

# For Sale

Asking Price: €495,000

**Sherry  
FitzGerald**  
O'Neill



46 McCurtain Hill, Clonakilty,  
Co Cork, P85 Y526

BER -exempt

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



**PROMINENT GEORGIAN, 3 STOREY RESIDENCE WITH ENCLOSED COURTYARD OF OUTBUILDINGS AND A GATEWAY FROM THE STREET SET ON MCCURTAIN HILL WITHIN THE POPULAR TOWN OF CLONAKILTY.**

**MAIN HOUSE:** 46 McCurtain Hill exudes elegance with external period features including red painted doorcase and gate, decorative render and carved timber boards to dormer windows enlivening the streetscape.

With a sunny east-west aspect, the property benefits from oil fired central heating, double glazed windows with original shutters in place, multi-fuel stove in sitting room and attractive staircase.

The floor area extends to 205 sq.m. (2,200 sq.ft.) approximately. The ground floor accommodation includes an entrance hall, sitting room, living room, kitchen/breakfast room, WC, conservatory, utility and glass covered garden room with raised beds. The first floor comprises 2 bedrooms and family bathroom while there are three further bedrooms on the second floor.

**COURTYARD:** The spacious courtyard is accessed via double gates from the street giving vehicular access. The large open space offers future potential to most lifestyle activities including a large two story stone built late 19th century former cattle shed with hayloft overhead and a second lofted shed.

**HISTORY:** The property is believed to date to the 1820s and was associated with Winspur Toye, the major developer of the Georgian town, who also started building the southern row of Emmet Square in the 1820s. Its earliest known occupier, Eugene O'Sullivan, ran a public house from the building in 1846 but it reverted solely to a residence in 1849 after he left and has continued that way since. The building had a long association with the Bateman family initially, occupiers from the 1850s and more recently with the Houlihan family from the 1940s.





GROSS INTERNAL AREA

TOTAL : 205.1 m<sup>2</sup>

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.

## LOCATION

The location and convenience of the property on McCurtain Hill is superb. Clonakilty is a popular residential, market and award-winning tourist town that attracts families interested in taking advantage of the fine facilities and amenities including excellent Schools, Shops, Sports and Recreation. The property is convenient to Inchydoney Beach and the many coastal offerings throughout West Cork. Clonakilty is 50 kilometres south west of Cork City and Airport.

## SERVICES

o Oil fired central heating o Mains water o Mains Sewerage o Fibre Broadband



### NEGOTIATOR

Con O'Neill  
Sherry FitzGerald O'Neill  
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Co Cork  
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### VIEWING

Strictly by prior appointment.

### ENERGY RATING

BER Exempt

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

[daft.ie](http://daft.ie)

[myhome.ie](http://myhome.ie)

[ft.com](http://ft.com)

[nikkei.jp](http://nikkei.jp)

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