

HENRY O'LEARY

**AUCTIONEERS &
REAL ESTATE AGENTS**

Email: property@hol.ie, Tel: 023 88 35959

WWW.HOL.IE

**Lisheenaleen, Kilbrittain,
West Cork, P72 A273**



Charming, detached home with a spacious garden and ideally located. This beautifully proportioned home features a modern open-plan layout, two-storey garage, and a south-facing garden, located near schools, towns, and a beach—perfect for a serene lifestyle.

Guide Price: €750,000

Ground Floor

Entrance Hall: 4.22m (13'10") x 2.35m (7'9")

Living Room: 4.46m (14'8") x 3.85m (12'8")

Dining Room: 4.46m (14'8") x 4.00m (13'1")

Sunroom: 5.55m (18'3") x 2.65m (8'8")

Dining Area: 5.55m (18'3") x 2.65m (8'8")

Kitchen Area: 6.64m (21'9") x 3.48m (11'5")

Utility: 3.47m (11'5") x 1.79m (5'10")

Bedroom 1: 4.53m (14'10") x 2.48m (8'2")

First Floor

Landing: 3.31m (10'10") x 3.02m (9'11")

Master Bedroom: 6.12m (20'1") x 3.52m (11'7")

En-suite: 2.71m (8'10") x 1.26m (4'2")

Family Bathroom: 2.71m (8'10") x 2.41m (7'11")

Bedroom 3: 3.71m (12'2") x 3.01m (9'10")

Bedroom 4: 4.46m (14'8") x 3.01m (9'10")

Garage

Ground Floor

Room 1: 3.47m (11'5") x 2.15m (7'1")

Room 2: 5.52m (18'1") x 2.73m (8'11")

Room 3: 3.29m (10'10") x 2.73m (9')

First Floor

Landing: 2.30m (7'7") x 2.00m (6'7")

Room 4: 4.06m (13'4") x 3.13m (10'3")

Bathroom: 4.00m (13'2") x 2.30m (7'7")



This is a beautifully presented two storey detached home with a detached two-storey garage, it offers a perfect blend of modern living and countryside charm. The property is impeccably presented and surrounded by a lush, well-maintained garden, complete with mature trees, shrubs, a timber deck and a paved patio for outdoor relaxation. The garage, laid out in four rooms plus a bathroom, provides excellent versatility, whether for storage, a workshop, or office space.

Inside the house, the living room exudes warmth and elegance, featuring an original fireplace complemented by a solid fuel stove that brings both warmth and a rustic ambience. The space benefits from a large walk-in bay window that fills the room with natural light, accentuating the rich wooden floors that run throughout. The living room flows seamlessly into the dining area, and its lighter decor contrasts beautifully with the darker tones of the living room, creating a harmonious balance.

The open-plan kitchen and dining area is the heart of the home, flooded with natural light thanks to its south-facing windows and skylight. The kitchen boasts sleek granite countertops, light-coloured cupboards with warm wooden trims, and a central island that provides extra workspace and casual seating. French double doors open onto a timber deck, offering direct access to the garden and creating the perfect spot for outdoor dining or relaxation. A red range cooker adds a traditional touch to the kitchen, which is well-equipped with modern appliances and ample storage, making it both functional and stylish. There is a double bedroom downstairs but the remaining 3 bedrooms are upstairs, all the bedrooms are bright and airy and finished with wooden floors, there is an en-suite off the master bedroom.

The house is ideally located, offering both privacy and convenience. Three National schools – Gurraneassig, Kilbrittain, and Timoleague – are all less than 5 km away, making it an ideal location for families. The nearby towns of Kinsale, Clonakilty, and Bandon, all within 15 km, provide easy access to a range of services and amenities. Additionally, Harbour View Beach is within walking distance, offering a wonderful outdoor escape. If position, privacy, and lifestyle are important, this property offers the perfect opportunity to enjoy a well-balanced and serene way of life.

Services: Private well, septic tank, oil fired central heating and broadband is available.



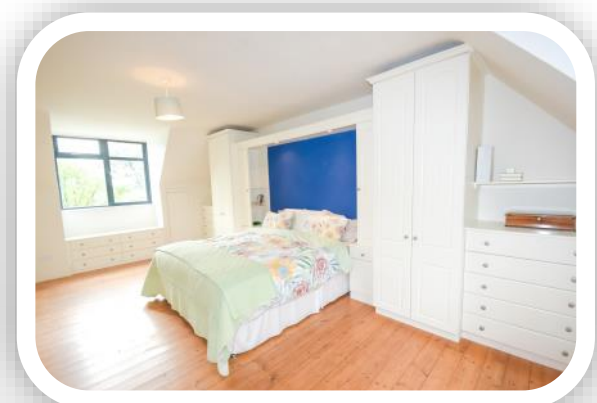
KITCHEN DINING AREA

This bright and spacious area offers a welcoming atmosphere, featuring granite countertops, light cupboards with wooden trims, and a central island for additional workspace. With double doors leading to both a sunroom and a south-facing deck overlooking a lush garden, it provides seamless indoor-outdoor living, perfect for family gatherings and entertaining.



LIVING ROOM

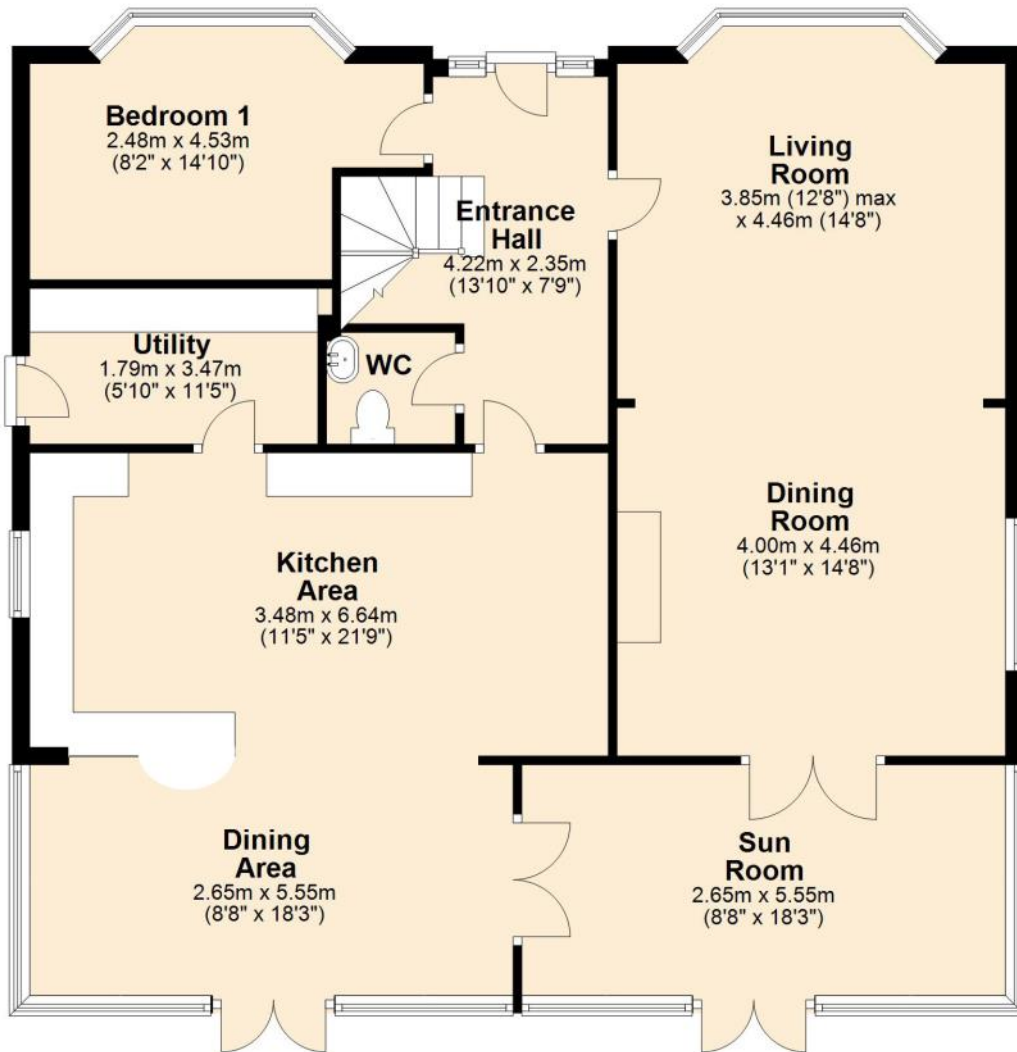
This is a cosy room featuring an original fireplace with a solid fuel stove, adding warmth and character. Natural light flows in through a walk-in bay window, brightening the wooden floors. The room opens into a light-filled dining area, with garden views enhancing the peaceful, inviting atmosphere. The light walls in this adjoining space offer a pleasant contrast to the darker tones of the living room, creating an airy yet cohesive feel.



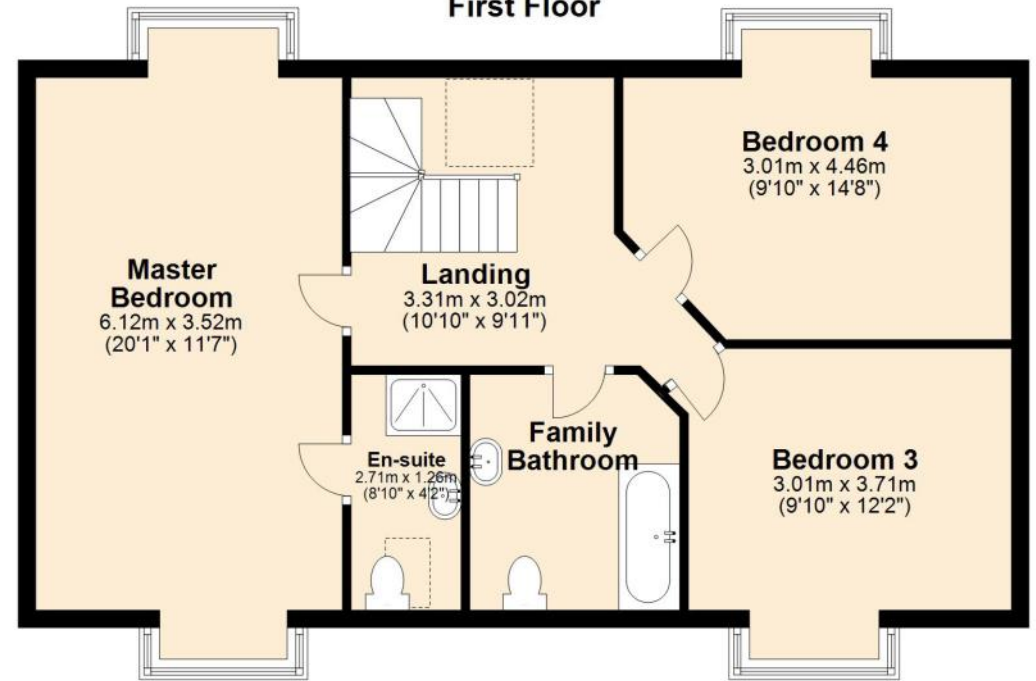
MASTER BEDROOM

This bright and spacious master bedroom features built-in storage surrounding the bed and a deep blue feature wall. Large windows flood the room with natural light, while a cosy window seat adds charm. Polished wooden floors complement the clean design, and the ensuite bathroom, completes the room's tranquil and functional appeal.

Ground Floor

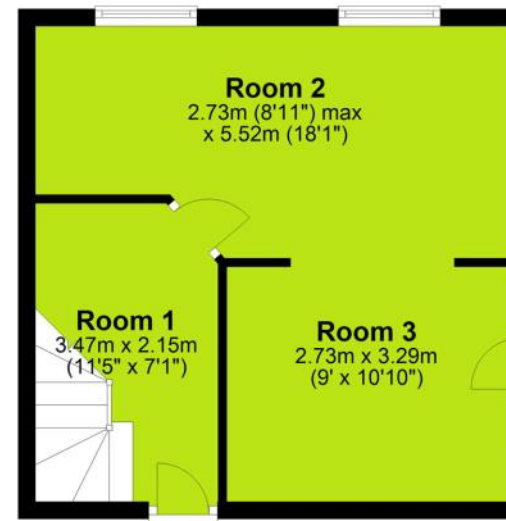


First Floor



GARAGE

Ground Floor



First Floor



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.

Auctioneers, Estate Agents & Property Consultants

1 Lamb Street, Clonakilty, Co. Cork, Ireland. Tel: 023 88 35959, Fax: 023 8835960

Registration No. 284879, V.A.T. No. E8284879J PSRA Registration No. 001367

