

For Sale

Asking Price: €625,000

Sherry
FitzGerald
O'Neill



Substantial Residence, Stables & Workshop on 3.5 acres approx.

Knockduff House,
Knockduff, Dunmanway,
Co Cork, P47 PF68

BER C1

sherryfitz.ie



SPACIOUS 4 BEDROOM COUNTRY HOUSE, STABLES, TACK ROOM & LARGE DETACHED GARAGE ON 3.5 ACRES APPROX. IN QUIET RURAL LOCATION WITH BEAUTIFUL FAR REACHING VIEWS.

Measuring 3,500 sq.ft. approx., the house is in the heart of magnificent West Cork countryside, offering uninterrupted views across hills and farmland towards the Shehy Mountains.

Rurally situated on a quiet country lane with no immediate neighbours, not overlooked, and ensuring upmost privacy. The house is bright, spacious and presented in excellent condition throughout with the accommodation arranged over 3 levels.

The ground floor comprises entrance hall, reception room, sitting room, kitchen/dining room including AGA range, utility room, guest WC, and large L shaped sunroom with access doors to the terrace and lawn. Off the first floor Galleried Landing is the Master Bedroom, en suite bathroom with thermostatically controlled under floor heating. Walk in wardrobe / dressing room. There are 2 further generous double bedrooms, one with en suite facilities. Family Bathroom. The second floor includes a large double bedroom, W.C. and a further room with potential as a study / work space.

Grounds: The property is accessed via wide feature gate and driveway with parking for several vehicles. To the rear of the property is a sunny west facing terrace, mature gardens and lawn.

The detached garage/workshop measures 600 sq.ft. approx.. The garage includes electric roller door and is wired internally with sockets and lighting. It could be easily adapted to provide further accommodation if required.

The purpose-built block of 3 stables, each 12ft. x 12ft. have light and water connected. A further detached building with all services connected, includes a Tack and Feed Room, W.C. Separate hay store. The grass paddocks are laid out in convenient enclosures with water connected.

Location: Knockduff house is located just 2 miles from Dunmanway town and has all amenities for everyday living and requirements. Further towns, Bandon, Clonakilty and Skibbereen along with the unspoilt beaches of the wild Atlantic way are a short drive away. Cork City and international airport are an approx. 50 minute commute.

Services:

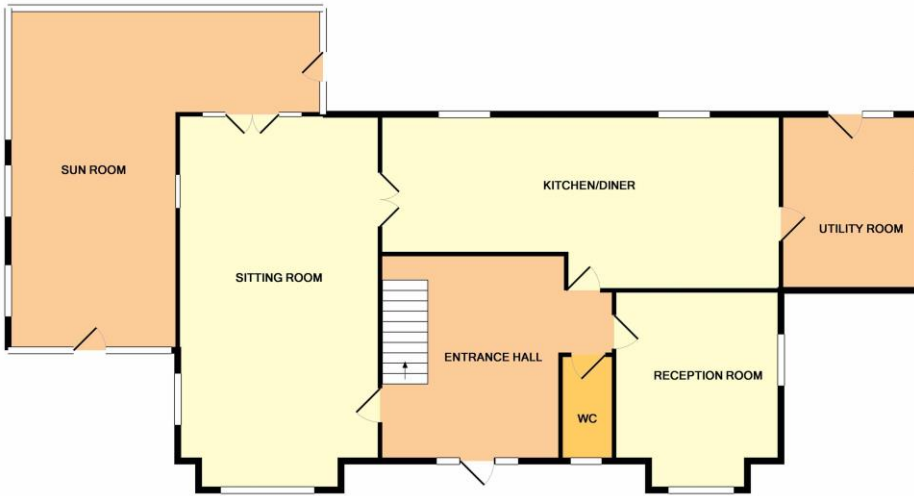
Oil fired central heating

Private water supply

Septic tank on site.

Broadband is available.

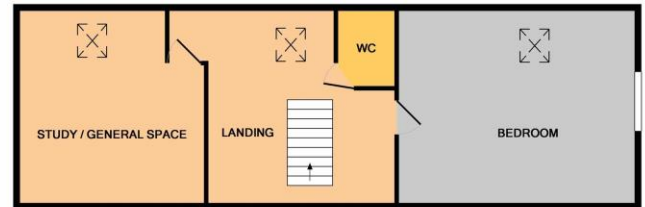




GROUND FLOOR
APPROX. FLOOR
AREA 1642 SQ.FT.
(152.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1135 SQ.FT.
(105.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 646 SQ.FT.
(60.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 3423 SQ.FT. (318.0 SQ.M.)
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 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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VIEWINGS
Strictly by prior appointment

BER
Rating: C1
BER No. 104185079
EPI: 150.29 kWh/m²/yr

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myhome.ie
daft.ie
sfoneill.ie

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