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**AUCTIONEERS &
REAL ESTATE AGENTS**

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Knockaneroe, Kilbrittain, Bandon, West Cork

51.650738, -8.642100

16.5 Acres

Level easily worked agricultural land including approx. 2 acres of woodland, excellent road frontage and a stream running along one boundary.

16.5 ACRES

Guide Price: €200,000

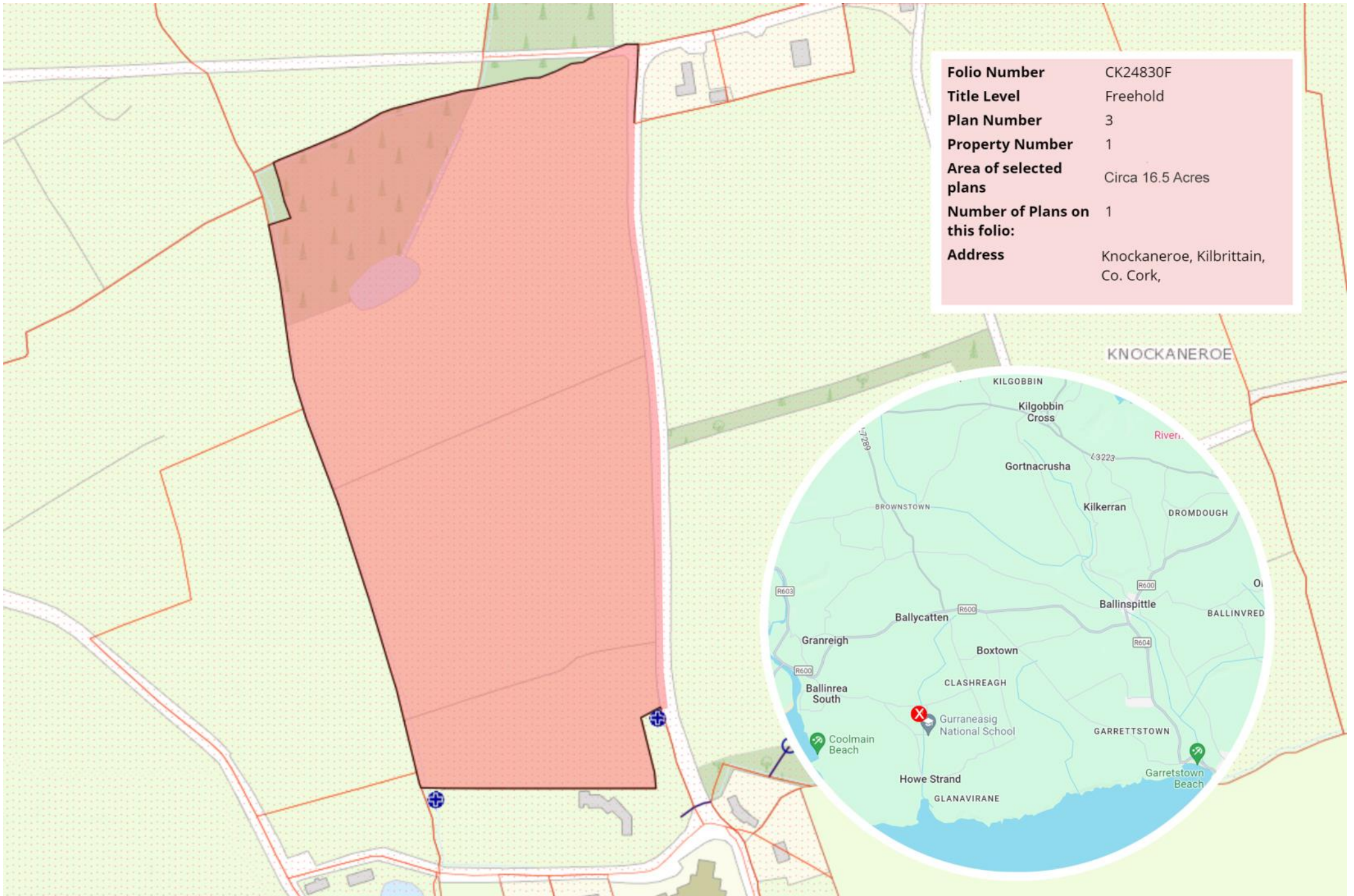
Nestled within the embrace of a sheltered, fertile valley, this picturesque parcel of agricultural land offers an enchanting setting just 1km from Howe Strand. With Gurraneasig National School within footsteps, it seamlessly integrates convenience into the rustic charm, allowing for easy checks on livestock en route to picking up the children from school.

It is made up of approx. 14.5 acres of old pasture and 2 acres of woodland, while the pasture may require some tender care, the prospect of restoring it to its former glory promises substantial rewards for the invested effort. Bounded by a public road along the southern edge and a meandering stream to the north, the property offers both accessibility and natural beauty.

This property caters to various interests; it's an ideal expansion opportunity for local farmers, a dream location for equestrian enthusiasts seeking grazing grounds and stables, or a tranquil haven for urban dwellers yearning for the serenity of country life. Whether your ambition is to cultivate the land, raise livestock, or simply bask in the rural ambiance, this versatile plot of farmland invites endless possibilities and promises to be a cherished addition to any vision of countryside bliss. It is also very conveniently located just 5km from Kilbrittain village, 13km from Kinsale and 15km from Bandon.







Folio Number	CK24830F
Title Level	Freehold
Plan Number	3
Property Number	1
Area of selected plans	Circa 16.5 Acres
Number of Plans on this folio:	1
Address	Knockaneroe, Kilbrittain, Co. Cork,

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