



CANNUTE HOUSE

Cannute, Canower, Co Galway, H91 YKN7



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CHRISTIE'S
INTERNATIONAL REAL ESTATE



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A SUPERB COASTAL RESIDENCE SITUATED ON APPROX 0.24 HA (0.59 ACRES) OF INFORMAL GARDENS OFFERING PANORAMIC VIEWS OVER THE PICTURESQUE CASHEL BAY.

Approximately 347 sq. m (3,735sq. ft.)

For Sale by Private Treaty

BER: E1 | BER Number: 117267377 | EPI: 326.04 kWh/m²/yr





SPECIAL FEATURES

- Waterfront residence with exceptional views over Cashel Bay and the 12 Bens mountains
 - Large open plan dining room/kitchen/conservatory
 - 5 spacious double bedrooms
 - Accommodation extending to approx. 347 sq. m (3,735sq. ft.)
 - Informal gardens on approx. 0.24 Ha (0.59 acres)
- Located directly adjacent to Canower Pier offering boat access to Cashel Bay
 - Located approx. 24km from Clifden and 15km from Roundstone

CANNUTE HOUSE

Nestled along the serene shores of Cashel Bay, this exquisite waterfront house offers a picturesque retreat for those seeking tranquility and natural beauty. Upon entry, you are greeted by an inviting porch that sets the tone for the warmth and charm found within. The spacious staircase hall beckons exploration, leading to the heart of the home. To the left, the main living room awaits, bathed in the soft glow of natural light streaming through expansive windows and patio doors that frame breathtaking views of Cashel Bay. Here, a wood-burning fireplace, nestled within a stone hearth, radiates warmth and coziness, creating the perfect family room for year-round gatherings.

On the opposite side of the hall lies the dining room, boasting ample space to accommodate a party of twelve with ease. A patio door grants access to a raised patio, enveloping the rear of the house. Adjacent to the dining area, a cosy study / library awaits, offering a more intimate setting adorned with an open fire and well-crafted shelving, ideal for post-dinner retreats. Through an archway from the dining room, the kitchen area unfolds. Cream units adorned with marble countertops, an Aga, modern appliances and a generously sized island unit exemplify meticulous attention to detail, creating a space that marries functionality with style seamlessly. The kitchen extends into a light-filled conservatory, providing an idyllic retreat to unwind and bask in the warmth of the sun's rays.

Completing the ground floor level, is a WC, a sauna and shower room, a practical utility room, that can also be conveniently accessed via a back door entrance and a dedicated games room which adds a touch of leisure and entertainment.

Ascending the main staircase in the front hall, you are greeted with a curved feature wall on the return landing. Upon reaching the first floor, the master bedroom is strategically placed to capture the finest views over Cashel Bay, promising a daily awakening to breathtaking vistas. The room is further complemented by an ensuite bathroom, complete with a sizable shower, hand basin, and toilet.

On this floor, you will also find an additional four well-proportioned double bedrooms, each providing ample space for family or guests. Accompanying these bedrooms are two bathrooms, each catering to different preferences. The first bathroom features a freestanding roll-top bathtub, while the second bathroom offers a shower.



GARDENS & GROUNDS

Outside, the residence boasts ample parking space to the front, ensuring convenience for residents. However, the true splendour lies in the rear of the property, where a magnificent garden awaits. Here, mature trees stand tall, while lush shrubs and lawns create an oasis of natural beauty. While inviting patios provide idyllic spots for outdoor gatherings and al fresco dining. As the sun sets on warm summer evenings, this private sanctuary becomes the perfect setting for entertaining guests, all while savouring the splendid views of the water stretching out before you.

LOCATION

Connemara is famous across the world as one of Ireland's most scenic and appealing areas along the Wild Atlantic Way. It is renowned for its wide skies, rugged landscapes, stunning mountains, pristine lakes and breath-taking coastal scenery. The region is further characterized by its vast expanses of bogland and attractive villages.

Cannute House is ideally situated overlooking Cashel Bay and the beautiful, rugged coastline. Adding to its allure, the property enjoys a prime location directly adjacent to Canower Pier, offering unparalleled access to the waterfront lifestyle. Boasting a slipway and mooring for a boat, it allows residents access to exceptional facilities for indulging in fishing excursions and a variety of water activities right at their doorstep.

While beautifully secluded, the property is not isolated. The popular resorts of Clifden and Roundstone are a short distance away. Clifden is a cosmopolitan town, with cafés, bars, restaurants, hotels and shops, sports clubs, and good local schools. Roundstone, once a small fishing village, is now a favoured holiday destination with pubs, cafés and restaurants. The famous beaches of Gurteen and Dog's Bay are a couple of kilometers away.

Ballynahinch Castle Hotel, one of Ireland's leading luxury hotels, set in a private 700-acre estate of woodland, rivers and walks, is also within easy reach. Hill walking, mountain climbing, fly fishing, golf and horse riding are available locally, as are water sports of all kinds: swimming, windsurfing, canoeing, paddle

boarding, snorkelling, sea fishing and sailing.

The area is home to several notable attractions, such as Kylemore Abbey, a handsome castle with renowned historic gardens, situated on the shores of Kylemore Lake. Another landmark is the Connemara National Park, encompassing some 2,000 hectares of scenic wilderness. The park offers numerous walking trails, including a hike up Diamond Hill.

The city of Galway, with its delightful medieval core, is approx. 72 km away. It offers plenty of amenities, including a wide choice of hotels and restaurants, shopping centres, cinemas, theatres, art festivals, hospitals and a university going back nearly 200 years.

DISTANCES

- 24 km to Clifden
- 15 km to Roundstone
- 19 km to Dog's Bay
- 72 km to Galway city
- 279 km to Dublin city centre
- 286 km to Dublin Airport

All distances/times are approximate.

TECHNICAL INFORMATION

SERVICES – Oil fired central heating, septic tank foul drainage, mains water, main electricity

SALE METHOD Private Treaty.

FIXTURES & FITTINGS - TBC

TENURE & POSSESSION The property is offered for sale freehold with vacant possession being given at the closing of sale.

VIEWING Strictly by Private Appointment.









FLOOR PLANS



GROUND FLOOR



PLEASE NOTE: ALTHOUGH RELATIVELY ACCURATE, MEASUREMENTS ARE APPROXIMATE AND TO BE USED AS A GUIDE ONLY.



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