

**MARTIN KELLEHER**  
PROPERTY LTD.  
PSR NO. 004347



**For Sale – Knockaphonery (The Pike), Clonakilty P85 XE92**

**Main Points:** Substantial 6 bedroom detached village property c. 2675 Sqft.

- Extensive gardens on c. 0.5 acres
- Clonakilty 5 kms, Rosscarbery 8kms and several beaches within 15 mins' drive
- Cork city 50 mins
- There is an option to purchase the yard and outbuilding to the rear

**AMV € 395,000**



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Auctioneers & Valuers

Nestled in tranquil village setting, this super spacious property offers a fantastic lifestyle opportunity in a most convenient location.

Well maintained by the owners, this substantial 2675 Sqft residence occupies an elevated perch with fine views of the surrounding countryside. The area is exceptionally family orientated and boasts excellent amenities such as the local National School, Roman Catholic Church, filling station/shop, fitness centre, Lisavaird Co-op, the nearby Four Alls Pub and fantastic Castlefreke walks.

Situated on c .0.5 acres the 6 bedroom house is very bright but would respond well to further modernization/redecoration in keeping with today's modern high standards.

Due to the space on offer this property would suit those working remotely or for those who wish to make an extra income by utilizing the popularity of the area via Air bnb or letting out part of the property.

Located just 5 kms from the multi-award winning, cosmopolitan and welcoming seaside town of Clonakilty at the heart of West Cork which boast 12 beaches within 12 miles. There is an option to purchase the yard and outbuilding to the rear.

### **The Irish Times Best Place to Live in Ireland contest – Top 5 (September 2021)**

Clonakilty was nominated as one of the Top 5 best places to live in Ireland:

“2,400 members of the public nominated 470 locations in every county in Ireland. While the number of nominations was a factor in our original selection, the judges have now visited all locations to determine for themselves the quality of each one.” Excerpt from Irish Times 18<sup>th</sup> September 2021

The property is also located 8kms from the beautiful seaside village of Rosscarbery. Rosscarbery is idyllically situated overlooking a sandy inlet along the beautiful Wild Atlantic Way. Calm and tranquil Rosscarbery has a fantastic history. It offers a lively pub scene, top class restaurants, superb Blue flag beach, renowned 36-hole pitch and putt course, Lagoon Adventure centre, Smugglers Cove adventure centre and The Celtic Ross Hotel & Leisure Centre.





**Accommodation c. 248.5 m<sup>2</sup> / 2675 ft<sup>2</sup>**

**Entrance Hall 1.8 m x 5.3 m**

Welcoming entrance hall. Carpeted floor, recessed ceiling spotlighting and handy under stairs storage.

**Sitting Room 3.7 m x 7.6 m**

Very spacious dual aspect sitting room with windows north and east. Stone front fireplace and high-end multi fuel stove and a varnished pine ceiling creates a lovely ambiance.



**Downstairs Guest Toilet 1.5 m x 1.5 m**

Fully tiled, spacious guest toilet with WC, wash hand basin and window.

**Utility Room 2.6 m X 3.6 m**

Spacious, bright utility room with fitted storage units and double sink. Fitted lighting, linoleum floor and door to east side of the house. Plumbed for washing & drying.

**Office 1.9 m x 3.6 m**

Bright south facing office.

**Kitchen 3.8 m x 5.2 m**

Spacious dual aspect kitchen with windows to the south and west ensuring great light.

There is a solid fitted kitchen with plenty of storage space and double doors open into the adjacent lounge/dining room.



**Dining Room 3.8 m x 3.65 m**

Benefiting from large sliding doors and a bright westerly aspect. Beautiful textured wallpaper showcases the room with its wooden floors.

**Family Room 3.8 m x 3.9 m**

Large multi-purpose room could serve many functions depending on the purchasers requirements.

**Stairs to first floor landing**

Carpeted stairs to a spacious landing.

**Master Bedroom 3.8 m x 3.35 m**

Bright and spacious west facing double bedroom with ensuite.  
Wooden floors, recessed ceiling spotlighting and wardrobe.

**Ensuite WC 2 m x 1.7 m**

Fully tiled, spacious guest toilet with WC, wash hand basin and window.

**Bedroom Two 3.8 m x 3.66 m**

Spacious west facing double bedroom. Carpeted and fitted wardrobe.

**Bedroom Three 3.8 m x 3.9 m**

Spacious double bedroom with attractive timber floor and fitted wardrobe/sink.

**Bathroom 1.8 m x 2.9 m**

Fully tiled bathroom with bathtub, WC, wash hand basin & vanity unit.

**Bedroom Four 3.5 m x 4 m**

Spacious double bedroom, carpeted and fitted wardrobe.

**Bedroom Five 3.5 m x 3.6 m**

Spacious double bedroom, carpeted and fitted wardrobe.



**Shower Room/ WC 2.65m 1.8 m**

**Bedroom Six 4 m x 3.2 m**

Spacious double bedroom, carpeted and fitted wardrobe.



### Outside

Perched on a 0.5 acre gently sloping and well-drained site. Entrance pillars lead up a concrete driveway to a generous car parking area. To the front and side of the house are mature gardens and to the rear is a large garden.



### Services

Broadband available and excellent mobile phone coverage.

Mains water and private septic tank drainage

Double glazed windows and doors throughout. Oil fired heating and solid fuel stove.

**Directions**

Type Eircode P85 XE92 into smart phone for exact driving directions.

# GROUND FLOOR



# 1ST FLOOR



# 6 BEDROOM DETACHED PROPERTY

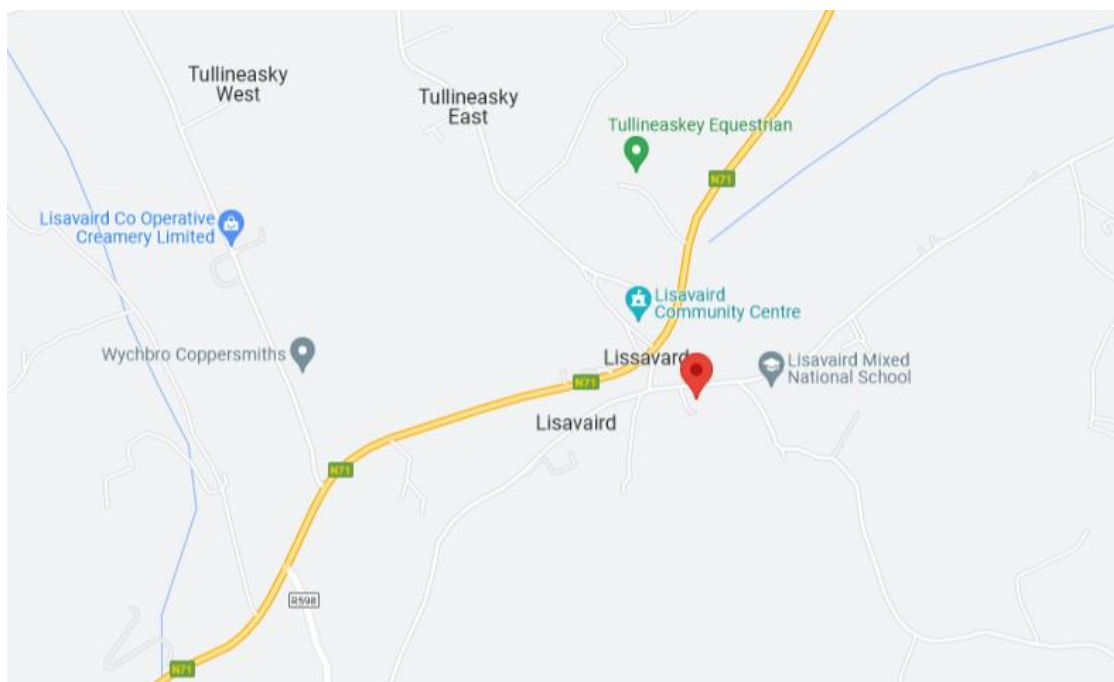
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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