

MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347



For Sale – “Stone the Crows”, South Ring, Co. Cork P85 H421

- Enchanting extended period seaside cottage and gardens
 - A short stroll to the stunning Sheep’s Cove beach
- Beautifully presented and immaculately maintained gardens.
with patio area c. 0.7 acres
- Large garage with developed storage upstairs and dual access via external steps

Offers Over € 450,000



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CRO No. 684543



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Dating from the mid 1800's, this truly charming period cottage and its expansive grounds is located in an area of outstanding natural beauty. Exuding superb curb appeal this property is a jewel in crown of the beautiful South Ring area.

This is such a peaceful and tranquil coastal setting within walking distance to the stunning Sheep's Cove beach. The meticulous owners have lavished time and expense on enhancing the property internally and externally. The property is complimented by immaculately maintained gardens standing on 0.7 acres and a large garage with developed storage overhead. Located c. 5 miles from the multi-award winning, cosmopolitan and welcoming seaside town of Clonakilty at the heart of West Cork which boast 12 beaches within 12 miles makes it a most unique opportunity. Viewing highly recommended.

The Irish Times Best Place to Live in Ireland contest – Top 5 (September 2021)

Clonakilty was nominated as one of the Top 5 best places to live in Ireland:

“2,400 members of the public nominated 470 locations in every county in Ireland. While the number of nominations was a factor in our original selection, the judges have now visited all locations to determine for themselves the quality of each one.” Excerpt from Irish Times 18th September 2021.



Accommodation c. 117m²/ 1260ft²

Porch 2.5 m x 1.2 m

Bright & welcoming south facing porch with beautiful sea views. Flagstone flooring.

Kitchen / Dining Room 8.1 m x 3.4 m

Fitted kitchen with large oil-fired range and Belfast sink. Timber clad ceiling, flagstone floor and beautiful exposed treated stone walls. Door to sitting room.



Sitting Room 5.9 m x 3.w m

Gorgeous, large and welcoming triple aspect sitting room with solid fuel stove.



Utility Room 3 m x 3.4 m

Spacious utility room with fitted storage, sink and door to the rear patio area. Plumbed for washing and drying machine. Beautiful flag stone flooring.

Bathroom 2.1 m x 2.5 m

Fully tiled bathroom with wash hand basin. Flag stone floor.

WC 2.1 m x 1.1 m**Stairs from Dining area to Mezzanine area a multi-functional space for Additional Living Room/Study Area/Potential as third bedroom****Mezzanine/Multifunctional Area**

Fantastic, bright dual aspect space that could be used for many purposes to include a study/office area, craft room, additional living space. The room could also be used as a third bedroom by simply creating a partition. The room boasts an open fireplace, exposed stone walls and wooden floors. There are lovely views out to the sea.



Bedroom One 5 m x 3.4 m

Large north facing double bedroom with stunning sea views. Wooden floors and wood cladded ceiling.



Bedroom Two 2.4 m x 3.4 m

Dual aspect double bedroom with wooden floors, exposed stone walls and wood cladded ceiling.



Garage

Very spacious garage with 3 sets of double doors. There are staircases at either side of the garage with phantastic sea views from the top of the stairs. There are developed storage areas above the garage.



Additional Features

- The external walls of the house have been lime plastered in line with best practice for period homes. This helps to stabilize the internal humidity of a building by absorbing and releasing moisture.
- All internal stone walls are fully sealed.
- Beautifully appointed stonework throughout the property and grounds

Services

The property has a private well and private septic tank. Heating is by means of oil-fired central heating. There is a solid fuel stove in the sitting room and an open fire on the mezzanine level. All windows are teak timber double glazed throughout with a solid wood front door. Strong Wi-Fi speeds available.

Gardens

Expansive c. 0.7 acre immaculately maintained gardens and patio area. There are a beautiful array of mature shrubs and trees encircling the property. Attractive gravel driveway leading to the garage.

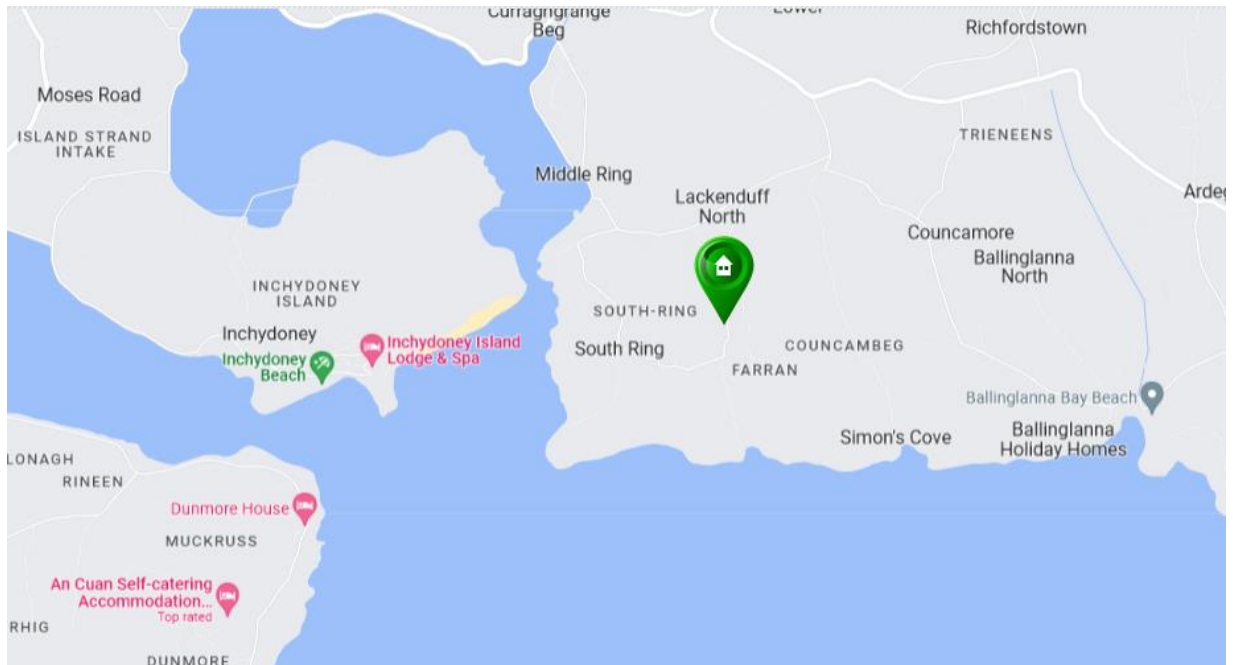




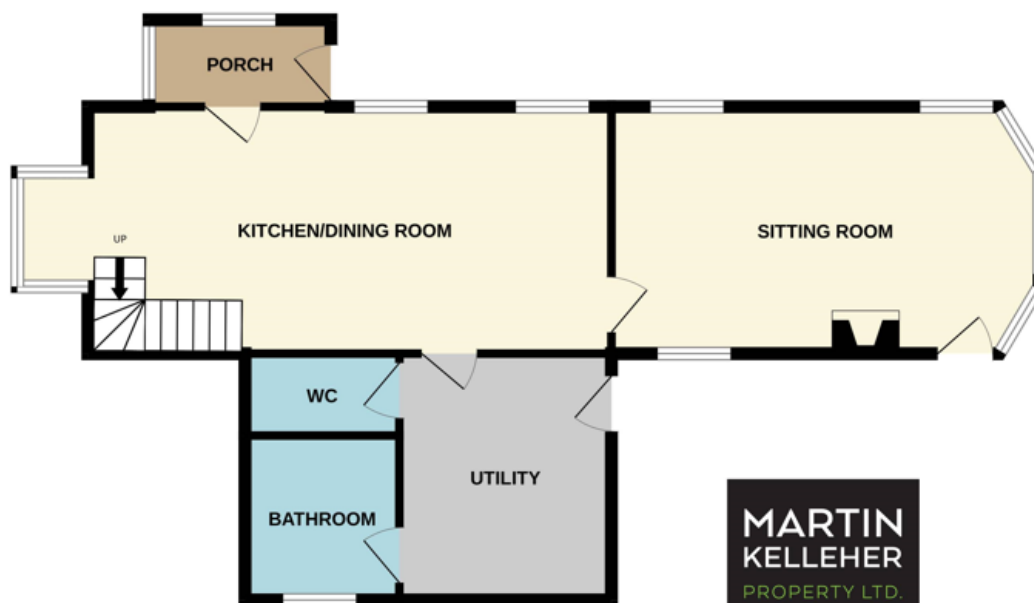


Directions

Type Eircode P85 H421 into smart phone for exact driving directions.



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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