



EXCEPTIONALLY WELL APPOINTED 5 BED DETACHED PROPERTY

9 CASTLEFIELD, BALTIMORE, WEST CORK



**CHARLES
McCARTHY**
— EST. 1968 —

savills



9 Castlefield, Baltimore, West Cork

For Sale by Private Treaty

- Substantial two storey detached residence built in 2005
- Approx. 216sq m/2300 sq ft
- Siting on approx. 0.2 of an acre
- Very private
- Adjacent to the centre of Baltimore village
- RIAI architecturally designed
- Gas fired central heating



DESCRIPTION

Located in the much sought after Castlefield development adjacent to the centre of Baltimore village. This architecturally designed residence provides generous and flexible accommodation that can adjust to suit changing family needs.

Built in 2005 to the highest specification and measuring approximately 216 sq m/2,300 sq ft. Accommodation consists of generous entrance hall, dual aspect kitchen/dining room, large living room with impressive double height vaulted ceiling and access to the front, 5 well-appointed bedrooms, 2 en-suite, a family shower room and guest WC, a utility room and large overhead store room. The rooms are well proportioned where a family can really spread out and enjoy their own space.

Situated on just under a quarter of an acre and located to the rear of this quiet secluded development. The grounds have been well landscaped with a mixture of lawn, shrubs & flowering plants. There is also a standard garden shed.

The exterior is clad in natural stone in keeping with the vernacular of Dún na Séad Castle or fortified manor house from which the development takes its name. Dún na Séad Castle which dates from 1215 dominates the village from a rocky outcrop overlooking the centre of Baltimore and its harbour.

Baltimore is one of the most sought-after destinations on the West Cork coastline as it is a magnet for sailing enthusiasts and acts as a gateway to Sherkin, Cape Clear & many other islands of Roaring Water Bay.

This picturesque village boasts several pubs, restaurants including one with a Michelin Star, convenience store, a thriving sailing club, a primary school and church. The market town of Skibbereen is approximately 10 km, providing a host of additional local amenities.

This property provides a rare opportunity to combine excellent accommodation with all the wonderful opportunities that the magnificent coastline and surrounding countryside offers, be it for sailing, walking, equestrianism, or simply relaxing in the renowned temperate climate of West Cork.

Suitable as either a holiday home or year-round residence. This is a rare offering to the market and must be viewed to be appreciated.

Cork airport c. 70mins drive.

ACCOMMODATION

Entrance Hall: 4.8m x 2.9m.

Tiled floor

Bedroom 1: 5.0m x 2.8m.

Built-in wardrobes

En-suite: 2.8m x 1.7m.

Fully Tiled, wc, wash hand basin & shower cubicle with electric shower

Utility Room: 3.3m x 2.8m.

Tiled floor, plumbed for washer & dryer, stairs to store and double door exterior access

Store Room: 5.8m x 5.0m

Guest WC: 2.3m x 2.2m.

Tiled floor, floor to ceiling built-in storage units, wc & wash hand basin

Bedroom 2: 4.1m x 3.7m.

Built-in wardrobes

En-suite Shower Room: 2.3m x 1.8m.

Fully tiled, wc, wash hand basin & shower cubicle with power shower

Kitchen/Dining Room: 6.4m x 3.1m.

Tiled floor, bespoke built-in wall and floor kitchen units with integrated appliances & granite worksurfaces

Living Room: 6.2m x 4.3m.

Timber floor, vaulted double height timber clad ceiling, fireplace with open hearth & access to front

First Floor

Bedroom 3: 4.1m x 2.8m.

Built-in wardrobes

Bedroom 4: 4.1m x 3.2m.

Built-in wardrobes

Family Shower Room: 2.3m x 2.2m.

Tiled floor, wc, wash hand basin with vanity unit & shower cubicle with power shower

Bedroom 5: 6.2m x 3.1m.

SERVICES

Gas-fired central heating

Mains water & sewerage

Broadband available

TITLE

Freehold

BER DETAILS

BER: D1

BER No: 111667796

Energy Performance Indicator: 226.76 kWh/m²/yr

VIEWING

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FLOOR PLANS



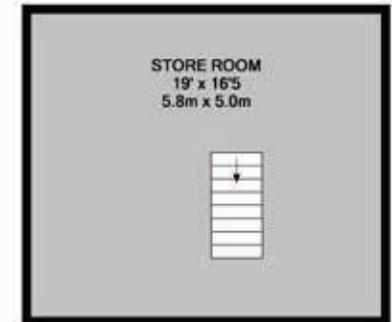
GROUND FLOOR
 APPROX. FLOOR
 AREA 1391 SQ.FT.
 (129.3 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 938 SQ.FT.
 (87.1 SQ.M.)

FOR ROOM REFERENCE ONLY
 TOTAL APPROX. FLOOR AREA 2329 SQ.FT. (216.4 SQ.M.)

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For identification purposes only, Not to scale

**CHARLES
 McCARTHY**

EST. 1968

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