

For Sale

Asking Price: €495,000

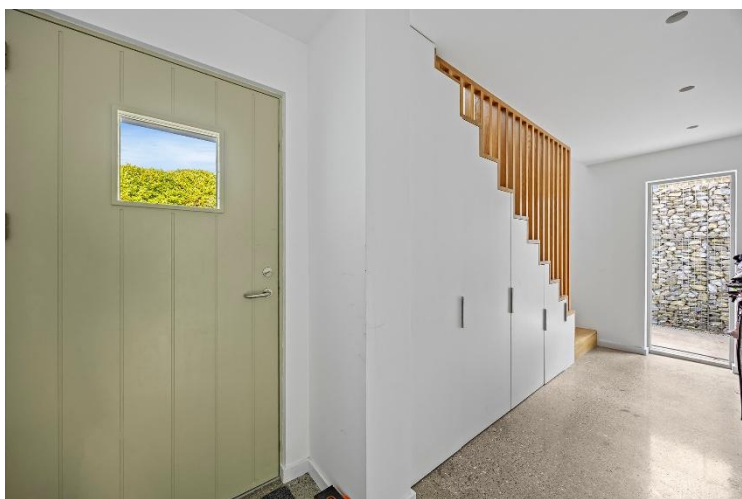
**Sherry
FitzGerald**
O'Neill



The Cottage, Church Road,
Bantry, Co. Cork, P75 F433.

BER A2

sherryfitz.ie



'The Cottage' is a beautifully transformed home that unites the charm of classic cottage architecture with striking contemporary upgrades and professionally curated interior design. Positioned in an exceptionally convenient location, the property is within 500 meters of Bantry town with private parking. This unique 3-bedroom residence has been meticulously transformed to embrace its elevated setting and captivating panoramic views over Bantry Harbour and the surrounding countryside.

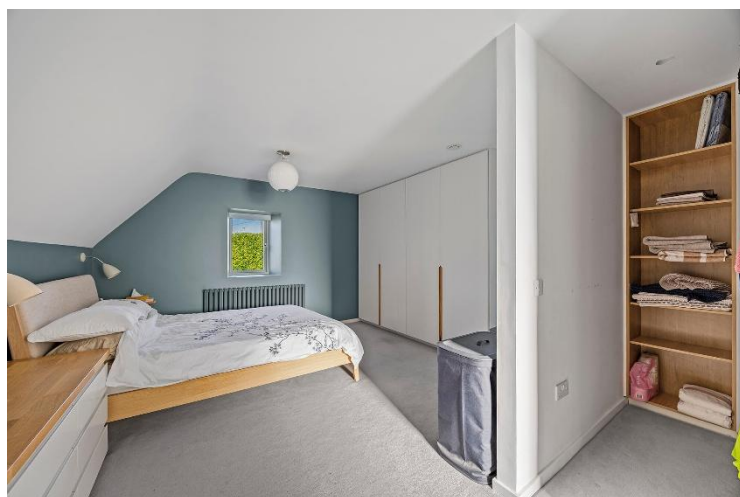
Mesuring approximately 1,732 sq ft / 162 sq m, the accommodation is both spacious and thoughtfully crafted. On the ground floor, polished concrete flooring with underfloor heating flows throughout, creating an elegant, seamless and warm foundation to the home. The entrance hall leads to the sophisticated sitting room, complete with bespoke wraparound storage and an integrated home office space. Beyond, the light-filled sunroom/dining area invites relaxation and effortless entertaining, while the contemporary kitchen has been superbly finished with high-end appliances, a Belfast sink and a Franke 3-in-1 tap. A well-appointed utility room and guest WC complete the ground floor layout.

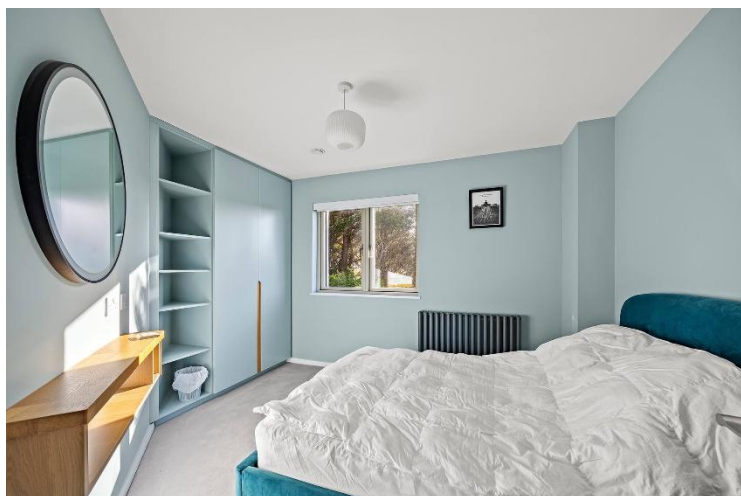
Upstairs, there are three generous double bedrooms, including a superb master suite, complemented by a beautifully styled family bathroom. The high-quality finishes and bespoke detailing throughout speak to the level of design consideration that defines this home.

'The Cottage' is exceptionally energy efficient, benefiting from external retrofit insulation, an air-to-water heating system, heat recovery ventilation, extensive solar panels located on the upper field, and A-rated double/triple glazed windows and doors. Mains water, mains drainage and high-speed fibre broadband combine modern convenience with sustainable living.

Set on just under one acre approx., the grounds provide ample private parking and a raised decking area perfectly positioned to frame the stunning views over Bantry town and harbour. Below sits a flexible home gym/studio space, along with additional storage and a large grass meadow backing onto the solar arrays.

Just a short walk brings you to the vibrant heart of Bantry, with its excellent selection of shops, schools, cafés, pubs and leisure amenities. Cork City and airport are reached within approximately one hour. Properties offering such privacy, convenience and interior-led quality are seldom found in West Cork. 'The Cottage' presents a rare opportunity to acquire an A rated, modern and stylishly designed home within easy reach of all town facilities.





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA

TOTAL : 160.59m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



NEGOTIATOR

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VIEWINGS

Strictly By Appointment Only

ENERGY RATING

BER: A2
Cert No.: 102393402
EPI: 25.43 kWh/m²/yr

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propgoluxury.com

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