

For Sale

Asking Price: €495,000

**Sherry
FitzGerald**
O'Neill



Waterlands Country Retreat,
Coomhola, Co. Cork, P75 AX73

BER B3

sherryfitz.ie



Substantial 4-bedroom detached residence, set on 1.1 acres approx. of mature and private grounds located 2.5 miles off the N71 National Road linking the coastal towns of Bantry and Glengarriff. The property is convenient to Coomhola Playgroup and school, and is within a 15-minute drive of Bantry and Glengarriff. The property is in an area noted for its scenic coastal and mountain landscape along the Wild Atlantic Way.

The architecturally designed house extends to approximately 3,230 sq. ft. / 300 sq. m of accommodation. Features include bespoke kitchen units, oil-fired central heating, wood-burning stove, open fireplace, double-glazed windows, and feature fire surrounds.

Accommodation: The ground floor comprises a large entrance hall leading to the main reception rooms. The kitchen/dining/living area forms the main hub of the house, with access to a utility room, guest w.c., and office space. There is also a formal dining room and a second sitting room on this level.

On the first floor, there are four bedrooms, two en-suite, and three with closet areas, along with a family bathroom. The attic has been converted to provide an additional loft-style living area, suitable for various uses.

Grounds: The property is surrounded by mature trees, shrubs, and hedging, providing privacy and a sheltered setting. The gardens are mainly laid out in lawns, with a south-west facing patio area that captures the afternoon and evening sun.

Location: The property is located less than 2 miles from the Bantry–Glengarriff road at Snave Bay, it overlooks the Famous Priest Leap and is located on one of the Beara Way Walks. Bantry town, approximately 10 minutes away, provides a full range of services including shops, schools, and recreational amenities.

Notice: Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements, distances, boundary outlines and dates are approximate and photographs provided for guidance only.





GROUND FLOOR



FIRST FLOOR



ATTIC

GROSS INTERNAL AREA

TOTAL : 290.15 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

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VIEWINGS

Strictly By Appointment Only

ENERGY RATING

BER: B3
Cert No.: 107864910
EPI: 139.15 kWh/m²/yr

sherryfitz.ie
sfoneill.ie
myhome.ie
daft.ie
propgoluxury.com

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