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**AUCTIONEERS &  
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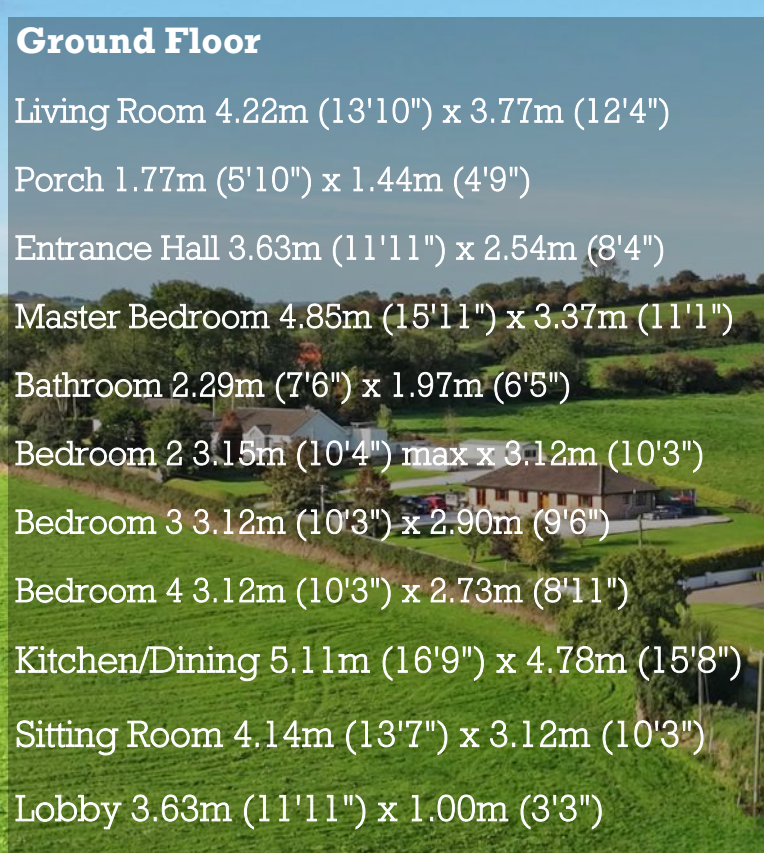
Barna Cross, Innishannon,  
Co. Cork, T12 D85E



A spacious four-bedroom bungalow on a half-acre corner site, with a detached garage, fully converted attic and over 2,000 sq. ft. of versatile living space. Sweeping valley views and a sunny west-facing patio make this a home full of charm, comfort and possibility.

**Guide Price: €500,000**





## Ground Floor

Living Room 4.22m (13'10") x 3.77m (12'4")  
Porch 1.77m (5'10") x 1.44m (4'9")  
Entrance Hall 3.63m (11'11") x 2.54m (8'4")  
Master Bedroom 4.85m (15'11") x 3.37m (11'1")  
Bathroom 2.29m (7'6") x 1.97m (6'5")  
Bedroom 2 3.15m (10'4") max x 3.12m (10'3")  
Bedroom 3 3.12m (10'3") x 2.90m (9'6")  
Bedroom 4 3.12m (10'3") x 2.73m (8'11")  
Kitchen/Dining 5.11m (16'9") x 4.78m (15'8")  
Sitting Room 4.14m (13'7") x 3.12m (10'3")  
Lobby 3.63m (11'11") x 1.00m (3'3")

## First Floor

Gym 3.70m (12'2") x 3.36m (11')  
Office 3.07m (10'1") x 2.36m (7'9")  
Shower Room 2.36m (7'9") x 2.20m (7'3")  
Landing 2.00m (6'7") x 1.07m (3'6")  
Games Room 1 3.10m (10'2") x 3.02m (9'11")  
Games Room 2 3.73m (12'3") x 3.10m (10'2")  
Garage 3.70m (12'2") x 3.38m (11'1")  
Utility 3.58m (11'9") x 3.38m (11'1")



### Living Room

This bright and welcoming room features large windows to the front and side, flooding the space with natural light and framing stunning panoramic views down the valley towards the east. A charming open fireplace and built in units provides a cosy focal point.



### Kitchen Dining Area

The spacious kitchen benefits from a bright south-westerly aspect, with a large window offering pleasant views onto the patio area at the rear. It features a generous selection of fitted units and worktop space, the room comfortably accommodates a dining table, perfect for casual meals.



### Master Bedroom

Features an abundance of natural light with dual-aspect windows offering lovely views over the surrounding lawns. The room is tastefully decorated with neutral tones, a substantial built-in wardrobe runs the entire length of one wall, providing extensive storage space.



There's a wonderful sense of space and possibility in this charming four-bedroom bungalow, set proudly on a generous corner site of just over half an acre. Built in the mid-80s, when homes were created for comfort and generous living rather than mere efficiency, it offers an impressive gross floor area of approximately 2,300 sq. ft including the garage. From its elevated position, sweeping valley views stretch out to the front, while the sheltered, west-facing patio to the rear is made for long summer evenings, good company and, perhaps, a glass of something cold as the sun slips away.

Inside, the layout is both practical and inviting. Two welcoming reception rooms strike the perfect balance between lively family gatherings and quiet evenings, while the bright, airy kitchen-dining space feels purpose-built for big breakfasts and unhurried conversations. Four well-proportioned bedrooms and a family bathroom complete this level, each with that generous sense of space so rarely found in newer homes.

Upstairs, the fully compliant converted attic, spanning nearly 700 sq. ft., is a true world of possibilities. Currently home to a gym, an office and two games rooms (plus a second bathroom), it could just as easily become a fifth bedroom, a creative studio or a private retreat for teenagers needing their own space.

The property is in excellent condition, with oil-fired central heating, mains water and a detached garage adding to its appeal. And the location is hard to rival: just 3 km from Innishannon, 2.5 km from Crossbarry, 9 km from Bandon, 12 km from Kinsale, 15 km from Cork City and only 17 km from the airport. Offering both space and convenience, this is an ideal family home, blending the romance of country living with the comfort of being close to everything you need. All that's missing now is a family ready to fill it with life, laughter and new stories.

**Services:** Mains water and septic tank, oil heating and high speed broadband is available.



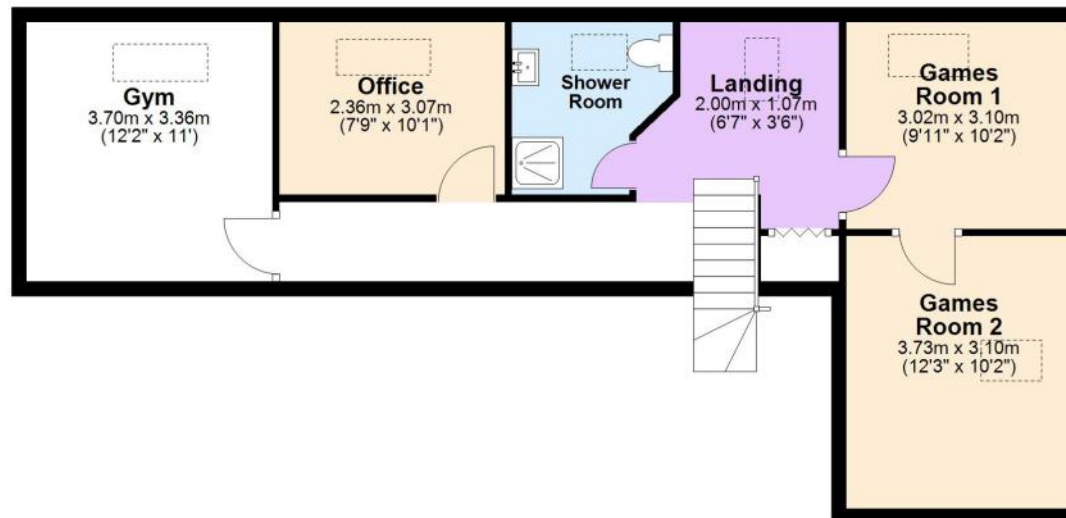
## Ground Floor

Approx. 153.6 sq. metres (1653.1 sq. feet)



## First Floor

Approx. 61.5 sq. metres (662.0 sq. feet)



Dimensions and approximate areas are shown for information only and should not be relied upon for any legal or financial purposes.

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