

For Sale

Asking Price: €649,000

**Sherry
FitzGerald**
O'Neill



Kilbronogue, Schull, Co Cork.

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BER E1

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TRADITIONAL FARMHOUSE WITH CONVERTED BARN, ON c.5 ACRES IN THE SCHULL / BALLYDEHOB AREA

Charming traditional-style farmhouse and ancillary detached annex set on 5 acres approximately, enjoying a picturesque setting with spectacular sea views across Roaring Water Bay. The property offers well-balanced accommodation with a welcoming blend of character and functionality, making it ideal for both family living and entertaining.

The farmhouse, which dates to the first half of the 20th century, comprises three bedrooms, a family bathroom, a kitchen with pantry, sitting and dining areas, a WC/utility room, a study, and a delightful sunroom which takes full advantage of the sea views throughout the year.

Complimenting the main house is a converted traditional stone "barn" which incorporates an earlier 19th century residence on the site. It offers excellent versatility, whether as guest accommodation or a space for extended family. This includes a kitchen and living area, two bedrooms and a shower room.

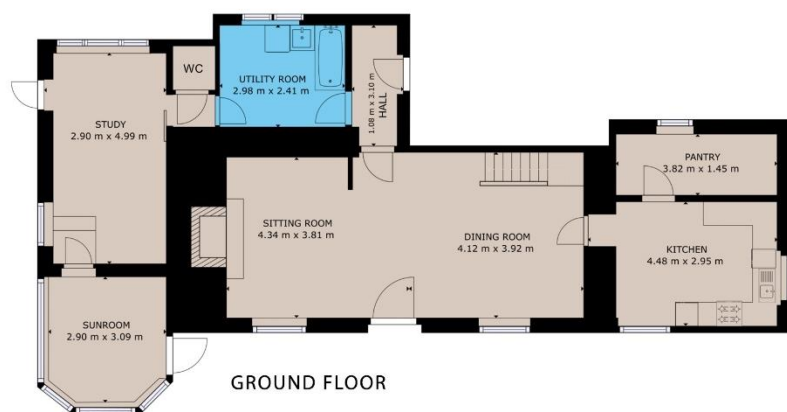
The grounds extend to c.5 acres, offering superb potential for a variety of uses. The land is ideal for keeping a pony, developing a small hobby farm, or simply enjoying the space and privacy of a larger holding. The current owner has invested extensively in creating a solid roadway, providing excellent access from both sides of the property and ensuring ease of use throughout the seasons.

The property is superbly situated within walking distance of several attractive swimming spots, while Dreenatra, one of West Cork's most renowned sea swimming locations, is just a three-minute drive away. The lively villages of Schull and Ballydehob, both part of the renowned 'Wild Atlantic Way', are close by. Schull is celebrated for its world-class sailing waters and also provides national and secondary schools along with a wide range of lifestyle facilities. The bustling market town of Skibbereen is less than a 30-minute drive away, while other attractive neighbouring villages include Goleen, Durrus, Ahakista and Kilcrohane, each offering their own unique character.

This is a rare opportunity to acquire a home of character on a substantial landholding, close to the sea, in one of West Cork's most desirable coastal locations.

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.





MAIN HOUSE

GROSS INTERNAL AREA

TOTAL : 136.32 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.



THE BARN

GROSS INTERNAL AREA

TOTAL : 73.60 m²

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Outline for illustration only.
Not to be relied upon.

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NEGOTIATOR

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VIEWINGS

Strictly By Appointment Only

ENERGY RATING

BER: E1
Cert No.: 118736388
EPI: 313.55 kWh/m²/yr

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

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