



## PRIVATE PERIOD RESIDENCE ON C. 6 ACRES

KILMOON, SHERKIN ISLAND, WEST CORK

 **IRISH & EUROPEAN** 

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**CHARLES MCCARTHY**

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# Kilmoon

## For Sale by Private Treaty

### DESCRIPTION

Extensive private residence with direct access to Roaring Water Bay and Kinnish Harbour.

Private direct access to a magnificent secluded sandy beach which is one of the most unique features of this exceptional property and is only a minutes' walk from the house.

There is a private pier (requiring repair). The residence (c. 1,000 sq ft) which is in sound basic condition requires extensive renovation.

The land which surrounds the house is mostly of good arable quality with a number of stone outbuildings.

There is a magnificent outlook on all sides over Roaring Water Bay, the islands, to the mainland and Mount Gabriel.

This unique property would be well suited to a wide range of commercial marine uses or one could develop the most superb residence in this spectacular location.

Sherkin Island is c. 10 minutes by boat from Baltimore. The property is c. 2.5 miles from the main pier at The Abbey. It is one of the most attractive islands on the West Cork coastline and has a vibrant year round population.

### SERVICES

Mains Water  
Septic Tank Sewerage Disposal  
Electricity laid on

### VIEWING

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