

9 Inis Sioda, Clonakilty, West Cork, P85 YX82



A truly special four-bedroom detached home where bay views, glorious gardens, exceptional privacy and effortless style combine, all within walking distance of the heart of Clonakilty.



### **Kitchen Dining Area**

At the heart of the home, this wonderfully bright kitchen/dining room has a cheerful, individual character all of its own. Morning light pours through the south-facing window, framing lovely views across the garden towards the bay, while double doors draw you naturally through to the conservatory. A separate utility room keeps the practicalities neatly tucked away.



### **Living Room**

One of two generous reception rooms, this is a wonderfully inviting space with windows to both the front and rear drawing in plenty of natural light. Timber flooring adds warmth underfoot, while the stove set within the traditional open fireplace creates an irresistible focal point, the sort of room made for long winter evenings.



### **Master Bedroom**

The master bedroom is a bright and beautifully proportioned room, enjoying a prominent position to the front of the house with a generous bay window drawing in plenty of natural light. A substantial wall of mirror-fronted sliding robes provides excellent storage, while a separate walk-through wardrobe leads through to the recently upgraded ensuite.

Some houses simply sit on a site. This one seems to have been made for it. Tucked away in a leafy, quiet, mature residential pocket of Clonakilty, and yet only a stroll from the town's schools, shops and waterfront charm, this beautifully proportioned and impeccably presented four-bedroom detached home strikes that rare balance between total privacy and total convenience. The first impression is memorable. A striking blue façade is punctuated by warm timber windows and a characterful stone-clad tower, giving the house an individuality rarely found in more conventional modern homes. Extending to approximately 2,000 sq. ft. and enjoying a B BER rating, it is a home that is as efficient as it is enchanting.

Step inside and the proportions do the talking, large, light-filled rooms flow easily from one to the next, designed with entertaining, family life, and a little quiet indulgence equally in mind. The kitchen dining area opens towards the south-facing conservatory, a gloriously bright room from which the garden becomes part of the everyday scenery. Upstairs are four well-proportioned bedrooms, including an impressive master suite complete with dressing room and en suite.

But wonderful as the house is, the garden may just steal the show. Wrapping around the property from east to west, it has been lovingly created into a succession of colourful, private spaces that seem to follow the sun throughout the day. Lawns, mature planting, flowering borders and wonderfully clipped hedging mingle with terraces and decked seating areas, providing everything from a sunny breakfast spot to somewhere for an evening glass of wine. There is even a wonderfully quirky little garden bar tucked beneath the trees, proof, perhaps, that serious gardening need not be taken entirely seriously.

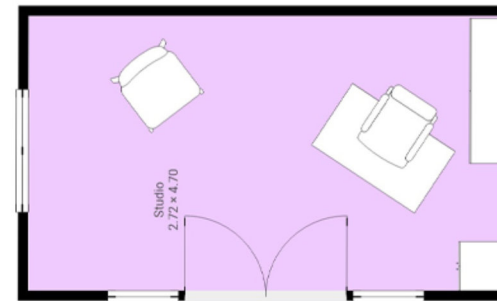
And then there is the view. Looking south across the garden, Clonakilty Bay appears beyond the hedgerows and trees, creating an ever-changing backdrop of water, sky and countryside. It is beautiful in summer and, when autumn sheds the leaves, even more of the bay reveals itself.

A detached garden studio adds another layer of versatility, home office, creative retreat, gym, hobby room or simply somewhere to disappear with a book and temporarily become “unavailable”.

Solar panels, ample private parking and excellent outdoor storage further enhance the practical side of the property, but it is the atmosphere that lingers. Despite being within walking distance of town, the mature gardens and elevated setting create a remarkable sense of seclusion.

Bay views, sunshine, privacy, space, style and Clonakilty on your doorstep, individually they are desirable, finding them all together is something rather special. This is not simply a house to view. It is a home very easy to fall for.





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