontage.

It's a beautiful blend of nostalgic charm and a country lifestyle, in a property that is guaranteed to impress with traditional stone construction, size, character and location. Apart from the stone built lofted stable block and out-building there is a 3 bay hayshed with a large leanto. The dwelling



was built around 1914 and substantially renovated in 1992, while it appears to be structurally sound, the kitchen, bathroom and decorating all need updating. This property is also conveniently located with Clonakilty only 12km away, Dunmanway is 10km and Cork international airport is 52km away.

Services: Private well, septic tank, oil fired central heating, double glazing and broadband is available.



SITTING / DINING ROOM

Positioned to the front of the house this is a large room with a high ceiling and lots of natural light from the tall windows to the front and side, there is an open fireplace in marble surround.



LIVING ROOM

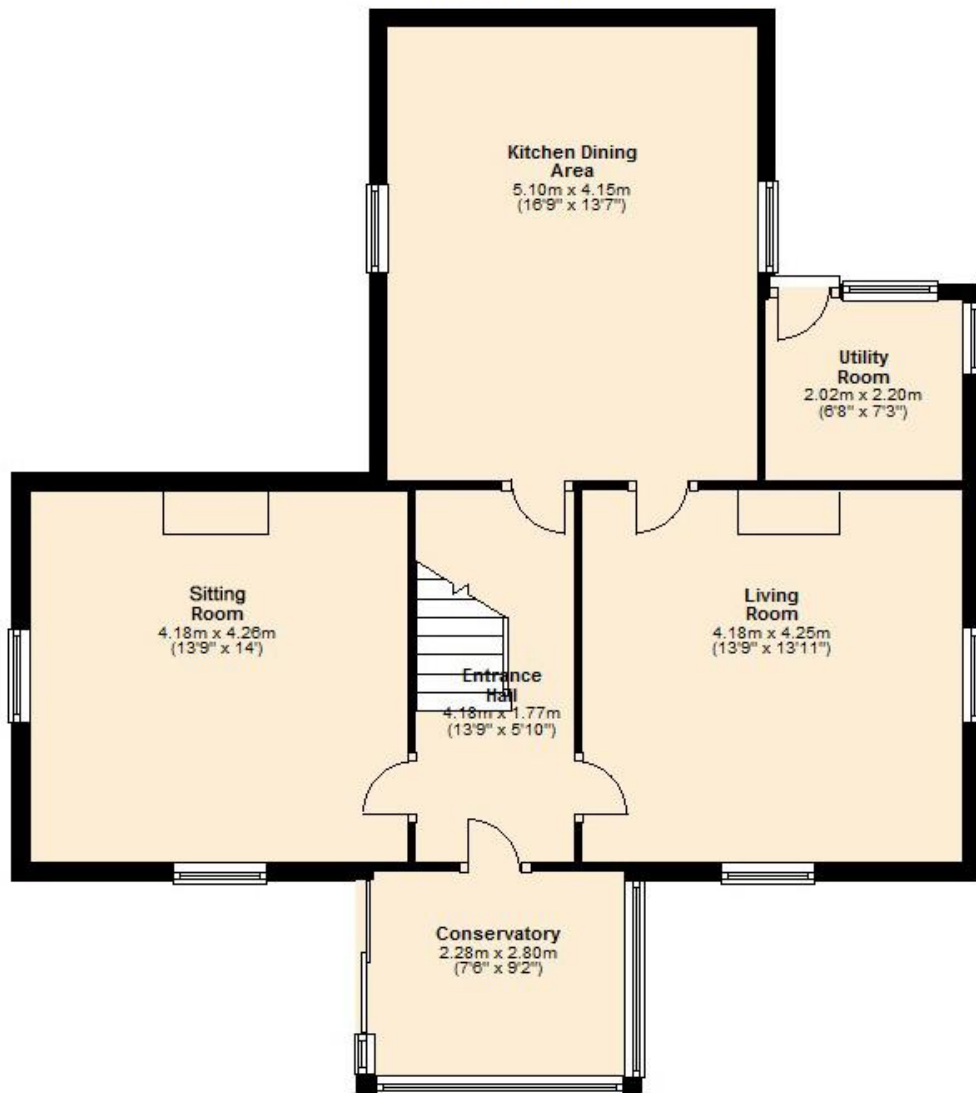
The second of two reception rooms also has a high ceiling, lots of light with windows to the front and side, there is an open fireplace and a door opens on to the kitchen dining area.



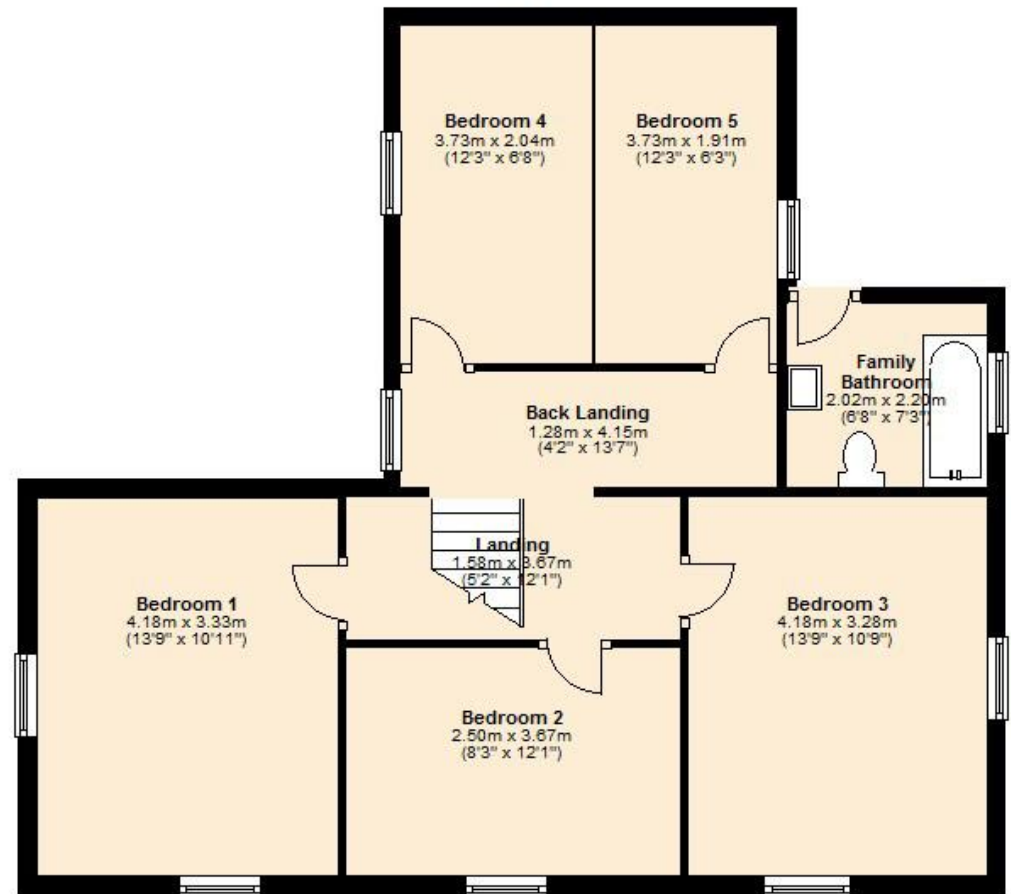
MASTER BEDROOM

This is one of five first floor bedrooms, three bedrooms are positioned across the front of the house and two are to the rear, this bedroom has windows to the front and side, a high ceiling and lots of light.

Ground Floor



First Floor



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.

Auctioneers, Estate Agents & Property Consultants

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