

For Sale

Asking Price: €1,100,000



Channel View, Baltimore,
Co Cork. P81 YN12



sherryfitz.ie



"CHANNEL VIEW" IS A CAREFULLY RENOVATED AND EXTENDED RESIDENCE WITH A THRIVING BED AND BREAKFAST BUSINESS LOCATED IN BALTIMORE, ONE OF WEST CORK'S PREMIER COASTAL LOCATIONS. THE PROPERTY IS SET ON A SUNNY SITE WITH IMPRESSIVE VIEWS OVERLOOKING BALTIMORE'S INNER HARBOUR, ISLANDS AND DISTANT MOUNTAINS.

The features of this fine property include:

- 4,200 square feet approximately of quality accommodation over 2 floors.
- 10 excellent quality Bedrooms, all ensuite.

Living accommodation on the ground floor includes porch, sunroom / dining room, living room, kitchen, sitting / dining room, playroom, utility, bathroom and four bedrooms, three of which are ensuite. The first floor includes six ensuite bedrooms on the first floor. There is a spacious detached garage to the side of the property.

The 1 acre approximately of grounds are laid out with car parking area to the side and gardens which are attractively landscaped and maintained.

"Channel View", is a rare opportunity to purchase a property that could operate as a quality family or holiday home or could be adapted to operate as a:

- Wellness Centre
- Residential Care Facility
- Airbnb
- Self-Contained Apartment Units.

(All changes subject to a grant of Planning Permission).



LOCATION:

The property is ideally located in the popular tourist village of Baltimore in West Cork and is situated along the Wild Atlantic Way route. The property is within a 5 minute walk of the village centre and its amenities including sailing, water sports, bars, restaurants and other amenities associated with a vibrant harbour front location. The thriving market town of Skibbereen is less than a 15 minute drive and the many scenic attractions of the West Cork area are nearby.

SERVICES:

The property is connected to mains water. Heating is provided by way of air to water and oil. It has septic tank drainage. Excellent broadband speed available.





GROUND FLOOR



FIRST FLOOR

FIRST FLOOR

Channel View,, Baltimore P81 YN12

TOTAL APPROX. FLOOR AREA 387 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



NEGOTIATOR
Raymond O'Neill
Sherry FitzGerald O'Neill
Western Road, Clonakilty,
Co Cork
T: 023 8833995
E: info@sfoneill.ie

VIEWINGS
Strictly By Appointment Only

ENERGY RATING
Rating: B1
BER No.: 116569278
EPI: 87.48 kWh/m²/yr

sherryfitz.ie
sfoneill.ie
myhome.ie
daft.ie
rightmove.co.uk

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

PSRA Registration No. 004158