

# For Sale

Asking Price: €375,000

**Sherry  
FitzGerald**  
O'Neill



Rosebank, Drom, Leap, Co Cork.  
P81 A504

**BER** D2

[sherryfitz.ie](https://sherryfitz.ie)





'Rosebank' is a traditional three-bedroom farmhouse with adjoining studio, set on approximately 0.3 acre, located 0.5 km from the West Cork village of Leap.

Some of the many features of this residence include oil fired central heating, feature fireplaces and double-glazed windows. The property has a fantastic location with easy access to the N71, the main Cork Road and the village of Leap. It is ideally located 2 km from the hugely popular, picturesque coastal village of Glandore.

The ground floor accommodation in this traditional farmhouse comprises kitchen, living room, sunroom, bedroom and bathroom. The upper floor has two bedrooms and a bathroom. The farmhouse is 133 sq. m. /1431 sq. ft. approximately. The adjoining studio totals 44.26 sq. m. / 476 sq. ft. and can have many purposes. The property will require some refurbishment and upgrading.

The property features a private driveway with ample parking and boasts a large, secluded garden to the rear. Additionally, it benefits from a range of outbuildings—formerly used as stables—and a yard, offering further versatility and potential.

'Rosebank' is located just 0.5 kilometers from Leap village and 2km approx. from the villages of Glandore and Union Hall. The West Cork towns of Skibbereen and Clonakilty are easily accessible whilst the sailing and water sports at Glandore and Union Hall are all within a short distance. Cork city and airport are one hour distant approx.

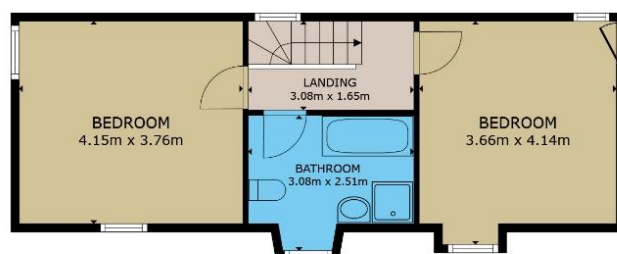
Services: Septic Tank, Mains Water, Broadband. OFCH & solid fuel and solar panels for hot water.







GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA

TOTAL : 133.32m<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.







#### NEGOTIATOR

Niamh Moloney  
Sherry FitzGerald O'Neill  
37 North Street, Skibbereen,  
Co Cork  
T: 028 21404  
E: [info@sfoneill.ie](mailto:info@sfoneill.ie)

#### VIEWINGS

Strictly By Appointment Only

#### ENERGY RATING

BER: D2  
Cert No.: 118258714  
EPI: 284.72 kWh/m<sup>2</sup>/yr

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[sfoneill.ie](http://sfoneill.ie)  
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