



# KILKERN

Castlefreke, Clonakilty, Co. Cork P85 AF30

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# KILKERN, CASTLEFREKE, CLONAKILTY, CO. CORK P85 AF30



KILKERN IS A STUNNING COASTAL RESIDENCE IN WEST CORK SITUATED BETWEEN LONG STRAND AND RED STRAND BEACH, SET ON APPROXIMATELY 0.41HECTARES (1.02 ACRES) WITH BREATHTAKING VIEWS OF KILKERN LAKE, LONG STRAND, GALLEY HEAD LIGHTHOUSE AND CASTLEFREKE ESTATE. THE PROPERTY FEATURES FIVE SPACIOUS BEDROOMS, EXPANSIVE GROUNDS, AND A UNIQUE ELEVATED VIEWING POINT.

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*Approximately 155 sq.m (1,668 sq.ft)*

*For Sale by Private Treaty*

*BER C1 | BER No. 118398726 | EPI: 156.42 kWh/m<sup>2</sup>/yr*



## SPECIAL FEATURES

- Approx. 155sq.m (1,668 sq. ft). of spacious and light filled accommodation
  - Set on approx. 0.41 hectares (1.02 acres) of lawn
- Magnificent stone wall entrance bounding the front of the property
- Magnificent panoramic views of Kilkern Lake, Long Strand and Castlefreke Estate
  - 5 bedrooms
  - Open plan kitchen/dining room/living room with exceptional views
    - Wood burning stove in the living room
- Under a 5-minute drive to the renowned beaches at Long Strand and Red Strand
  - A 10-minute drive to the scenic town of Clonakilty
  - 1km from Castlefreke village

## DESCRIPTION

Nestled on approximately 0.41 hectares (1.02 acres) of well-maintained grounds, Kilkern is a truly exceptional coastal residence offering stunning views of Kilkern Lake, Long Strand and Castlefreke Estate. Located just 1km from Castlefreke village, this impressive home, originally built in 1990 and extended in 2007, extends to approximately 155 sq. m (1,668 sq. ft), offering generous proportions, natural light, and lovely living spaces.

The location is unbeatable, with Long Strand, Red Strand and Galley Head Lighthouse just minutes away, perfect for walking, swimming, and enjoying the coastal beauty. The historic Castlefreke Estate is nearby, offering woodland trails and a sense of heritage. The vibrant town of Clonakilty, just 14 minutes away, offers excellent schools, shops, and restaurants, while outdoor enthusiasts will appreciate the nearby golf courses and recreational activities.

Despite its tranquil rural setting, Kilkern offers easy access to Cork City and Cork Airport, both under an hour away, providing convenience alongside its breathtaking natural beauty.

## KILKERN

Kilkern is an exceptional coastal residence, privately nestled on a picturesque site approximately 0.41 hectare (1.02 acres) in beautiful West Cork. Originally built in 1990 and thoughtfully extended in 2007, this impressive home now extends to approximately 155 sq. m (1,668 sq. ft). It exudes character and warmth while offering generous proportions, elegant living spaces, and sweeping coastal views that captivate from the moment you arrive.

A set of security gates opens to a meandering tarmac driveway, bounded by an impressive stone wall which runs along the front boundary of the property. The entrance is bordered by manicured hedging, well maintained lawns, and scenic views of the coastline. The southwest-facing façade is both charming and welcoming, setting the tone for the open-plan layout inside. The main living space features a spacious kitchen/living room that is flooded with natural light, enhanced by floor-to-ceiling windows, hardwood flooring, two large patio doors and





a cozy wood-burning stove: an ideal space for relaxing with family or entertaining guests.

The kitchen is well-appointed with tiled flooring and a dining area that balances functionality with comfort. This central space flows seamlessly, making it perfect for everyday living.

Just off the kitchen/living area, a hallway leads to a convenient utility room that provides access to the rear of the property. Continuing through the hallway, you'll find two generously sized bedrooms, each featuring hardwood flooring, custom-fitted shelving, radiators, and scenic views of the surrounding landscape. A tastefully finished family bathroom serves the two bedrooms, complete with tiled walls and flooring.

On the opposite side of the home lie three remaining bedrooms, one being ensuite and an additional family bathroom, serving two bedrooms. The bedroom at the end of the hall enjoys triple-aspect windows that flood the room with natural light and offer beautiful views. It also benefits from an en-suite bathroom with a shower for added privacy and convenience. The additional bedrooms are spacious and versatile, easily adaptable as guest rooms, home offices, or even a secondary reception room depending on your needs.

Kilkern has been cleverly designed to maximise natural light, with an abundance of strategically placed windows across the front of the home. This design ensures that the interior is bathed in sunlight throughout the day, further enhancing the sense of warmth and openness that defines this special property.

## GARDENS & GROUNDS

The grounds of Kilkern are well maintained and positioned on elevated land, offering uninterrupted, panoramic views across the rugged coastline, Kilkern Lake, Long Strand and Castlefreke Estate. The topography gently slopes towards the Atlantic Ocean, creating a serene and tranquil setting from which to appreciate the natural beauty of the surroundings.

The grounds extend to approximately 0.41 hectares (1.02 acres) and are carefully landscaped, with well-maintained lawns, mature hedging, and a meandering tarmac driveway leading to the property. The boundary on each side of the property is clearly defined by mature hedging, ensuring both privacy and

a sense of seclusion. The southwest-facing grounds benefits from sunlight throughout the day, creating an inviting environment for outdoor enjoyment. With ample space for various outdoor activities, the grounds provides a peaceful and private retreat. Additionally, the property includes a galvanised shed with a concrete floor, ideal for storage or workshop use.

## LOCATION

Kilkern is situated in a peaceful and picturesque corner of West Cork, just minutes from the charming coastal town of Clonakilty. This superb location strikes the perfect balance between natural beauty and everyday convenience, making it ideal for families and nature lovers.

One of the area's standout features is its proximity to Long Strand and Red Strand, two of West Cork's most celebrated beaches. Long Strand, known for its dramatic seascapes and excellent walking routes, is a favourite among surfers, photographers, and locals out for a brisk beach walk. Just around the headland lies the more sheltered Red Strand, ideal for swimming, picnics, and sunny afternoons. Overlooking both is the iconic Galley Head Lighthouse, perched on the rugged coastline and offering a striking backdrop to this scenic stretch of West Cork

Overlooking these beaches is the historic Castlefreke Estate, a landmark of local heritage set amid woodlands and walking trails. The estate adds a sense of grandeur and deep-rooted history to the area, and its forest walks are popular year-round with both locals and visitors.

Just a short drive away, the vibrant town of Clonakilty offers a wide selection of artisan shops, award-winning restaurants, cafés, and pubs, as well as excellent schools like Clonakilty Community College and Sacred Heart Secondary School. The town is renowned for its strong community spirit, music festivals, and lively atmosphere.

The area is perfect for outdoor enthusiasts, offering coastal hikes, water sports, and cycling, along with nearby golf courses such as Clonakilty, Skibbereen and Bandon. Nature and wildlife are never far away, with birdwatching and whale watching popular along the coast.

Despite its peaceful rural setting, Kilkern remains









well connected. Cork City and Cork Airport are easily accessible in under an hour via the N71, making commuting or travel convenient without sacrificing the beauty and serenity of the countryside.

## DISTANCES

3.3 km / 4 minutes to Red Strand Beach

4.1km / 6minutes to Long Strand

9.8 km / 14 minutes to Clonakilty

1 km / 1 minute to Rathbarry

7.1 km/ 10 minutes to Rosscarbery

63 km / 55-60 minutes to Cork City Centre

59 km / 50-55 minutes to Cork Airport

*All distances/times are approximate.*

## TECHNICAL INFORMATION

SERVICES | Mains electricity, mains water, Oil fired central heating, septic tank.

SALE METHOD | Private Treaty.

TENURE & POSSESSION | The property is offered for sale freehold with vacant possession being given at the closing of sale.

VIEWING | Strictly by Private Appointment.





# FLOOR PLANS





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## JOINT SOLE SELLING AGENTS

Roseanne De Vere Hunt  
Director  
Country Homes, Farms & Estates  
176 Pembroke Road, Ballsbridge, Dublin 4

T: +353 (0)1 237 6402  
E: [roseanne.hunt@sherryfitz.ie](mailto:roseanne.hunt@sherryfitz.ie)

[www.sherryfitz.ie](http://www.sherryfitz.ie)

Oliver Pearson  
Negotiator  
Country Homes Farms & Estates  
176 Pembroke Road, Ballsbridge, Dublin 4

T: +353 01 237 6415  
E: [oliver.pearson@sherryfitz.ie](mailto:oliver.pearson@sherryfitz.ie)

[www.sherryfitz.ie](http://www.sherryfitz.ie)



Ray O'Neill  
Sherry Fitzgerald O'Neill  
2 Western Rd, Tawnies Upper, Clonakilty,  
Co. Cork

T +353 23 883 3995  
E: [ray@sfoneill.ie](mailto:ray@sfoneill.ie)