

# Cohalan Downing

**C.5,500 sq.ft. Licenced Premises  
with Separate  
living Accommodation  
on 0.5 Acres**

**Killian  
Lynch**  
AUCTIONEERS & VALUERS

**T: 026 41421  
M: 086 3837543**

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www.klauctioneers.ie

Property

## Former Lake House Hotel, Inchigeelagh, Macroom, Co. Cork P12 YE24



**021 427 77 17**

[www.cdacork.com](http://www.cdacork.com)

10 bedroom hotel (not currently trading) situated within the heart of Inchigeelagh Village comprising of 5,500 sq.ft approx. in addition to a newly constructed 3 bedroom owners residence extension comprising a further 1,800 sq.ft. approx. to provide overall accommodation of some 7,300 sq.ft on a site of 0.5 acres.

The owners residence / living quarters are situated to the rear of the hotel and are immaculately presented in pristine condition after being recently constructed, with tranquil views overlooking the landscaped gardens.

The former hotel and licenced premises benefits from 4 recently refurbished en-suite guest bedrooms. The remainder of this section of the property would require refurbishment and upgrading works throughout.

Macroom town is located c.12km east of Inchigeelagh village, Bantry a c.25 minute drive and Cork City c.40 minutes drive. Inchigeelagh is a beautiful scenic village which includes amenities such as shop, school, church, pub and the popular Lough Allua.

It is also situated within close proximity to the famous Gougane Barra.

**Viewings Strictly By Appointment With Joints Agents**

**FOR SALE BY PRIVATE TREATY**

## ACCOMMODATION SCHEDULE

### OWNERS RESIDENCE - GROUND FLOOR

#### Kitchen

Tiled flooring, fitted oak kitchen, worktop, sink, gas range-master, cooker, extractor fan, integrated dishwasher, fridge freezer

#### Hallway

Tiled flooring

#### Downstairs W.C.

Tiled flooring, W.C., W.H.B.

#### Living room

Semi solid oak flooring, vaulted ceilings, large 16kw stove with granite surrounding, patio doors, beautiful open plan space looking onto rear gardens

#### Bedroom 1

Wooden flooring

#### En-suite

W.C., W.H.B., shower

### OWNERS RESIDENCE - FIRST FLOOR

#### Bedroom 2

Wooden flooring

#### En-suite

Tiled flooring, W.C., W.H.B., power shower

#### Bedroom 3

Wooden flooring

#### En-suite

Tiled throughout, W.C., W.H.B., power shower

### HOTEL - GROUND FLOOR

#### Kitchen

Fitted kitchen, large commercial gas cookers and ovens, sinks.

#### Bar

Bar counter, sink, open fireplace, seated areas

#### Hallway 1

Wooden flooring

#### Hallway 2

Carpet flooring

#### Dining room

Carpet flooring, open fireplace

#### Function room

### HOTEL - 1ST FLOOR ACCOMMODATION

#### Landing 1

Carpet flooring

#### Landing 2

Carpet flooring

#### Bedroom 1

#### En-suite

Bath, W.C., W.H.B., shower

#### Bedroom 2

#### Bedroom 3

#### Bedroom 4

#### Bedroom 5

#### Bedroom 6

Toilets & storage area

### NEWLY RENOVATED SECTION

#### Hallway

Semi solid oak flooring

#### Bedroom 7

Carpet flooring, new fitted wardrobes

#### En-suite

Tiled throughout, W.C., W.H.B., power shower

#### Bedroom 8

Carpet flooring

#### En-suite

Tiled throughout, W.C., W.H.B., power shower

### NEWLY RENOVATED SECTION

#### Bedroom 9

Carpet flooring

#### En-suite

Tiled throughout, W.C., W.H.B., power shower

#### Bedroom 10

Carpet flooring

### VIEWINGS:

*Strictly by prior appointment with Joint Agents;*

Maurice Cohalan

E) [mcohalan@cdacork.com](mailto:mcohalan@cdacork.com) M) 087-2555790

Killian Lynch

E) [info@klauctioneers.ie](mailto:info@klauctioneers.ie) M) 086-3837543



## PHOTOGRAPHS







FOR IDENTIFICATION PURPOSES ONLY

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