



**Martin Kelleher**  
PROPERTY

Property Sales, Lettings  
Property Management  
Valuations & BER's



**For Sale – Harbour House, Courtmacsherry,  
Co. Cork P72Y180**

**Main Points:** - Fabulous panoramic views of Courtmacsherry Harbour - Bright & spacious 4 bed. apartment of c. 2000 ft<sup>2</sup> - Car garage & workshop – Further c. 2000 Sqft with potential for 2 ground floor apartments – Recently improved with new windows, insulation & heating system – Suitable for investor/extended family/living over the shop

PSR No. 001102

**Offers over € 280,000**

**BER D2**

A: Faxbridge Roundabout, Clonakilty, West Cork  
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***Looking for a coastal property with a difference?***

Harbour House is situated almost on top of the water with fabulous panoramic views of Courtmacsherry Harbour. Upstairs there is a bright & spacious 4 bedroom apartment of almost 2000 ft<sup>2</sup>. Downstairs has a further c. 2000 Sqft & potential for 2 apartments with a lot of work already complete. The property also has the benefit of a car garage & workshop. Recently improved the property has had new windows, insulation and a heating system. With approx. 4000 ft<sup>2</sup> on offer this would ideally suit an investor/developer/extended family or someone wanting to live over the office or shop.



**Accommodation of upstairs residence c. 186 m<sup>2</sup> / c. 2000 ft<sup>2</sup>**

**Stairs from the street up to first floor Residence**

**Sunroom/Entrance Porch**

Fantastic sunroom with 180 panoramic water views of Courtmacsherry Bay. Excellent sunlight here from the large glazed areas. Feature stone floor and exposed stone wall detail.

### Entrance Hall

Superb welcoming large inner hall running almost the full length of the building with glazed door to front living room.



### Back Hall 14.73 m x 1.14

With glazed door out to the patio which is a suntrap. This patio has steps down and can be accessed from around the house separately.

### Kitchen 5.34 m x 2.45 m

Sliding door into kitchen. Lovely long galley style kitchen with south facing windows, great light and lovely colours throughout. Plenty of floor and eye level fitted kitchen units.

### Dining Room 3.88 m x 3.86 m

Large sized dining room with beautiful timber floor and window out to patio.

### Bedroom Four 3.86 m x 4.17 m

Large double bedroom to the rear of the house with beautiful timber floor and window out to the patio.

### Living Room 6.95 m x 4.93 m

Fantastic feature room with incredible water views onto Courtmacsherry Bay where you can watch the comings and goings of large and small craft. Great space for entertaining. Large multifuel stove.

### Bedroom One 2.76 m x 4.93 m

Double bedroom with incredible sea view with Courtmacsherry Lifeboat station just 80 m away.

### Bedroom Two 2.76 m x 4.93 m

Double bedroom with incredible sea view with Courtmacsherry Lifeboat station just 80 m away.



**Bedroom Three / Main Bedroom Ensuite 4.3 m x 4.93 m**

Large double bedroom with incredible views onto Courtmacsherry Bay.

**Ensuite 2.4 m x 1.5 m**

Large ensuite with shower & WC.



Ground floor accommodation – This is laid out to provide a studio which has 2 different entrance points. There are 2 potential apartments on the ground floor with work already completed on them to allow for same. There is also a car garage and workshop to the eastern side of the property.

**Studio Apartment**

With cooking and sink and washing area. Large display window to the street. This studio could also be used as a living room/kitchen.

**Back Hall and downstairs potential bedroom**

Potential double bedroom/Store Room, WC & Shower Room.

**Potential two bedroom apartment**

Entrance from the main street into kitchen/living room which is already divided out and in this section there is a large kitchen/living room, potential double bedroom, store room, shower room with WC and potential double bedroom to the rear.



**Garage**

The garage is accessed directly from the street and leads into a spacious workshop with excellent headroom up to the roof.



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### Services

Heating by means of a modern highly efficient condensing boiler with 7 day programmer. Multi fuel stove in the sitting room. Windows are modern double glazed units fitted. Mains water & sewage connected.



### Info about Courtmacsherry

Located less than 1 hour's drive from Cork City & International airport is one of West corks most picturesque villages. Well known as an international sea angling centre, the harbour boasts an ever increasing traffic of all type of boats from pleasure to yachts to fishing boats & has become increasingly popular over the last few decades. Busy in summer yet quiet in winter & the off seas, the village of Courtmacsherry harbours a very distinct atmosphere which is welcoming to all. There are some fine amenity beaches within walking distance & further afield are the much renowned beaches of Dunworley, Broad Strand & Blind Strand. Local amenities include the now famous Seven Heads Walks, various wildlife activities in the estuary & beyond & shore fishing in a variety of areas. River fishing for salmon, sea trout & brown trout can be availed of in the nearby Argideen River. The village itself boasts tennis courts, horse riding stables, sailing & dinghy school including wind surfing & power boating. The parish of Barryroe hosts a variety of different activities & organisations which are very active throughout the year. The local primary school is but two miles away at Lislevane & there is a regular bus service to the secondary schools in either Clonakilty or Bandon. The local villages all within two miles are Butlerstown, Lislevane & Timoleague which all have their own attractions & are popular with both tourists & locals. One of the best supermarkets in West cork is located two miles away at Barryroe CoOp.

### Directions

P72Y180 Type this eircode into googlemaps for exact driving directions. The property is located centrally in Courtmacsherry village close to the pier.

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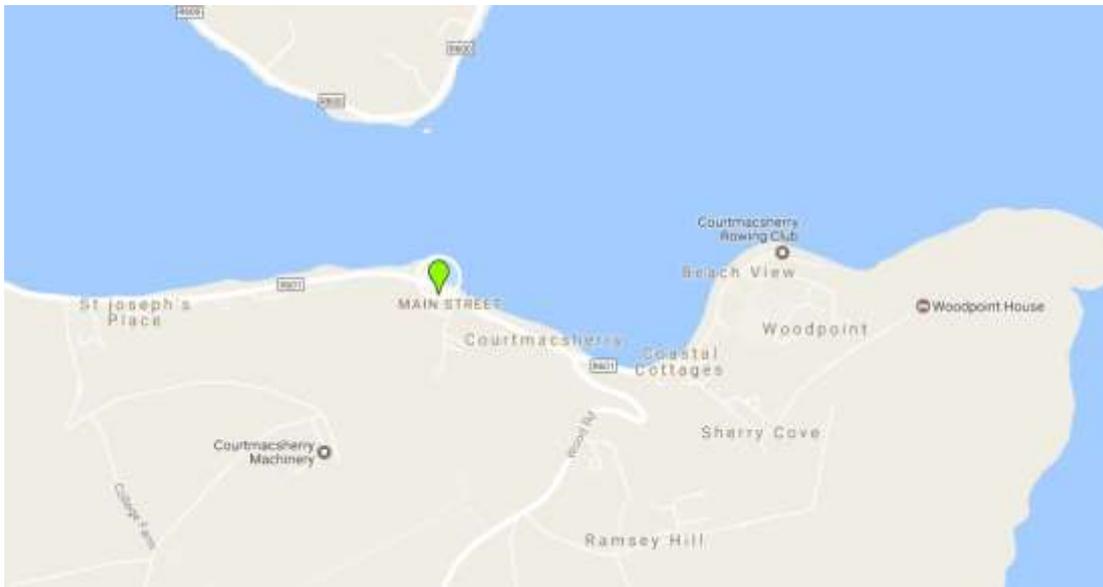




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**Location Map**



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**First Floor**



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For identification only - Not to scale



**Ground Floor**



Martin Kelleher Property Services  
For identification only - Not to scale



**Important Notice**

We have prepared these property particulars as a general guide to the broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, distances, maps and floor plans referred to are given as a guide only and should not be relied upon for the purchase of carpets, curtains, or any other fixtures and fittings. Lease details, service charges, title and ground rent, rates, if applicable should be checked by your solicitor prior to exchange of contracts.

