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## *Maryville House, Coolnagurrane, Skibbereen, West Cork*



## GROUND FLOOR

**CONSERVATORY** 2.11m (6'11") x 1.90m (6'3")

**ENTRANCE HALL** 4.82m (15'10") x 2.06m (6'9")

**SITTING ROOM** 4.82m (15'10") x 4.19m (13'9")

**LIVING ROOM** 4.82m (15'10") x 4.17m (13'8")

**DINING ROOM** 4.17m (13'8") x 3.60m (11'10")

**KITCHEN** 2.76m (9'1") x 2.70m (8'10")

**PANTRY** 2.70m (8'10") x 1.65m (5'5")

**REAR HALLWAY** 3.47m (11'5") x 2.70m (8'10")

**UTILITY ROOM** 4.16m (13'8") x 3.59m (11'9")

**BOILER\_ROOM** 4.58m (15') x 3.16m (10'4")

**DOWNSTAIRS BATHROOM** 2.70m (8'10") x 2.56m (8'5")

## FIRST FLOOR

**LANDING** 8.52m (27'11") x 2.06m (6'9")

**REAR LANDING** 2.77m (9'1") x 2.16m (7'1")

**FAMILY BATHROOM** 2.57m (8'5") x 1.79m (5'11")

**TOILET** 1.79m (5'11") x 0.85m (2'9")

**MASTER BEDROOM** 4.82m (15'10") x 4.17m (13'8")

**BEDROOM 2** 4.82m (15'10") x 4.19m (13'9")

**BEDROOM 3** 4.19m (13'9") x 3.60m (11'10")

**BEDROOM 4** 3.60m (11'10") x 3.03m (9'11")

## Outside

**WORKSHOP** 9.3m x 5.1m

**CAR PORT** 9.0m x 4.36m



*A magnificent lifestyle opportunity & a convenient location is a combination that is often sought and rarely found, but that is what's on offer at Maryville house, on the outskirts of Skibbereen town.*

*This grand family home is perfect for family living, it features high ceilings and an abundance of space, with three reception rooms on the ground floor and 4 double bedrooms upstairs. Sitting on 2.1 acres, it includes a large workshop with a built-in service pit, a double car port and outbuildings.*



*With nostalgic charm and mature grounds this period home is guaranteed to impress with its size, character and location. It is large enough to combine work, hobbies and family living in the one location. Along with being close to Skibbereen, it is just over an hours drive from Cork airport.*

*Services:* Mains water, septic tank, oil fired central heating, double glazing and broadband is available.



**KITCHEN AREA**

*Positioned to the rear of the house, the fitted kitchen has a good selection of base and eye-level units, there is a tiled floor and splash back, a window and door to the rear, and a large Velux adds lots of natural light.*



**DINING ROOM**

*Just off the kitchen this is a cosy room with a solid fuel stove fitted. There are some built-in storage units, a tiled floor and a window looking on to the side lawn.*



**MASTER BEDROOM**

*This is one of four first floor double bedrooms. There are windows to the side and front with views over the lawn and the paddock. The ceiling is timber tongue and groove and the floor is covered with carpet.*



No responsibility is taken for any error omission or misunderstanding in these particulars which do not constitute an offer or contract.  
Services and appliances have not been tested and therefore no warranty is offered on their operational condition.

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