

# For Sale

Asking Price: €495,000



OUTLINE FOR ILLUSTRATION PURPOSES ONLY  
NOT TO BE RELIED UPON

## RESIDENTIAL FARM HOLDING: 18 ACRES APPROXIMATELY

Lisnabrinny, Rossmore,  
Clonakilty, Co Cork, P85 R997



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**TRADITIONAL FARM HOLDING COMPRISING DWELLING HOUSE, OUTBUILDINGS AND 18 ACRES APPROXIMATELY OF ORGANIC LANDS, COMMANDING A FULL SOUTHERLY ASPECT AND LOCATED JUST 8 MILES APPROXIMATELY FROM THE VIBRANT WEST CORK TOWN OF CLONAKILTY.**

We expect that this property will qualify for the Vacant Property Refurbishment Grant.

The house, set within the tree lined farmyard, is a stone built and slated home that is full of original character and is ripe for a restoration project. The accommodation extends to 133 sq. m. / 1,431 sq. ft. approximately to include kitchen/dining, sitting room, living room and bathroom on the ground floor. The first floor includes 4 bedrooms and bathroom.

The outbuildings are ideal for conversion into use as stables, workshops, studio or other lifestyle activities.

The 18 acres approximately of lands contain 16 acres of excellent quality farm ground, laid out in a number of fields, that would be ideal for use as an organic farm or to use for the many opportunities that this size of land holding offers. There are 2 acres semi-wet land which is fully wilded and dedicated to natural biodiversity. Set in a sheltered, secluded location, the property is a haven of peace and tranquillity. The driveway to this sunny south facing property benefits from a concrete surface.

The property had a long association with the Cahalane family who were on the plot from at least 1828 when Margaret Cahalane received a lease for 31 years at £48 per annum. They would stay until the late 1990s. The house extant today is likely a rebuild on the site of the earlier dwelling in the second half of the 19th century. The land retains most of the early 19th century field system with hedgerows enclosing fields of 2 – 3 acres. These are a remnant of the tradition of arable farming in the 18th and early 19th century in the area.

Lisnabrinny is a townland located between the nearby villages of Ballingurteen and Rosssmore. The area is rich in heritage and the many attractions in the area include excellent Schools, the nationally acclaimed Kilmeen Drama, many sporting clubs and is just a 20 to 30 minute drive to the many West Cork coastal towns and villages including Rosscarbery, Glandore and Union Hall, Clonakilty and Skibbereen. Cork City and Airport are a 1 hour drive approximately.





FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA

TOTAL : 133.64m<sup>2</sup>

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.



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**VIEWING**  
Strictly by prior appointment only

**BER**  
Rating: G  
BER No.: 117072793  
EPI: 604.09 kWh/m<sup>2</sup>/yr

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