

For Sale

Asking Price: €795,000

**Sherry
FitzGerald**
O'Neill



Ballybane East, Ballydehob, Co Cork.
P81 RK33

BER B

sherryfitz.ie



Exceptional detached two-storey residence with garage and studio, occupying a magnificent 2.2 acre site, bordered by native woodland, located just 4 miles approx. from the vibrant village of Ballydehob and 15 minutes approx. from Skibbereen and Bantry towns. Having been extensively upgraded and refurbished to an impressive standard, the property successfully combines modern comforts and quality finishes, creating a wonderful family home in a truly private picturesque setting.

The ground floor accommodation is generously proportioned and comprises a welcoming entrance hall, comfortable living room and a well-equipped kitchen with wood-burning stove, a separate utility room, two spacious double bedrooms and a beautifully appointed family bathroom. An impressive dining room and sunroom is positioned to the west of the house. Featuring a striking double-height ceiling and extensive glazing, this exceptional space is flooded with natural light and takes full advantage of the spectacular views across the surrounding countryside. A further double bedroom is located above the dining and sunroom area and benefits from its own private ensuite. The principal bedroom suite occupies a private wing within the original house. The spacious bedroom is complemented by an impressive walk-in wardrobe and a beautifully appointed 'his and hers' ensuite bathroom.

The property has been comprehensively modernised and upgraded with considerable attention given to both comfort and functionality. Improvements include traditional-style sash windows, new radiators throughout served by a smart heating system and a pressurised water system providing excellent shower pressure. Heating is provided by oil-fired central heating, while the private well is fitted with a UV filtration system.



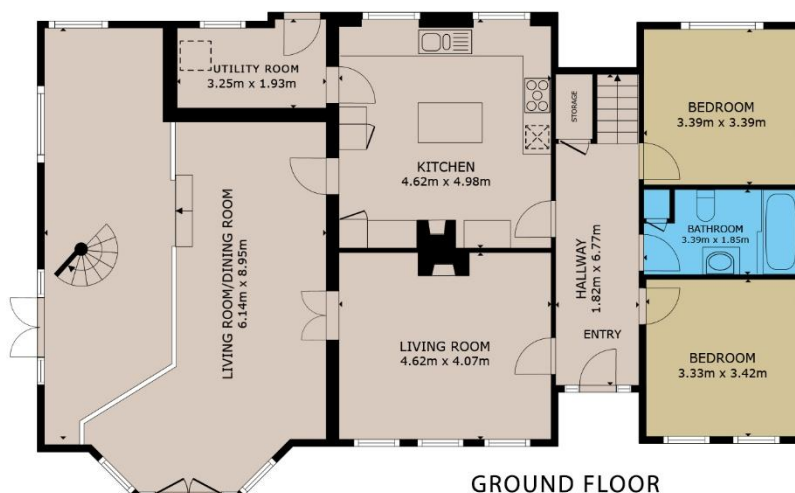
Adding further versatility to the property is a detached studio, providing excellent privacy and flexibility. This valuable additional space could accommodate a variety of uses, including a home office, creative studio or gym. Adjoining the studio is an attractive decked area with a wood-fired hot tub, providing an idyllic spot to unwind and enjoy the peaceful grounds.

Further features include a garage, chicken coop and a concrete base already in place for those wishing to add a further storage shed or outbuilding, subject to the necessary permissions.

Externally, the property is equally impressive. The beautifully maintained grounds extend to approximately 2.2 acres with extensive lawns surrounding the house and a sweeping entrance driveway providing ample parking for numerous vehicles. A substantial decked area to the front of the property creates an excellent space for outdoor dining and entertaining while enjoying the wonderful countryside views.

The location offers the perfect balance of rural tranquility and convenience. Ballydehob, renowned for its vibrant arts community, excellent cafés, restaurants and welcoming atmosphere, is just a short drive away. The bustling market towns of Bantry and Skibbereen are a 15-minute drive approx. and provide a full range of amenities, including supermarkets, schools, healthcare services and sporting facilities. The area is also celebrated for its spectacular coastline, sandy beaches, sailing waters and scenic walking routes with some of West Cork's most beautiful destinations within easy reach.





GROSS INTERNAL AREA

TOTAL : 249.74m²

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.



Outline for illustration only
Not to be relied upon.



NEGOTIATOR

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VIEWINGS

Strictly By Appointment Only

ENERGY RATING

BER: B
Cert No.: 114371750
EPI: 122.12 kWh (m2.y)

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sfoneill.ie
myhome.ie
daft.ie
rightmove.co.uk

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