

For Sale

Asking Price: €585,000

Sherry
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O'Neill



Ballymacowen, Clonakilty,
Co. Cork, P85 Y651

BER C1

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**SUBSTANTIAL 5/6 BEDROOM DETACHED RESIDENCE ON c.0.8 ACRES
WITH DETACHED GARAGE JUST c.5KM FROM CLONAKILTY**

Approx. 309 sq. m. / 3,326 sq. ft.

Set amidst c.0.8 acres of mature landscaped gardens, this impressive 5/6 bedroom family home offers space, privacy, and charm in a peaceful rural setting just 5km from the vibrant coastal town of Clonakilty.

Blending traditional features with modern comfort, the property's attractive stone-fronted facade, generous proportions, and well-planned layout make it ideal for family living.

KEY FEATURES:

- Spacious family home extending to approx. 309 sq. m. / 3,326 sq. ft.
- Attractive stone-fronted exterior with a bright, welcoming interior.
- Large detached garage with potential for a home office, studio, or workshop.
- Set on approx. 0.8 acres of mature, private gardens.
- Oil-fired central heating and solid fuel stove.
- Stone wall entrance pillars with timber gates and tarmac driveway.
- Peaceful rural setting just c.5km from Clonakilty town and amenities.
- High-speed broadband available.

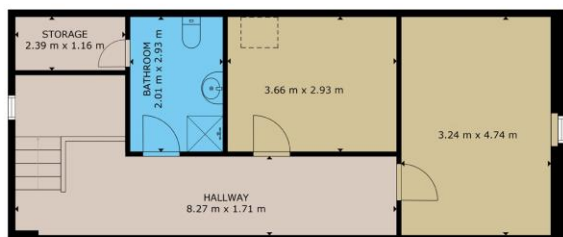
ACCOMMODATION

The ground floor comprises a welcoming entrance hallway, sitting room, living room with feature fireplace, kitchen/dining room with west facing sunroom off, utility, an office/bedroom 5 and guest WC.

The first floor includes four large double bedrooms, one with an ensuite, along with a family bathroom.

The second floor provides two additional rooms and a shower room, ideal for guest accommodation, a home office, or recreational space.





SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA

TOTAL : 309.20m²

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.





EXTERIOR:

A large detached garage sits to the side of the property, offering flexible options for conversion or hobby use. There is lean-to on the garage which is currently in use as a boat house.

The grounds feature lawns interspersed with mature planting including fruit trees. A west facing side patio area off the sunroom is ideal for outdoor living. The property also benefits from a covered concrete yard to the rear. Mature trees and boundary planting create excellent privacy, while the stone wall entrance, timber gates, and tarmac driveway complete this attractive setting.

SERVICES:

- Private water supply
- Oil-fired central heating
- Private sewerage
- High-speed broadband available

Ballymacowen, Clonakilty, represents a superb opportunity to acquire a spacious and well-designed family home in a scenic countryside location, just minutes from one of West Cork's most sought-after coastal towns.



NEGOTIATOR

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VIEWING

Strictly by prior appointment.

BER
Rating: C1
BER No. 103480844
EPI: 161.02 kWh/m²/yr

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