

For Sale

Asking Price: €895,000

Sherry
FitzGerald
O'Neill



The Stone House & Annex, Dromadrom,
Glengarriff, Co. Cork, P75 C642.

BER B3

sherryfitz.ie



Exceptional stone clad, 4 bedroom 3 level residence with detached workshop/studio, set on 0.7 acres approx. of sunny grounds. The property is located in a delightful rural setting convenient to Glengarriff Village. The area is noted for scenic magnificence on the Wild Atlantic Way.

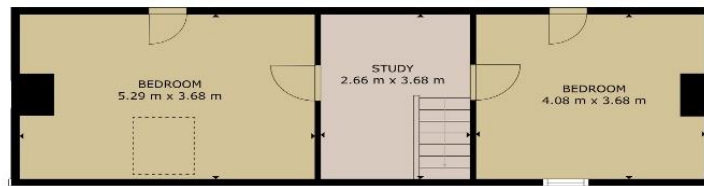
This architecturally designed residence, built in 2007, contains 2,500 sq. ft. / 232.2 sq. m. approx. of luxurious living space. The many enhancing features include bespoke kitchen units, underfloor & oil fired central heating, soap stone stove, double/triple glazed windows and other high specification finishes throughout.

The accommodation comprises a distinctive entrance hall which leads directly to an impressive multi-purpose living area on first floor. The kitchen / dining area is fitted with bespoke kitchen units and luxury appliances, quartz worktops and floor-to-ceiling doors leading to a feature balcony that affords views over Glengarriff Bay, forestry and mountains. The spacious sitting area features a soapstone fireplace and bar area. There is a guest wc and a utility which has a second balcony just-off to enjoy the morning sun. All floors are solid timber and tile.

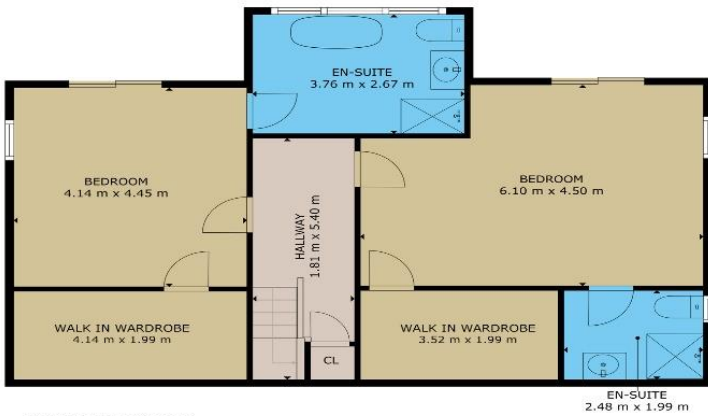
The lower floor features two generous bedrooms, each with walk-in-wardrobe, luxurious ensuite facilities and sliding doors leading off to a stone paved patio area.

The upper floor comprises 2 bedrooms and a study area.





SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

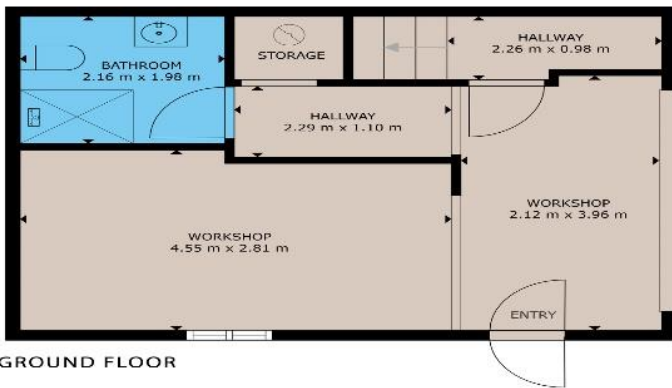
GROSS INTERNAL AREA

TOTAL : 232.21 m²

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.

WORKSHOP / STUDIO

The workshop/studio is recently constructed and includes 2 workshops areas and bathroom facility on the ground floor. Upstairs there is a studio space which includes a kitchenette and a balcony with panoramic views.



GROSS INTERNAL AREA

TOTAL : 62.84 m²

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The property is approached via a gravel driveway with electric gates, extensive external lighting and the mature landscaped gardens, patio area and specimen trees and shrubs. The workshop/studio is recently constructed and includes 2 workshops areas and bathroom facility on the ground floor. Upstairs there is a studio space which includes a kitchenette and a balcony with panoramic views.

LOCATION

The property is less than 2 miles approx. from the scenic West Cork village of Glengarriff. The market town of Bantry is just a 10-minute drive approx. and it has all the services required for modern living including shops, schools, pubs and a host of sporting and recreational facilities.



NEGOTIATOR
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VIEWINGS
Strictly By Appointment Only

ENERGY RATING
BER: B3
Cert No.: 113050447
EPI: 149.77 (kWh/m²/yr)

sherryfitz.ie
sfoneill.ie
myhome.ie
daft.ie
propgoluxury.com

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