

# For Sale

Asking Price: €895,000



Snave, Ballylickey, Bantry,  
Co Cork. P75 KR96



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**EXCEPTIONAL COASTAL ARCHITECT DESIGNED 4/5 BEDROOM RESIDENCE OF CHARACTER AND EXCEPTIONAL QUALITY, SET ON 3.4 ACRES APPROXIMATELY OF LANDSCAPED FORMAL GARDENS AND WOODLAND THAT EXTENDS TO THE WATERFRONT.**

The property enjoys uninterrupted views over Snave Harbour at the head of Bantry Bay in West Cork. The location between Bantry and Glengarriff enjoys the benefit of the Gulf Stream and is noted for magnificent sea, woodland and mountain scenery.

This carefully crafted family home, built in 2000 and later extended in 2008, contains 3,197 sq. ft. / 297 sq. m. approx. of high quality living spaces. The many design features include bespoke kitchen units and bathrooms, oil fired central heating (part underfloor), large double glazed picture windows, open fireplaces with feature fire surrounds and top specification finishes throughout.

The accommodation extends over two floor levels. The primary living space is a modern bespoke kitchen with dining area that takes advantage of the views and a snug style living room off. The lounge, formal dining area and library are a feature of this fine home. Other rooms on the ground floor include a study, bathroom, utility and store room. The first floor includes a master bedroom suite including bathroom and walk-in wardrobe, 3 bedrooms and a bathroom.

The property is located adjacent to the Bantry to Glengarriff Road at the beautiful Snave Bay. Snave is a popular sea front area near Ballylickey Village and is renowned for its natural beauty, small harbour and beach at the head of Bantry Bay. The market town of Bantry has all the services required for modern living including shops, schools, pubs and a host of sporting and recreational facilities. Bantry and Glengarriff are both within a 15 minute drive. Cork City and airport are just an hour's commute.

It is rare that a property of such exceptional quality, privacy and location comes to the market in West Cork. It is a special place and viewing is highly recommended for the discerning buyer.













The grounds are landscaped, interspersed with rocky outcrops and are planted with mature specimen trees, colourful shrubs, plants and flower beds. The gardens extend into woodland leading down to the tidal estuary of the Coomhola River to which there is direct access to launch kayaks, canoes or enjoy other lifestyle activities.



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA

TOTAL : 296.67m<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.





**NEGOTIATOR**

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**VIEWINGS**

Strictly By Appointment Only

**ENERGY RATING**

BER: C1  
Cert No.: 102929973  
EPI: 174.74 kWh/m<sup>2</sup>/yr

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