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**AUCTIONEERS &
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Coorleigh North, Clonakilty, West Cork

*Traditional 4 bed farmhouse
with stone built lofted stables,
farm buildings, 5.5 acres, an
option to acquire on 14 acres
and only 5 km from town.*

**FARMHOUSE
5.5 ACRES**

Guide Price: €195,000

GROUND FLOOR

FRONT PORCH 2.13m (7') x 1.92m (6'4")

LIVING ROOM 5.50m (18'1") x 4.00m (13'1")

SITTING ROOM 5.00m (16'5") x 4.00m (13'1")

STUDY 4.00m (13'1") x 1.93m (6'4")

KITCHEN_DINING AREA 4.56m (15') x 4.52m (14'10")

FIRST FLOOR

LANDING 5.21m (17'1") x 1.73m (5'8")

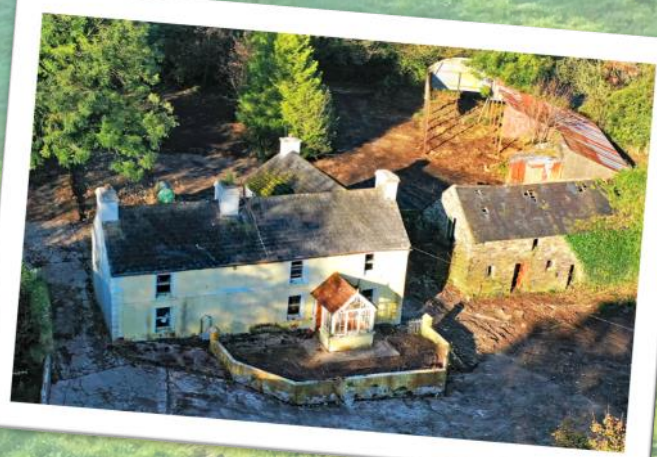
BEDROOM 1 4.00m (13'1") x 2.51m (8'3")

BEDROOM 2 3.51m (11'6") x 2.88m (9'6")

MASTER BEDROOM 4.67m (15'4") x 4.00m (13'1")

REAR LANDING 1.91m (6'3") x 1.75m (5'9")

BEDROOM 4 4.52m (14'10") x 2.65m (8'8")



Consider the possibilities ... there's so much potential! Bringing this substantial property back to its former glory is limited only by you and your imagination. While the original farmhouse is in need of complete renovation, it has a large footprint, a practical floorplan and a solid roof but the real attraction is the land and the location. If this is a move you choose to make, it could change your life into a lifestyle, along with the farmhouse there is a stone built lofted stable block and farm buildings. The paddocks gently fall away from the dwelling towards the public road and across the road there is another



8.5 acres which are an optional extra if more land is required. If a hobby farm is your dream, then this could be perfect for you, it's a real diamond in the rough but the reward for a visionary could be huge. Clonakilty town is only 5km away and Cork airport is approx. 50km away.

Services: Private well, septic tank and broadband is available.



KITCHEN DINING AREA

This is part of the two storey extension to the rear of the original farmhouse, the fitted kitchen is still in place and with a little work could still have some life left.



LIVING ROOM

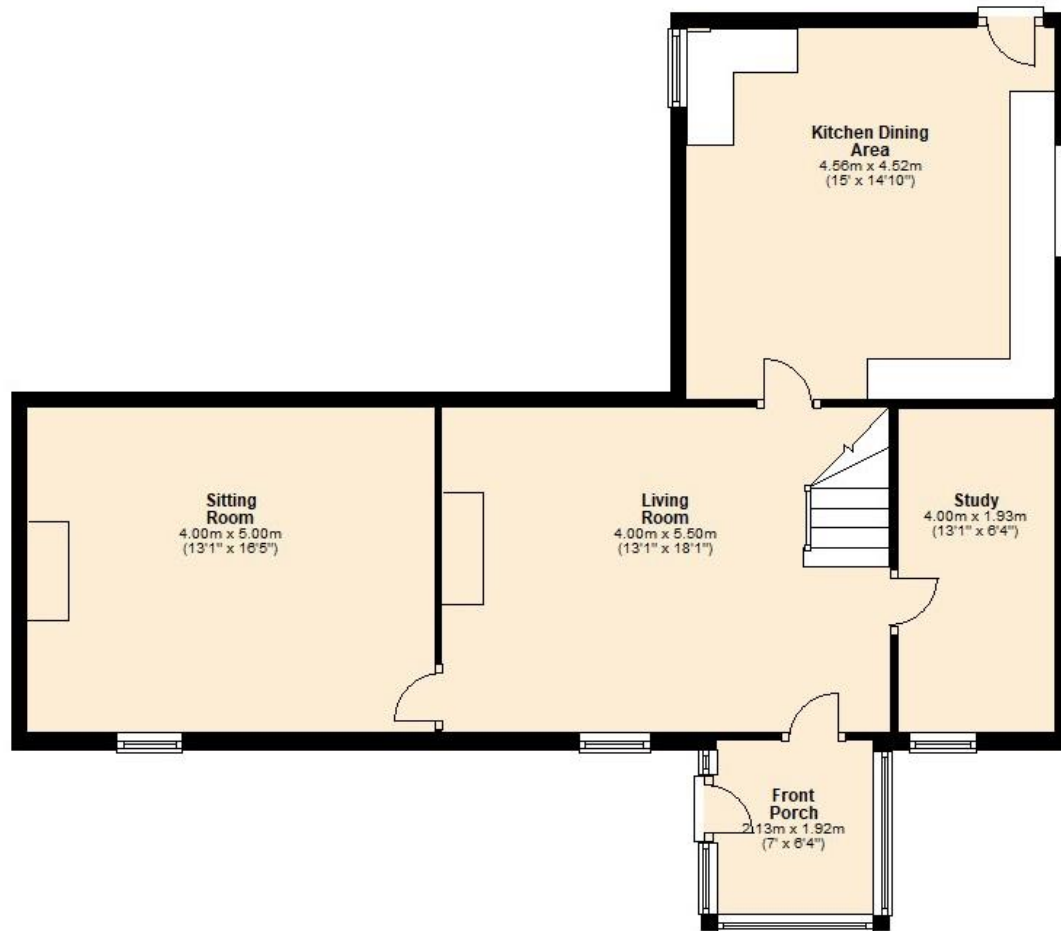
This is one of two reception rooms, there is an open fireplace and it is the hub of the home with access to the sitting room, kitchen and study from here, the stairs is also located here.



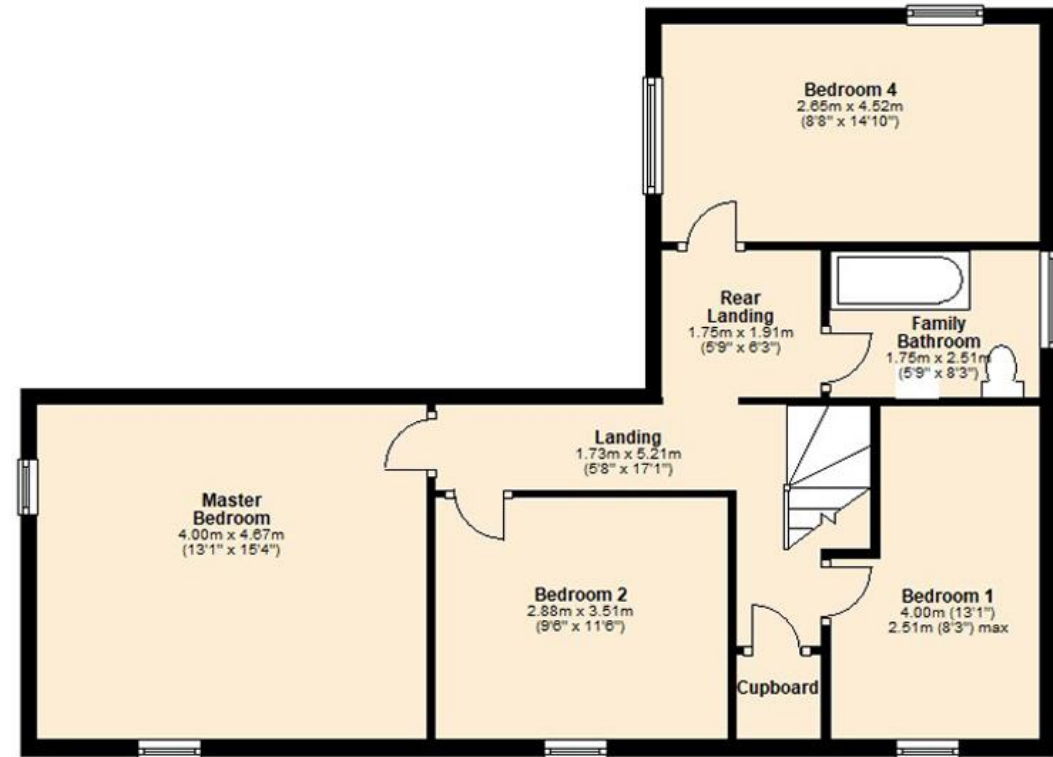
MASTER BEDROOM

This is the largest of the four first floor bedrooms, like all the bedrooms it has a high ceiling and lots of natural light, there is a window to the front and a window to the side.

Ground Floor



First Floor



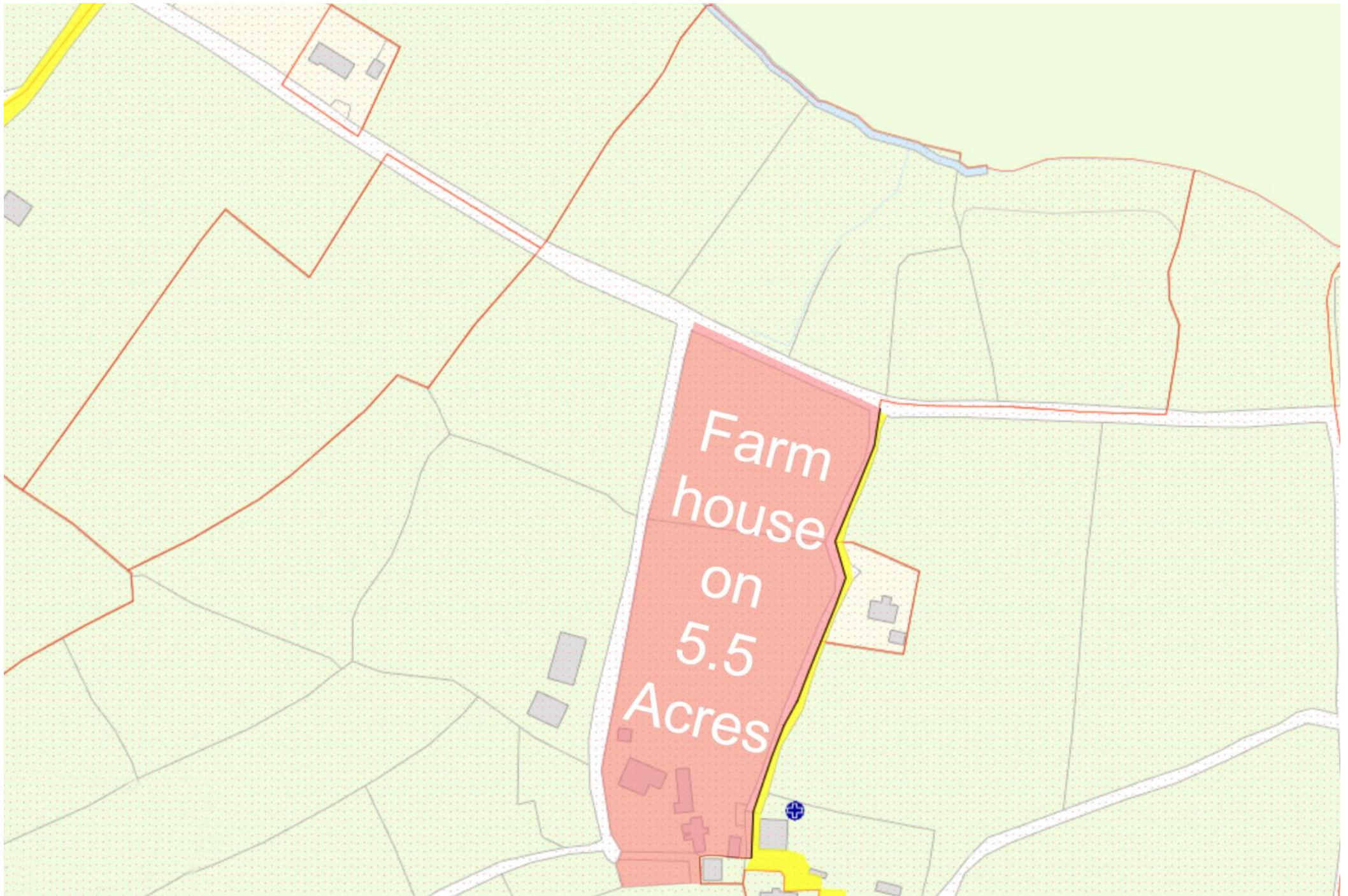
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Services and appliances have not been tested and therefore no warranty is offered on their operational condition.

Auctioneers, Estate Agents & Property Consultants

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5.5 ACRES

OPTIONAL 8.5 ACRES

