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**AUCTIONEERS &
REAL ESTATE AGENTS**

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Seaview Farm, Kilbrittain, Bandon, West Cork, P72 X316

A distinguished and substantial 5 bedroom period residence, complete with a cottage, stables and a range of traditional outbuildings, all set within 34 acres and available as a whole or in any combination of three suggested lots.

Lot 1: Period house on 18 Acres. Lot 2: 14 Acres. Lot 3: Cottage on 2 Acres (or 16 Acres).



Guide Price: Overall - €1,500,000. Period house on 18 acres: €1,100,000, Cottage on 2 Acres: €200,000

Ground Floor

- Dining Room 4.84m (15'11") x 4.38m (14'4")
- Hallway 6.30m (20'8") x 1.80m (5'11")
- Sitting Room 4.84m (15'11") x 4.22m (13'10")
- Office 4.38m (14'4") x 3.27m (10'9")
- Bathroom 3.82m (12'6") x 2.57m (8'5")
- Lobby 1.81m (5'11") x 1.80m (5'11")
- Back Porch 3.00m (9'10") x 2.19m (7'2")
- Kitchen 3.75m (12'4") x 3.27m (10'9")
- Pantry 3.27m (10'9") x 1.37m (4'6")
- Living Area 4.62m (15'2") x 3.27m (10'9")
- Conservatory 5.03m (16'6") x 3.61m (11'10")

First Floor

- Bedroom 3 4.84m (15'11") x 3.66m (12')
- Bedroom 4 4.38m (14'4") x 3.27m (10'9")
- Master Bedroom 3.68m (12'1") x 3.43m (11'3")
- Bedroom 2 3.52m (11'7") x 3.41m (11'2")
- En-suite 2.35m (7'8") x 1.22m (4')



Sitting Room
A wonderfully bright and welcoming space, with tall sash windows to the west and south that fill the room with natural light. A handsome marble fireplace provides a striking focal point, perfectly in keeping with the character of this 300-year-old home.



Dining Room
This is a room of generous proportions, twin sash windows draw in abundant natural light, a period fireplace with elegant surround forms a charming focal point, while the high ceiling and generous layout reflect the character of this period home.



Master Bedroom
This is a bright and restful retreat, with a west-facing sash window that frames views over the grounds and allows the evening light to gently fill the room. Generous in scale, it offers ample space for furnishings, an ensuite adjoins, providing comfort and privacy.

A rare opportunity to acquire a historic country home in a private setting, with sweeping views, charming outbuildings and land offering endless possibilities. Steeped in history and equestrian heritage, Seaview Farm was the birthplace of the renowned Coosheen Connemara Pony Stud, founded here in 1960. Among its champions was the celebrated stallion Coosheen Finn, chosen in 1997 as the outstanding breeding stallion of his day and honoured on an Irish postage stamp.

The period residence, thought to date back some 300 years, has retained its grace and charm while evolving into a warm and practical family home. Recently fitted sash windows grace the front facade, and from its elevated position the house commands fine views across the land which gently falls away to the west. Extending to c. 2,500 sq. ft., the accommodation strikes a rare balance between period elegance and liveable comfort, offering a layout perfectly suited to modern family life.

Two well-proportioned reception rooms sit at the front of the house, each typical of their era in scale and style. To the rear, a kitchen and office provide everyday practicality, while to the side a living room and conservatory enjoy a sunny southerly aspect and views across the gardens. Upstairs, five bedrooms and two bathrooms provide generous family accommodation, with a further bathroom conveniently located on the ground floor.

Beyond the house lies a courtyard of traditional stone-built stables and farm buildings, rich in character and steeped in history. A sheltered orchard, dotted with fruit trees and berry bushes, nestles to the rear along with small paddocks once home to celebrated champions.

The wider holding extends to approximately 34 acres, available as a whole or in any combination of three suggested lots, offering great flexibility to prospective buyers. The original entrance lies directly opposite Gurraneasig National School, while a second entrance provides easy access to the larger land parcels if acquired separately.

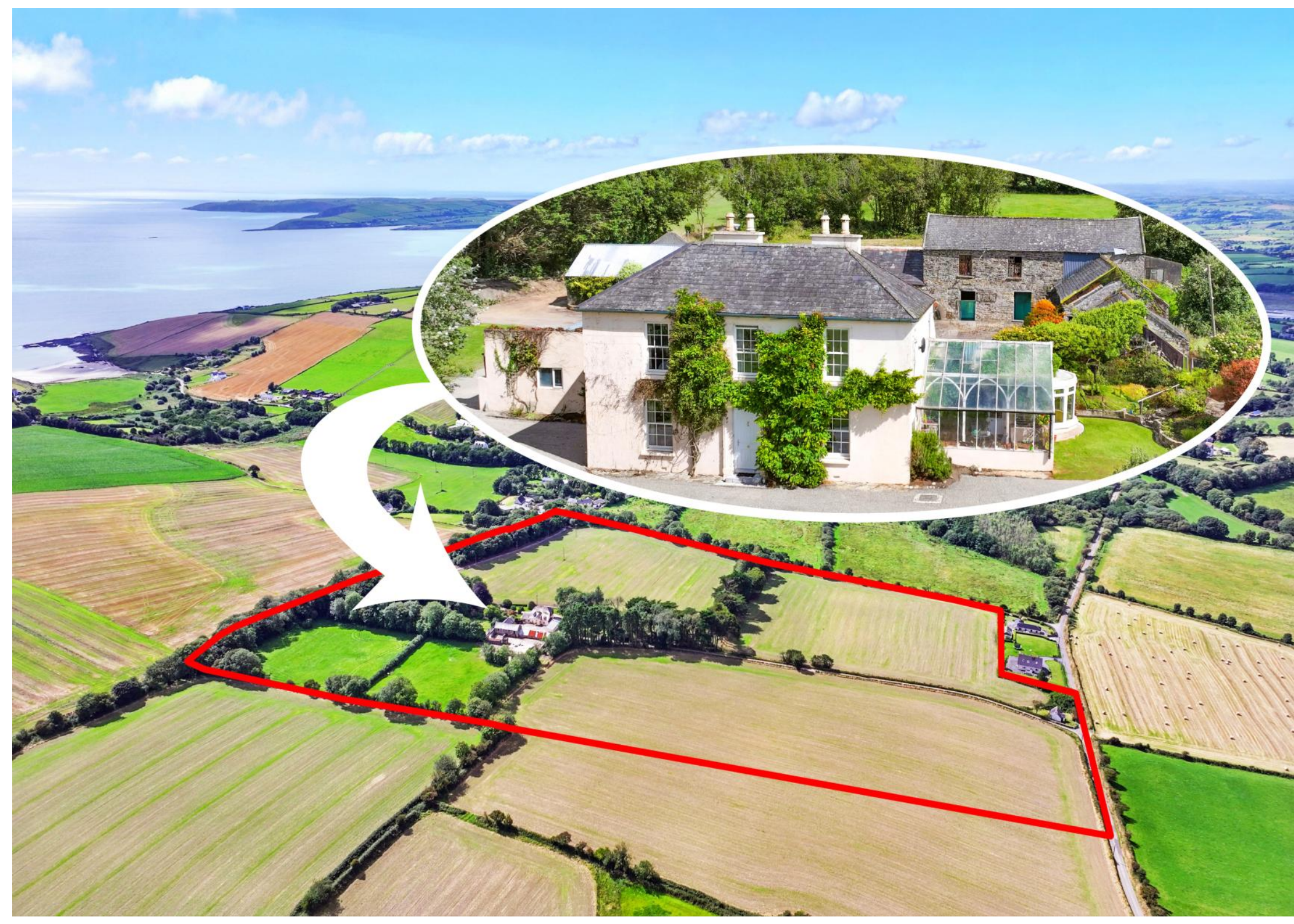
Also included in the sale is a derelict cottage, vacant for many years. While it requires complete restoration, its very presence may prove invaluable to an outsider seeking planning permission in an area that is both desirable and sensitive. The cottage could qualify for government grants aimed at vacant and derelict property, and it may open the door to securing permission for a new dwelling in a more favourable position within the 2 or 16 acre lots. For the right buyer, this modest building could hold the key to unlocking a much greater vision.

Seaview Farm combines the romance of a period estate with the practicality of modern convenience. The school lies quite literally at the gate, the beach at Howe Strand is a short walk away, the village of Kilbrittain is just 5km away, the towns of Kinsale and Bandon are within easy reach and Cork city and airport are just 35km away, ensuring this rural haven remains well connected.

Lots Available: The entire holding, period house & stables on 18 acres, 14 acres of land only, 16 acres with the cottage or the cottage on just 2 acres.

Services: Private well, septic tank, electric radiators and high speed broadband is available.













The entire 34 Acres



Period house on 18 Acres



18Acre Red, 16 Acres Blue



18 Acres, 14 Acres & 2 Acres

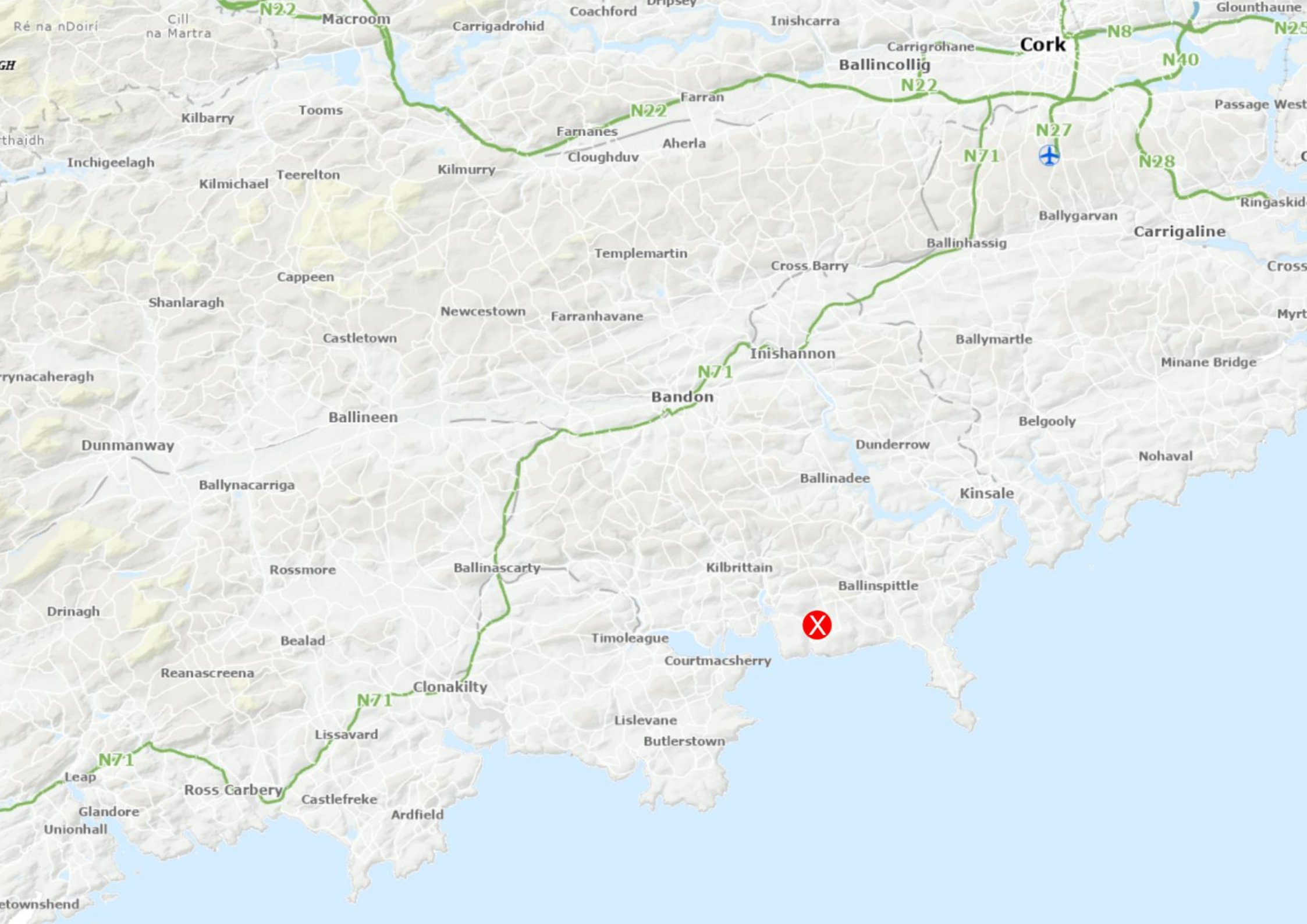
Stable Block





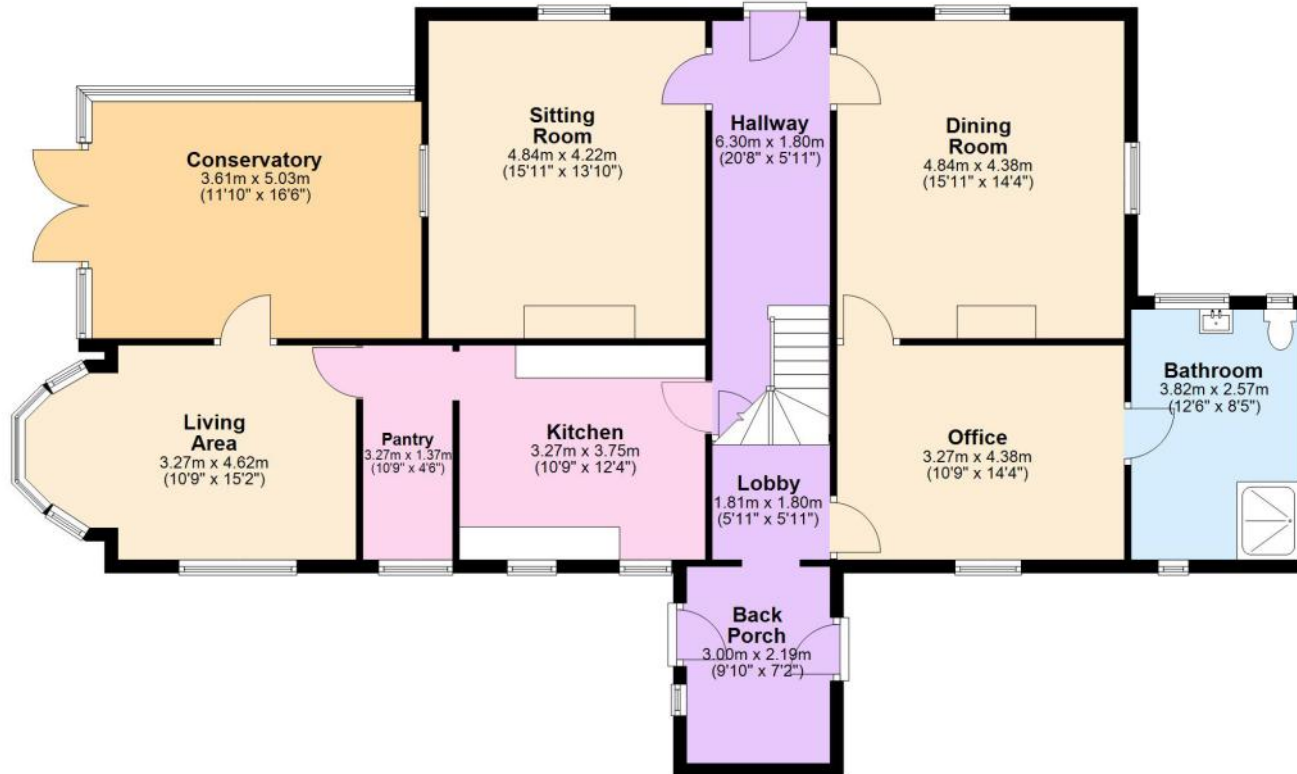
The background is a map of a rural area. A large, irregularly shaped plot of land is highlighted in a solid red color. This plot is labeled 'KNOCKANEROE' in the center. To the south of this plot, there are some smaller buildings and a road. The surrounding area is green with some smaller plots and roads. A blue circle with a cross is visible on the left side of the map, near a road. A yellow line, possibly a river or canal, is visible at the bottom left.

Folio Number	CK24830F
Title Level	Freehold
Plan Number	3
Property Number	1
Area of selected plans	13.67 hectares.
Number of Plans on this folio:	1
Address	Seaview Farm, Knockaneroe, Kilbrittain, Co. Cork, P72 X316



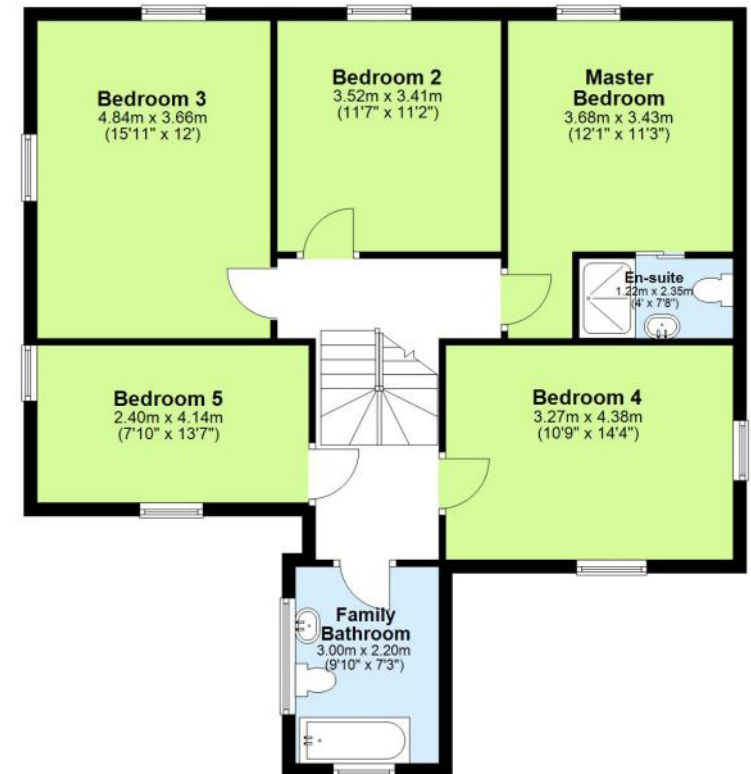
Ground Floor

Approx. 140.8 sq. metres (1515.1 sq. feet)



First Floor

Approx. 90.9 sq. metres (978.5 sq. feet)



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.

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