

MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347



For Sale – Carrigfadda Farmhouse, Reenascreena, Rosscarbery

Main Points: Modern build, B1 rated 5 bedroom 3,000 Sqft residence plus garage, original farmhouse, polytunnel, barbeque area, patio, orchard, kids play area, all on a hard to find 2.75 acre plot – Fantastic views from this elevated position over the valley to the south and Carrigfadda Hill to the rear - 2 miles from Reenascreena, 6 miles from Rosscarbery and 10 miles from Clonakilty & its beaches. 1 hour to Cork city & International airport

AMV € 495,000

BER B1

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Institute of Professional
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Sitting underneath the picturesque Carrigfadda Hill walk this wonderful lifestyle property truly is different. Carrigfadda Farmhouse comprises of a modern build, B1 rated 5 bedroom 3,000 Sqft residence plus garage, original farmhouse, polytunnel, barbeque area, patio, orchard, kids play area, all on a hard to find 2.75 acre plot.

The views from this elevated perch are fantastic with the valley to the south and Carrigfadda Hill to the rear.

Coming in just underneath a BER A-rating, the exquisite barn style residence is a joy to walk around with its living areas up high to take advantage of the views and extensive bedroom and ancillary accommodation in a practical layout downstairs. The attentive owners have lavished time and expense to create a fabulous property offering here and there is further accommodation/income potential in the waiting to be developed farmhouse.

Carrigfadda Farmhouse is peacefully situated in this rural but not isolated location adjacent to St. Peters Church, 2 miles from Reenascreena, 6 miles from Rosscarbery and 10 miles from Clonakilty and its beaches. Just 1 hour to Cork city & International airport.



Accommodation c. 279 m² or 3000 ft²

Highly efficient, B1 rated, top specification finish with recessed ceiling spotlighting & oak doors throughout.

Entrance Hall on First Floor 1.8m x 4 m

Wide welcoming entrance hall with recessed lighting and wooden floor.
Enter straight into the lounge.

Office 2.8 m x 2.5 m

Flexible room suits as an office or study/reception room.

Cloak Room/Boot room 2.8 m x 2.1 m

Great storage space for bags, boots etc.

Guest Toilet 2.8 m x 1.6 m

Large fully tiled guest toilet with WC, wash hand basin

Lounge 3.8 m x 4 m

Lovely bright lounge with floor to ceiling window facing west. Wooden floor. Would suit also as a playroom or reception room.

Kitchen 3.7 m x 5 m

Fantastic kitchen which is open plan to the living/dining room. Very bright with large window facing west. High end chefs fitted kitchen with massive kitchen island, granite worktops, island sink and pop up electric socket bar. Integrated appliances include large electric hob, double oven and stainless steel extract fan. Also integrated dishwasher, super-sized Fisher Paykell fridge and freezer. Great storage space in this kitchen with additional space available in the kitchen pantry alongside.

Pantry 1.9 m x 3.9 m**Living/Dining Room 8.5 m x 4.4 m**

Incredible space with large windows south and patio doors opening out to the western side. Naturally its very bright and there are fantastic views south. There is a large wood burning stove fitted here.



High end stairs with glass panels and inset lighting to ground floor. The lower landing has a wooden floor, recessed and fitted wall lighting.

Bedroom One 6.3 m x 4.4 m

Super spacious double bedroom with bathroom ensuite. Bright dual aspect room with windows east and south.

Bathroom Ensuite 2.5 m x 3 m

Fabulous fully tiled bathroom ensuite. Large bath, walk in shower area, WC, dual wash hand basins and large fitted vanity unit.

Walk in wardrobe 2.6 m x 3 m

Fully fitted out walk in robe with excellent storage space.



Gym/Playroom 8.5 m x 4.4 m

Massive multi-functional space which could be used for a gym, kids/adults playroom. Large patio glazed opening onto the south facing patio.

Bedroom Two 4 m x 3.5 m

Double bedroom with west facing window and wooden floor.

Bedroom Three 2.9 m x 3.5 m

Double bedroom with west facing window and wooden floor.

Bedroom Four 4 m x 3.5 m

Double bedroom with west facing window and wooden floor.

Bedroom Five 4.3 m x 3.5 m

Double bedroom ensuite with wooden floor and window facing north.

Ensuite

Lovely ensuite with shower, WC and wash hand basin.

Bathroom 3 m x 1.85 m

Spacious, fully tiled bathroom with bath, WC, dual wash hand basins and vanity unit.

Utility Room

Fitted storage, sink and plumbed for washing/drying machines.

Garage

Spacious garage with double doors out to the eastern side of the house.



Services

Telephone, electricity and high speed broadband available. Water via private well. Septic tank. Heating via air to water highly efficient heat pump. Double glazed windows and doors throughout.

Garden

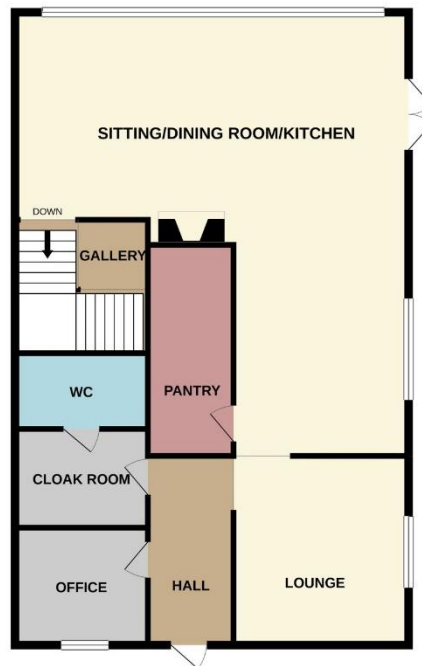
Approaching the property off the quiet lane you drive through the undeveloped farmhouse, past the orchard and onto a gravel path up behind the residence. To the right there is a kids play area and up behind that the polytunnel which leads through onto a raised area with vegetable beds. Surround the residence is a 2.75 acre plot with low maintenance gardens around the house and a large paddock on the western side. Also to the west is a lovely sheltered barbeque area with a large pizza clay oven and patio area to the south.



GROUND FLOOR



1ST FLOOR



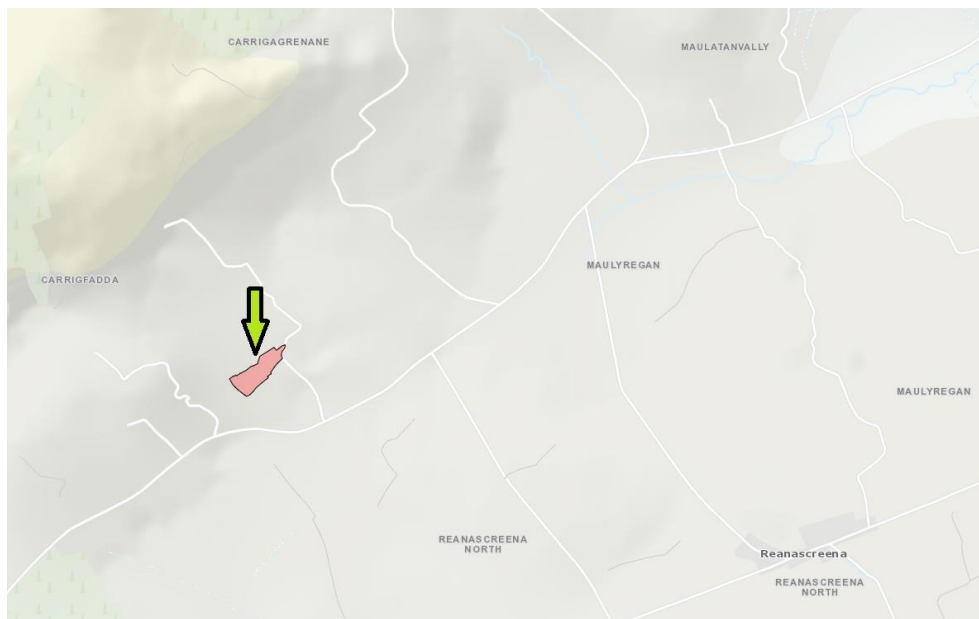
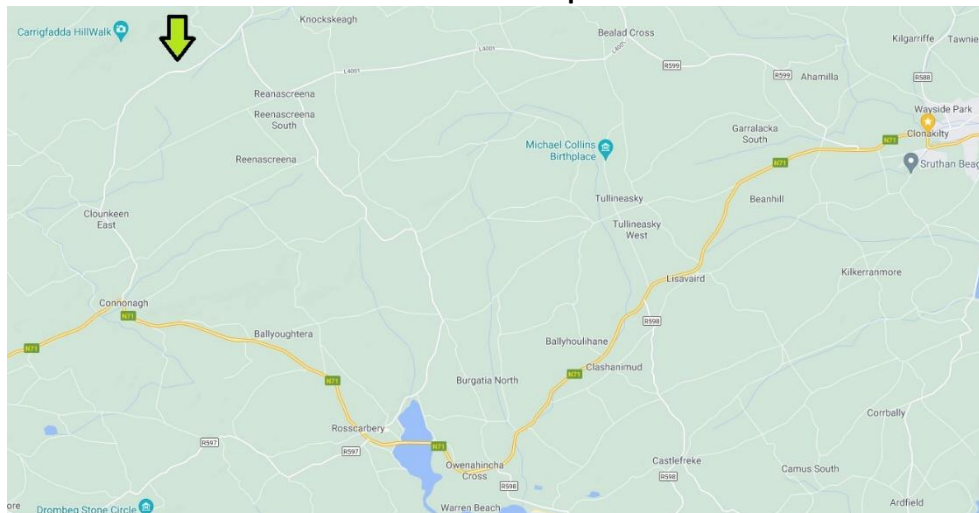
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 P85 WY91 into smart phone for exact driving directions.

From Rosscarbery or Clonakilty drive towards Reenascreena village. Stay on this road & drive past the pub & creamery & after 1 mile you will get to a T-junction. Turn left here & drive towards the church on the right hand side & before the church turn right up a small road and Carrigfadda farm is on the left.

Location Map



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