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**AUCTIONEERS &
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Ardkitt East, Enniskeane, West Cork, P47 AK44

Stunning 4-bed home with 2 reception rooms, a detached garage, and a gated entrance, offering privacy and charm in a tranquil, beautifully landscaped setting with a stream on one boundary.



Guide Price: €500,000

Ground Floor

Entrance Hall: 4.59m (15'1") x 2.11m (6'11")

Living Room: 7.35m (24'1") x 4.05m (13'3")

Kitchen/Dining Room: 7.35m (24'1") x 4.00m (13'1")

Conservatory: 3.69m (12'1") x 3.12m (10'3")

Utility: 2.59m (8'6") x 1.19m (3'11")

Shower Room: 1.80m (5'11") x 1.57m (5'2")

Garage: 4.50m x 6.3m

First Floor

Landing: 5.37m (17'7") x 2.11m (6'11")

Bedroom 1: 3.67m (12') x 3.62m (11'11")

Bathroom: 2.50m (8'2") x 1.88m (6'2")

Master Bedroom: 4.00m (13'1") x 3.55m (11'8")

En-suite: 2.41m (7'11") x 1.20m (3'11")

Bedroom 3: 4.00m (13'1") x 3.05m (10')

Bedroom 4: 4.05m (13'3") max x 3.62m (11'11")



This exceptional property offers a rare opportunity to embrace a peaceful, Zen-inspired lifestyle in a superb location. Nestled within a tranquil, mature garden that requires minimal maintenance, the property is a true oasis, with a freshwater stream running along its eastern boundary, enhancing the calm atmosphere. The soothing sound of gently trickling water provides an instant escape from the noise and stresses of modern life.

What truly sets this home apart is the thoughtful application of Feng Shui principles throughout both the house and garden, creating a harmonious and welcoming atmosphere. The impact of this is felt immediately as you enter through the sweeping, gated driveway.

Situated near the picturesque Bandon River, the property offers more than just scenic beauty—it also provides opportunities for fishing, canoeing, and endless nature walks, where wildlife can be enjoyed in abundance. The location is ideal for families, with several schools nearby, and three towns all within a short commute. Enniskeane is just four minutes away, while the vibrant town of Clonakilty, known for the famous 'De Barra's Folk Club' and the beautiful Inchydoney Beach, is only 15 minutes away. Bandon, with its range of amenities, is just a 14-minute drive.

The house is also well-suited for disabled occupants, featuring wheelchair access and a spacious wet room with bathroom and shower facilities on the ground floor. Additionally, the large detached garage, with a loft space, plastered walls, and its own power supply, offers great potential for conversion into a granny flat or an artist's studio.

This beautifully presented family home, sitting on just under an acre of natural beauty, has been lovingly cared for and offers numerous spaces to sit, relax, meditate, or simply absorb the peaceful atmosphere. The garden alone presents tremendous possibilities for development, particularly for an adventurous gardener.

Centrally located, Cork Airport and Kerry's Farranfore Airport are both easily accessible, as are popular destinations such as Kinsale, Beara, Killarney, Macroom, and Skibbereen, making this property a perfect balance of rural tranquillity and convenient connectivity.

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



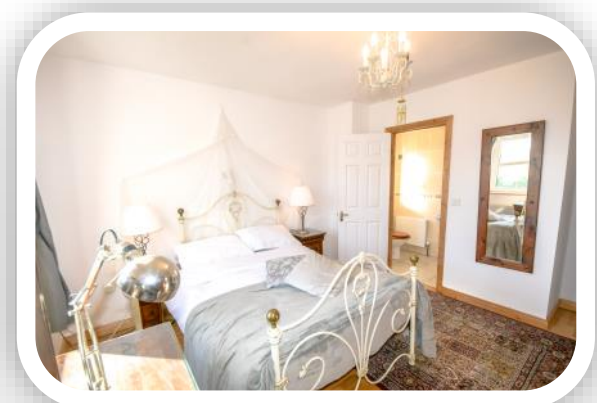
KITCHEN DINING AREA

This is a spacious, light-filled room, benefiting from an abundance of natural light. The kitchen is designed in a classic Shaker style, offering an excellent range of storage units and ample worktop space. A tiled splashback complements the design, while the tiled flooring adds practicality and style. A cast iron and marble fireplace features an inset stove, creating a cosy focal point.



LIVING ROOM

This is another bright and welcoming room, with large windows at both the front and rear, there is plenty of natural light to flood the space. It features solid wooden flooring, adding warmth and character, while the open fireplace, framed by a striking cast iron and marble surround, serves as a charming focal point in this cosy and inviting room.



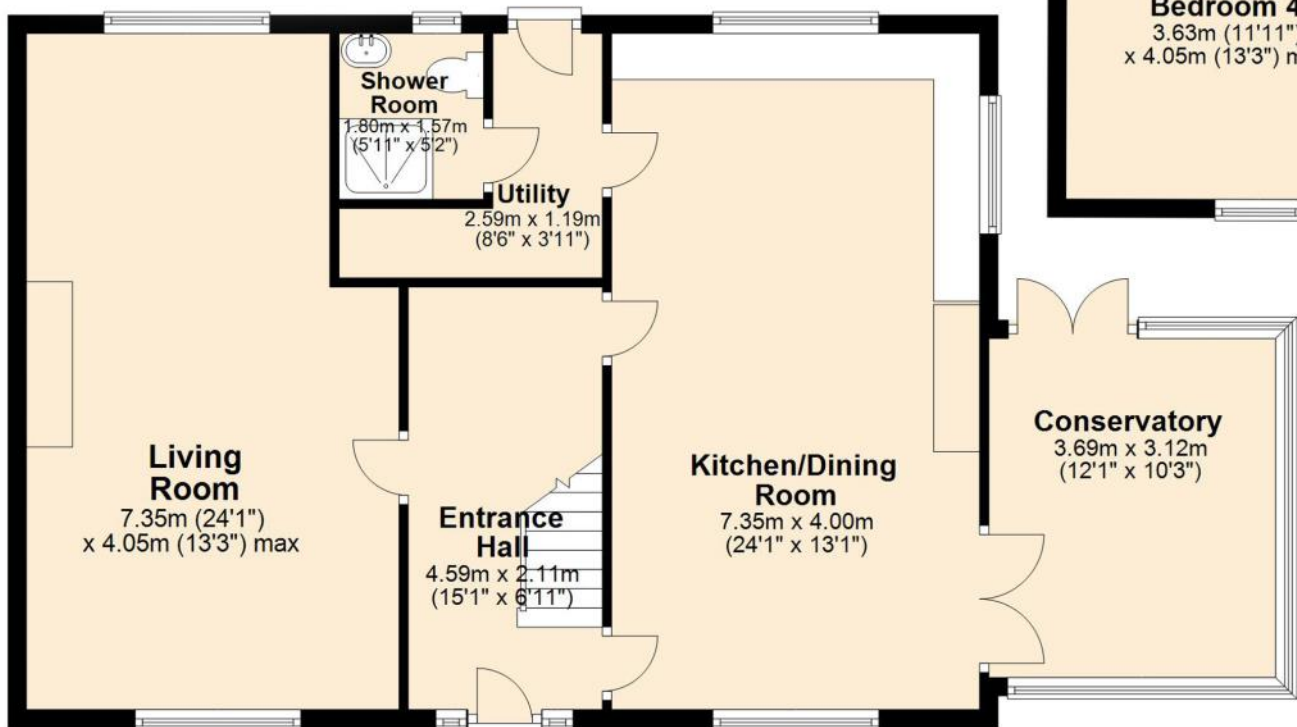
MASTER BEDROOM

The master bedroom, one of four double bedrooms on the first floor, is situated at the rear of the house, where the bedroom window offers delightful views of the grounds and the countryside beyond. This peaceful space includes an ensuite bathroom and features solid timber flooring, adding warmth and elegance to the room.



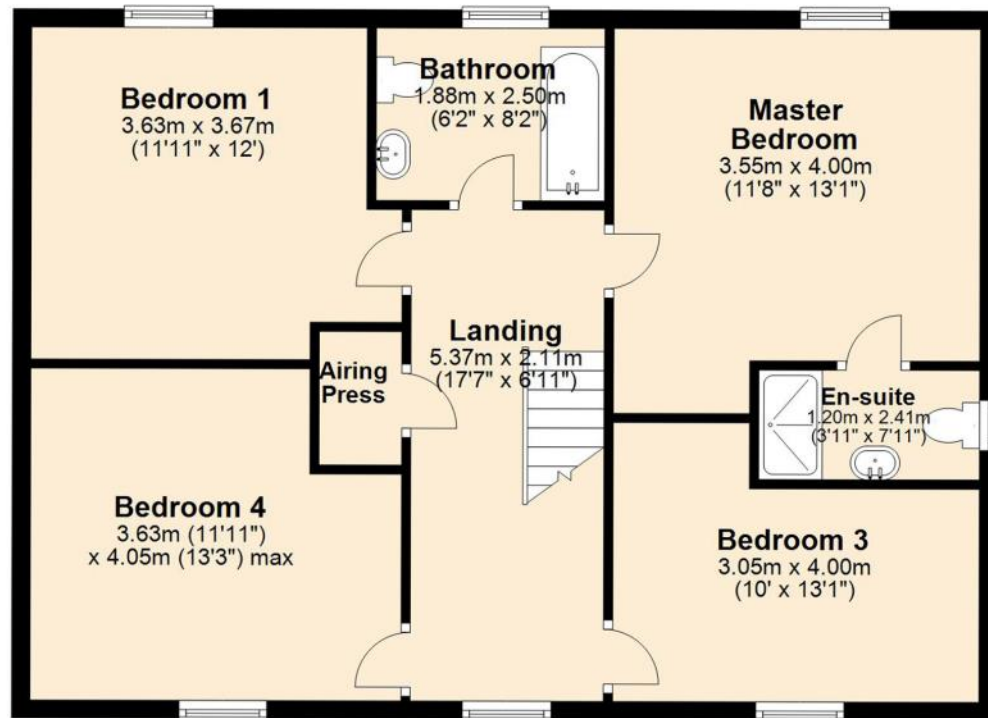
Ground Floor

Approx. 88.0 sq. metres (947.3 sq. feet)



First Floor

Approx. 75.8 sq. metres (816.4 sq. feet)



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.

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