

For Sale

Asking Price: €695,000

**Sherry
FitzGerald**
O'Neill



Rossbrin Cove, Cappaghglass, Schull,
Co Cork. P81 CP80

BER -exempt

sherryfitz.ie



A stunning West Cork waterfront opportunity at Rossbrin Cove, set in one of the region's most sought-after coastal locations and within easy reach of the picturesque villages of Ballydehob and Schull. This exceptional property on 1.1 acres offers a rare opportunity to create a beautiful coastal home in a most spectacular setting.

Occupying a wonderful tranquil waterfront position with mooring and overlooking the sheltered waters of Roaringwater Bay, the property enjoys a southwest facing position with breathtaking views across the water towards Rossbrin Castle, surrounding islands and coastline.

"Old Farm" has a long association with the O'Regan family and is believed to have origins dating to the late eighteenth or early nineteenth century. A stonemason named John Regan is recorded as living in the townland of Cappaghglass in 1805, while by the time of Griffith's Valuation in the mid-nineteenth century, three members of the Regan family are recorded living and farming on neighbouring holdings in the townland.

The farmhouse is believed to incorporate one of these early dwellings at its heart. Originally a modest single-storey thatched house, it appears to have been subsequently extended and raised, with a slate roof added during the second half of the nineteenth century. The surviving stone structure therefore provides a tangible connection with the long history of settlement and farming at Cappaghglass.

At the heart of the property is the charming traditional stone-built farmhouse, retaining much of the character and appeal of its original construction. Full planning permission has been granted for the restoration and extension of the existing farmhouse property, providing an exciting opportunity to transform this historic coastal dwelling into a superb modern home while retaining its distinctive character.

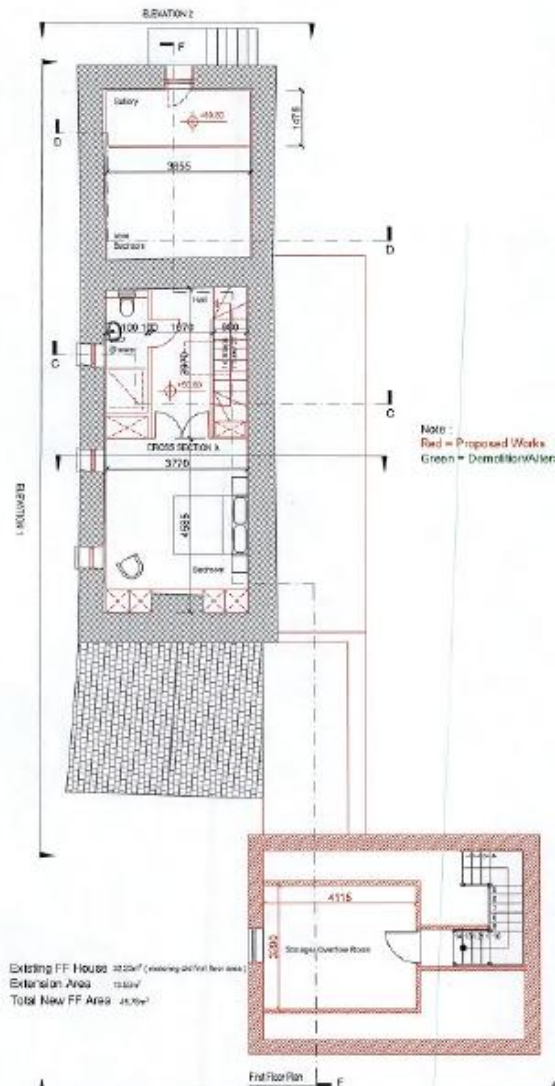
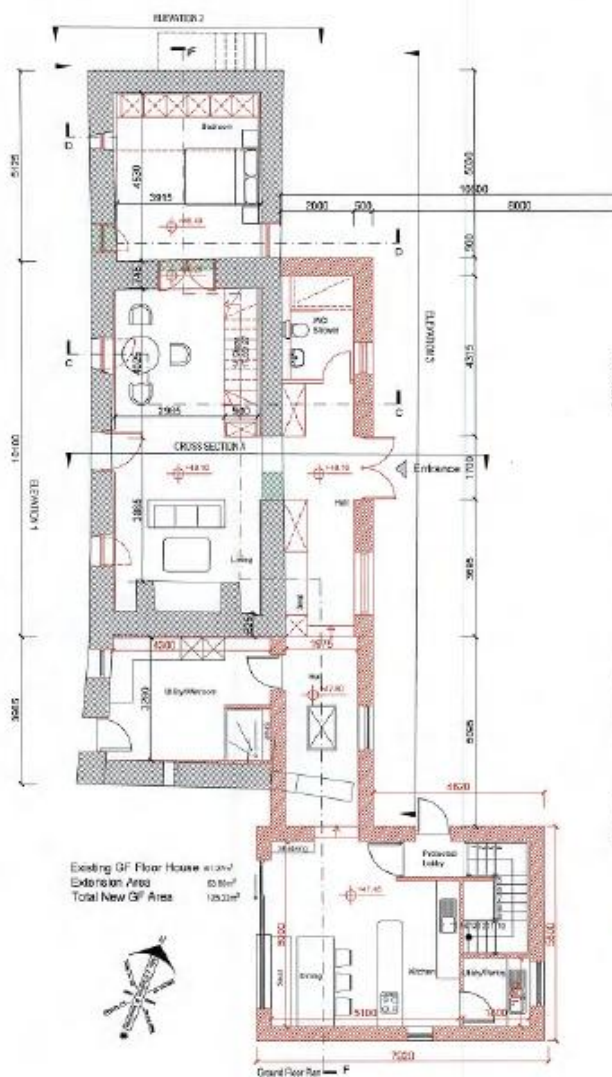
The plans provide for a thoughtfully designed residence incorporating generous living accommodation, bedrooms and modern amenities with the layout carefully considered to take full advantage of the property's exceptional position and views. Also included is a completed detached garage/studio/ workshop, offering further flexibility for the future owner and currently in use as temporary accommodation.





A particularly special feature of the property is the private mooring, providing direct access to the water and the extraordinary network of islands, coves and waterways that make Roaringwater Bay such a sought-after destination for boating and water-based activities. For those who enjoy sailing, kayaking, fishing, swimming or simply being close to the sea, this is a truly enviable location.

The property is conveniently positioned close to both Schull and Ballydehob, two vibrant and much-loved West Cork villages offering a selection of cafés, restaurants, pubs, shops, schools and everyday amenities. The surrounding area is renowned for its beautiful coastline, sailing waters, beaches and islands while the larger towns of Skibbereen and Bantry are within easy reach.





NEGOTIATOR

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

VIEWINGS

Strictly By Appointment Only

ENERGY RATING

BER Exempt

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