

For Sale

Asking Price: P.O.A.

**Sherry
FitzGerald**
O'Neill



Colomane East, Bantry, Co Cork.
P75 EF61

BER E

sherryfitz.ie



77 ACRE RESIDENTIAL FARM AND FORESTRY OPPORTUNITY

Attractive Farm opportunity comprising a traditional renovated and extended farmhouse, farm buildings and 77 acres approximately located off the Drimoleague to Bantry road and commanding a predominantly south facing aspect.

LAND: 15 acres approximately laid out in grass. The lands enjoy a sunny and sheltered aspect and are ideal for a farm enterprise.

FORESTRY: 62 acres approximately of maturing forestry that is predominantly Sitka Spruce and there are some areas of native planting. The forestry is planted 15 years approximately and benefits from an ongoing premium.

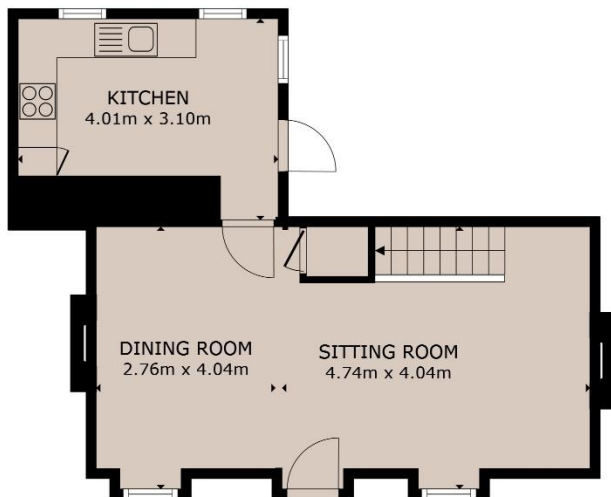
HOUSE: The house is a renovated and extended two-storey slated home that is finished to a comfortable standard. The accommodation includes open plan living / dining room with kitchen off, 2 bedrooms and a bathroom upstairs.

SERVICES: Private water supply, electricity, septic tank and oil-fired central heating.

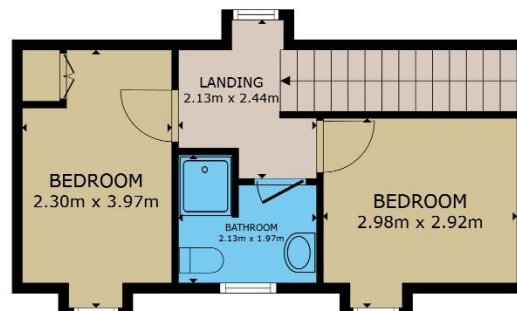
OUTBUILDINGS: There is a traditional stone built and slated store adjacent to the house. The farmyard is located adjacent to the entrance to the property and comprises a shed and cattle house.

The property represents an opportunity to purchase a convenient property either together or in suitable lots.





FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA

TOTAL : 69.96 m²

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
Wolfe Tone Square, Bantry
Co Cork
T: 027 31030
E: info@sfoneill.ie

VIEWINGS
Strictly By Appointment Only

ENERGY RATING
BER: E
Cert No.: 119644193
EPI: 322.15 kWh (m².y)

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