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**AUCTIONEERS &
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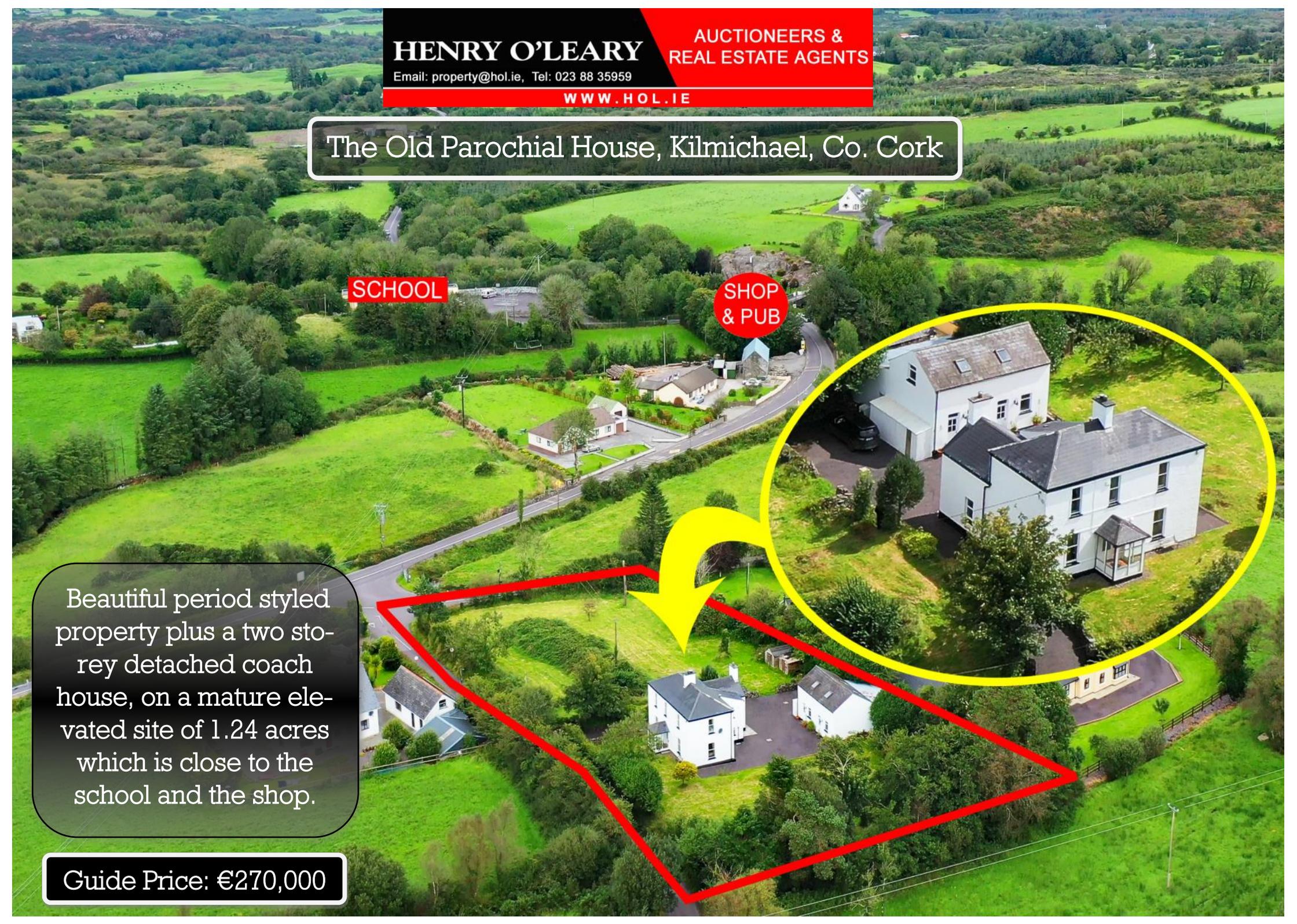
The Old Parochial House, Kilmichael, Co. Cork

SCHOOL

SHOP
& PUB

Beautiful period styled property plus a two storey detached coach house, on a mature elevated site of 1.24 acres which is close to the school and the shop.

Guide Price: €270,000



COACH HOUSE - GROUND FLOOR

LOBBY 1.13m (3'9") x 1.01m (3'4")

ROOM1 4.33m (14'2") x 3.92m (12'10")

ROOM2 4.33m (14'2") x 3.65m (12')

ROOM3 7.67m (25'2") max x 5.12m (16'10")

FIRST FLOOR

FIRST FLOOR ROOM 7.67m (25'2") x 4.33m (14'2")

GROUND FLOOR

FRONT PORCH 1.95m (6'5") x 1.85m (6'1")

ENTRANCE HALL 4.60m (15'1") x 2.00m (6'7")

LIVING ROOM 4.83m (15'10") x 4.60m (15'1")

DINING ROOM 4.60m (15'1") x 3.02m (9'11")

KITCHEN/DINING AREA 4.30m (14'1") x 3.90m (12'10")

UTILITY ROOM 4.30m (14'1") x 2.08m (6'10")

FIRST- FLOOR

LANDING 4.60m (15'1") x 2.00m (6'7")

FAMILY BATHROOM 2.99m (9'10") x 2.13m (7')

BEDROOM 1 4.60m (15'1") x 3.02m (9'11")

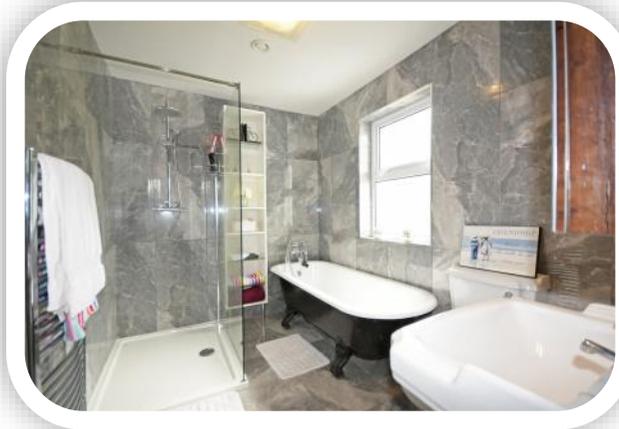
MASTER BEDROOM 4.83m (15'10") x 4.60m (15'1")

BEDROOM 3 4.30m (14'1") x 3.95m (12'11")



A delightful home of immense charm and character located in a mature tranquil setting, it is a beautifully proportioned and neatly presented home that has to be viewed to be appreciated.

A former parochial house, it has been completely renovated and decorated in keeping with its period heritage, apart from the family bathroom which is bang up to date. Along with the dwelling house there is a detached former coach house that could easily be converted to a separate dwelling or office subject to obtaining the



required planning permission. Planning permission was granted for a 3-bedroom conversion in 2007 (now lapsed), but architect's plans and all details are available. The location is approx. half way between Dunmanway and Macroom being approx. 15 min from both, Cork city and airport are approx. 40 min. drive away.

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



KITCHEN DINING AREA

Located to the rear of the house, this is a cosy room with a stove fitted in the open fireplace, the kitchen is solid pine with a great selection of base and eye-level units, the floor is tiled.



LIVING ROOM

This is the largest room in the house, it features higher than normal ceiling height, coving and a stove has been fitted in the fireplace, two tall windows ensure lots of light.



MASTER BEDROOM

This is one of three double bedrooms on the first floor, it is large and bright and full of natural light which is supplied by the two windows on the front and side elevations.

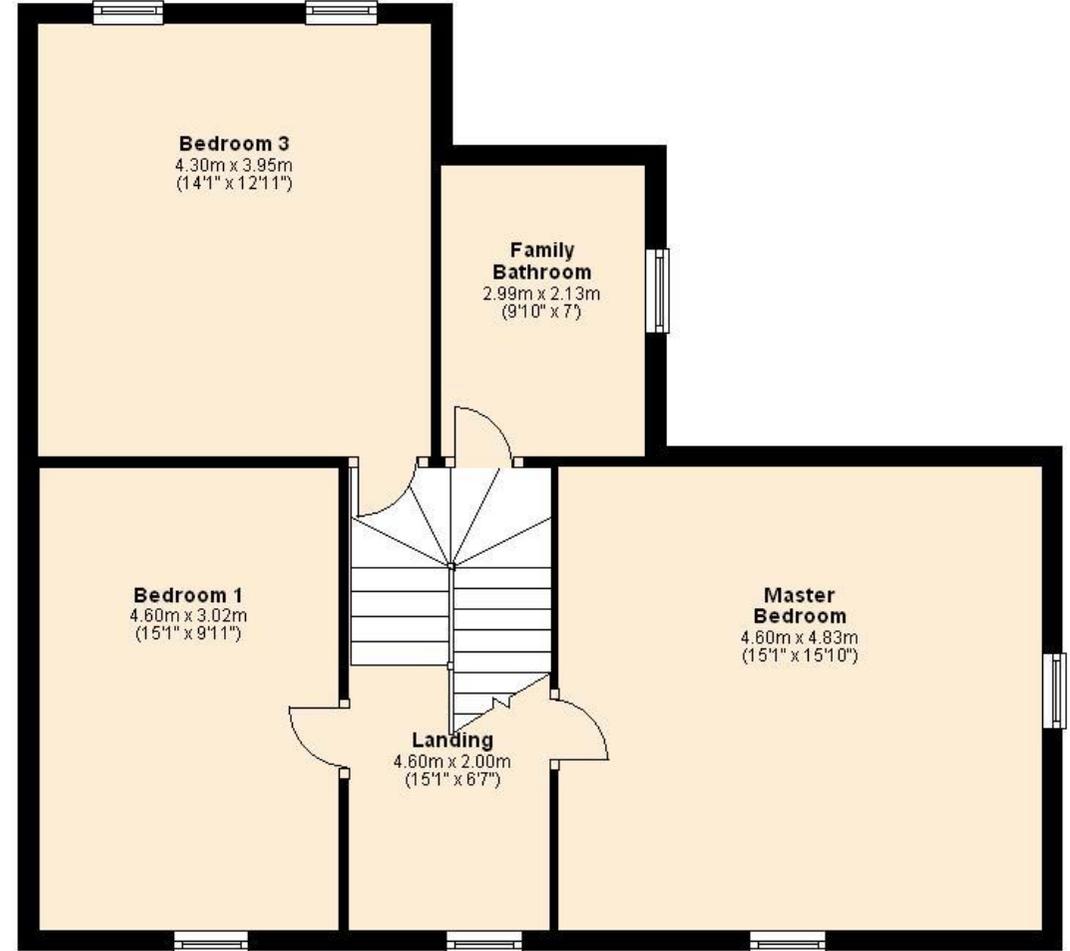
Ground Floor

Approx. 71.7 sq. metres (771.9 sq. feet)



First Floor

Approx. 68.2 sq. metres (733.6 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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