

# For Sale

Asking Price: €210,000

Sherry  
FitzGerald  
O'Neill



Honeysuckle, Derryduff More,  
Coomhola, Bantry, Co. Cork, P75 N966

BER D1

[sherryfitz.ie](http://sherryfitz.ie)



**Honeysuckle** is an eco home set on 57 acres approximately of mountain type land and is an ideal opportunity to purchase an Off-Grid carbon neutral efficient home.

The property is set within the Derryduff Estate, located 3 miles north of the N71 at Ballylickey, between Bantry and Glengarriff. The property is located in a noted West Cork area of natural beauty and is convenient whilst offering a rustic and un-spoilt area to live in.

The home is entered via a character door. The house is designed to a unique Architectural gem and is constructed in timber frame with the external walls clad in wood over insulation. The house is built to a high environmentally conscious standard that is reflected in its design. The central chimney serves as both an open fire and masonry stove. The many features of this property include underfloor heating downstairs, high spec insulation and enjoys excellent potential for off grid living.

The ground floor accommodation in Honeysuckle includes open plan kitchen, dining and living area. The upstairs includes 3 bedrooms and family bathroom. The balcony off the master bedroom offers scenic countryside views.

**Lands:** The house is set on 57 acres approximately, containing 1 acre of gardens surrounding the house, and 56 acres of rough mountain terrain which is fenced and bordered on one side by a stream and ambient waterfalls.

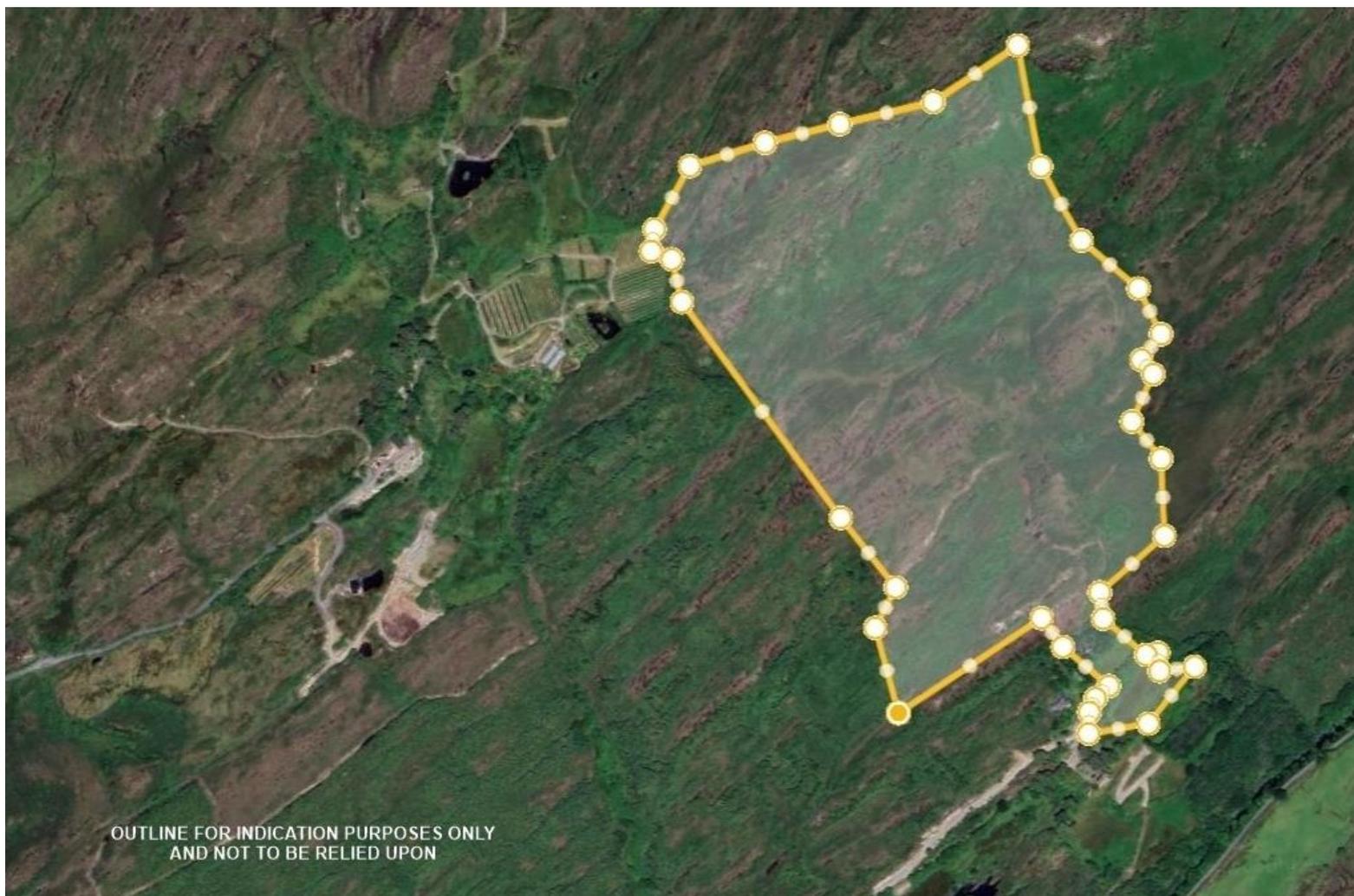
**Services:** There is a significant rock face set at the correct angle for solar panels and a mountain stream suitable for hydro-electric installation. The house is currently dependent on electricity from an adjoining property. The property could qualify for the Vacant Property Refurbishment Grant.

Honeysuckle is set within the Derryduff Estate and is in an area of natural beauty close to the Coomhola River and the Borlin Valley. The property is equal distance to Cork and Kerry Airports.





OUTLINE FOR INDICATION PURPOSES ONLY  
AND NOT TO BE RELIED UPON



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**VIEWING**  
Strictly by prior appointment

**BER**  
Rating: D1  
BER No. 112874011  
EPI: 237.02 kWh/m<sup>2</sup>/yr

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