

MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347



For Sale – Lisleecourt, Courtmacsherry, Co. Cork P72 E915

- Main Points:**
- Stunning 4 double bedroom residence c. 193.5 Sqm/2077 SqFt
 - Short distance to Broadstrand & Blind Strand
 - 2 miles from the picture postcard pretty village of Courtmacsherry and Barryroe National school
 - Private sheltered plot extends to c. 0.8 acre
 - Substantial garage c. 40 Sqm or 430 Sqft.

Offer Over € 475,000

BER D2

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CRO No. 684543



ipav
Institute of Professional
Auctioneers & Valuers

With all the finest ingredients of private countryside living, amazing location and quality accommodation this is a dream coastal family home.

The property is within easy walking distance of 2 quiet sandy beaches - Broadstrand is less than 1 mile and the sheltered sandy beach of Blind Strand is just over 1 mile away.

The coastal setting of Lisleecourt is an oasis of tranquility only 2 miles from the picture postcard pretty village of Courtmacsherry and Barryroe National school. From the property there are exquisite views of Lislee Church which dates back to the 1830's.

The private sheltered plot extends to c. 0.8 acre and is laid out in easy to manage lawns and patio areas. Complimenting this is a fabulous timber framed out office/garden shed with 5 raised vegetable beds.

With a superb layout the 4 bedroom, c. 2077 Sqft residence, features great character throughout and has the added benefit of a substantial double garage attached. Viewing is highly recommended.



Accommodation c. 193 m²/2077 ft² plus Garage c.48 m²/ 516 ft²

Entrance Hall 2 m x 4.4 m

Spacious carpeted entrance hall with under stairs storage.

Kitchen 5.4 m x 4.4 m

Gorgeous kitchen with plenty of space. Door opens to patio on the eastern side of the house. Solid wood country style fitted kitchen with integrated double range, fridge, freezer, washing machine, tumble dryer and dishwasher. There are spot lights and downlights that add to the ambiance of the room.



Sitting Room 5.5 m x 4.5 m

Lovely room with stunning feature fireplace and large wood burning stove. This room has a warm comfortable and welcoming feel. Carpeted with double doors leading to the family room.

Dining Room / Family Room 3.8 m x 4 m

Bright dining room/family room with dual aspect windows to the south and north. Carpeted throughout.

Bedroom Four 4.3 m x 4.2 m

Downstairs large double bedroom with double aspect windows west and east and ensuite shower room.

Ensuite 2.8 m x 1 m

Ensuite which is fully tiled with wash hand basin and WC and shower.

Carpeted stairs to first floor**Bathroom 3.6 m x 1.95 m**

Fully tiled bathroom. Large jacuzzi bath, wash hand basin, separate shower.

Bedroom One 4.3 m x 5.4 m (Master suite)

Large ensuite bedroom with double aspect windows north and south. High vaulted ceiling adds to the sense of space and character. The room boasts a stunning ensuite.

Ensuite 3.7 m x 4 m

Very spacious ensuite shower room which is fully tiled. Walk in shower cubicle, wash hand basin and WC. Adjoining storage closets on either side.

Bedroom Two 3.8 m x 4.4 m

Spacious, carpeted bedroom with high vaulted ceiling and skylights adding to the sense of space and light.

**Bedroom Three 4.3 m x 4.1 m**

Spacious, carpeted double bedroom with high vaulted ceiling and skylights adding to the sense of space, light and character.



Services

Broadband is available in this property.

Main's water, telephone and electricity services. Private septic and drainage. Windows and doors are double glazed throughout. Heating is via oil fired central heating and large wooden burning stove in the sitting room.

Garage 6.38 m x 7.5 m

Very spacious adjoining garage with two sets of solid wood double doors. Open plan internally with power and lighting. There is developed storage space overhead.

Outside

The property sits magnificently on a 0.8 acre/ 0.42 hectare site and features imposing wooden electric entrance gates with a gravelled drive, a beautifully built stone wall to the south of the property and ample, secure car parking.

The garden is superbly maintained. The garden boasts mature plants, shrubs and flowers and with its gorgeous private verandas can only be described as a piece of heaven.

A professionally built timber shed with power and light and 5 raised vegetable beds finish off this exquisite garden.

Area Information

Located less than 1 hour's drive from Cork City & International airport Courtmacsherry is one of West Cork's 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 offseason, 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 less than 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 just 1 mile away at Barryroe CoOp.



GROUND FLOOR



**MARTIN
KELLEHER**
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023 88 59111

1ST FLOOR



4 BEDR. DETACHED PROPERTY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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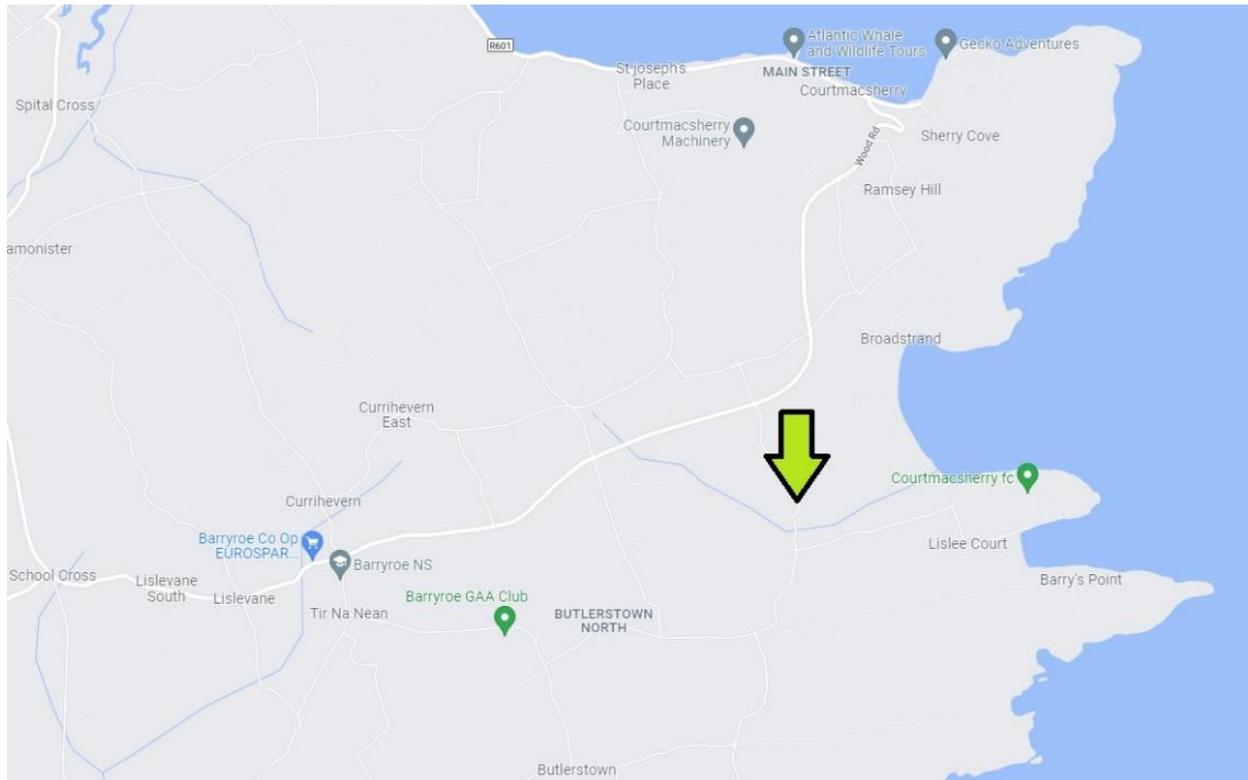


Directions

Type Eircode P72 E915 into smart phone for exact driving directions.

From Courtmacsherry drive towards Barryroe CoOp, Lislevane and turn off left 1.25 miles or so from Courtmacsherry at a crossroads signposted for Lislee, Broad Strand. The house is 0.5 miles or so on the right.

Location Map



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