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**AUCTIONEERS &  
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## Brade, Union Hall, West Cork, P81 PY89

A diamond in the rough: this modest stone cottage with 2.36 acres is a secret retreat where charm, character and opportunity come together in the countryside.

UNION HALL



**Guide Price: €150,000**



## Ground Floor

**Living Dining Kitchen:** 6.30m (20'8") x 3.83m (12'7")

## First Floor

**Bedroom 1:** 3.83m (12'7") x 2.96m (9'8")

**Bedroom 2:** 3.83m (12'7") x 2.74m (9')

**Store Room:** 3.83m (12'7") x 1.79m (5'10")

**Garage:** 3.19m (10'5") x 2.50m (8'2")



## Kitchen Dining Living Area

This is a characterful space with exposed beams and an Inglenook-style fireplace as its centrepiece. The traditional half-door opens to a quiet country lane, while south-facing rear access and a corner staircase leading to the first floor add charm and practicality.



## Orchard

The orchard lies to the east of the cottage in one of the most sheltered parts of the entire 2.36 acre site. Mature trees provide both fruit and privacy, with a sunny aspect and a natural sense of seclusion that enhances its charm and usability. There is public road frontage on one side.



## Upstairs

Upstairs there are two bedrooms, each with both front and rear windows that allow light to flow through the cottage. With sloping ceilings and a rustic, traditional character, they offer versatile spaces that retain the simplicity and charm of the original dwelling.

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Tucked away in a sheltered hollow of West Cork, this traditional stone-built cottage sits quietly on 2.36 acres, waiting for someone to breathe new life into its walls. Modest in scale, with just 670 sq. ft. including the garage and store room, it offers something far greater than numbers can suggest, a glimpse into a simpler time, where every detail feels steeped in old-world character.

The ground rises gently around the cottage, wrapping it in a natural embrace of trees and greenery, creating a sense of privacy and quiet seclusion. Here, the cottage feels less like a building and more like a secret retreat, hidden in plain sight and brimming with possibilities. Its unpolished charm is its greatest asset, a diamond in the rough where you can restore, re-shape, and reimagine without undoing anyone else's imprint.

Practicalities have not been overlooked either, the roof appears to have been replaced in recent years, easing the path for renovation, while its vacant status means it qualifies for the vacant property grant. With 2.36 acres to call your own, the scope is wide, from orchard and gardens to extensions or creative outdoor spaces, there is room to make it so much more than simply a home.

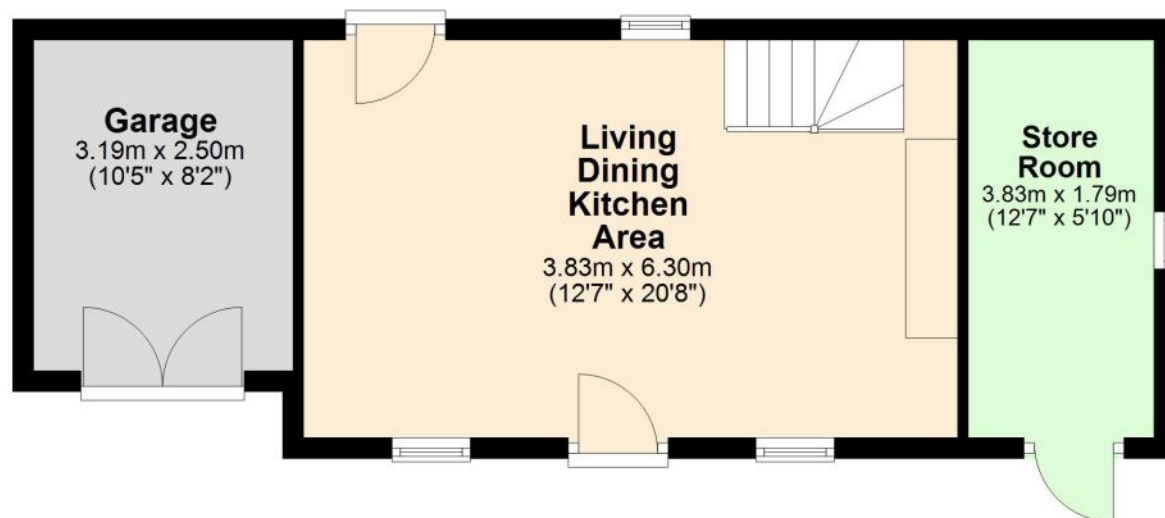
Despite its rural feel, the location is enviably convenient. The much-loved coastal villages of Union Hall, Leap and Glandore are just minutes away, Skibbereen town lies within 7.5km, and Cork city and airport are approximately 70km. Whether as a full-time residence, a holiday retreat, or a project with imagination, this is an affordable opportunity with broad appeal, a place where you can begin modestly and let it grow alongside your vision.

**Services:** Electricity and high speed broadband.



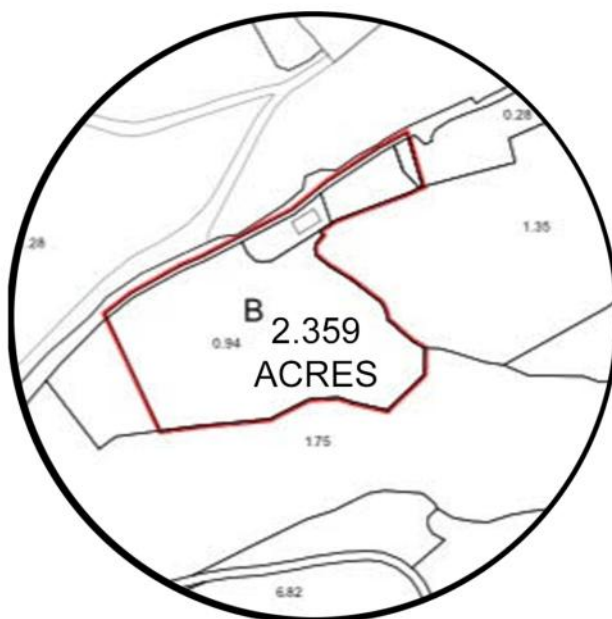
## Ground Floor

Approx. 39.7 sq. metres (426.8 sq. feet)



## First Floor

Approx. 22.2 sq. metres (239.0 sq. feet)



No responsibility is taken for any error omission or misunderstanding in these particulars which do not constitute an offer or contract.  
Services and appliances have not been tested and therefore no warranty is offered on their operational condition.

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