

# For Sale

Asking Price: €1,485,000



OUTLINE FOR ILLUSTRATION PURPOSES ONLY  
NOT TO BE RELIED UPON

Derryduff Estate, Derryduff More,  
Coomhola, Bantry, Co Cork, P75 WD52

BER B2 BER D1

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**DERRYDUFF ESTATE** is a magnificent 58.39 ha (144 acres) lifestyle farm holding including Main Residence and original farm barns / workshops, Honeycomb and Honeypot House / Annex and Honeysuckle House. The property is laid out in one block, bounded to the south east by the Coomhola River and fenced hillside boundaries to the west and north.

The property is located in a West Cork area of natural beauty and is convenient to the various coastal towns and villages that make the location so special.

Derryduff Estate is ideal for use as a Holiday or Retreat Centre, hobby sustainable farming enterprise or other West Cork lifestyle uses.





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**FARM RESIDENCE:**

Traditional stone built and slated home with south facing conservatory. The house enjoys many features including spacious rooms and is fitted with many enhancing features including underfloor heating.

The accommodation includes entrance hall, utility, living room with conservatory off, sitting room, kitchen-dining room, 3 bedrooms, 1 ensuite and bathroom.







#### HONEYCOMB AND HONEYPOT:

Honeycomb House and Honeypot Annex combines 2 carbon neutral, eco efficient homes.

The 2,400 square foot home is designed to an exceptional Architectural standard and is constructed in timber frame and the external walls are clad in wood over insulation. The house was built to a high environmentally conscious standard that is reflected in its design and is constructed of timber with central chimney that serves as both an open fire with back boiler and a solid fuel stove. The many features of this property include geo-thermal underfloor heating downstairs and in-wall heating upstairs and K window glazing that reflects infrared heat back into the house.

The Honeycomb accommodation includes entrance hall, open plan kitchen-living and dining, study / bedroom 3, open plan lounge on first floor and 2 bedrooms.





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**HONEYSUCKLE HOUSE:**

Timber framed and clad house designed to be carbon neutral. The house is set in a secluded area. The rooms include open plan living area designed around a masonry stove and features underfloor heating.

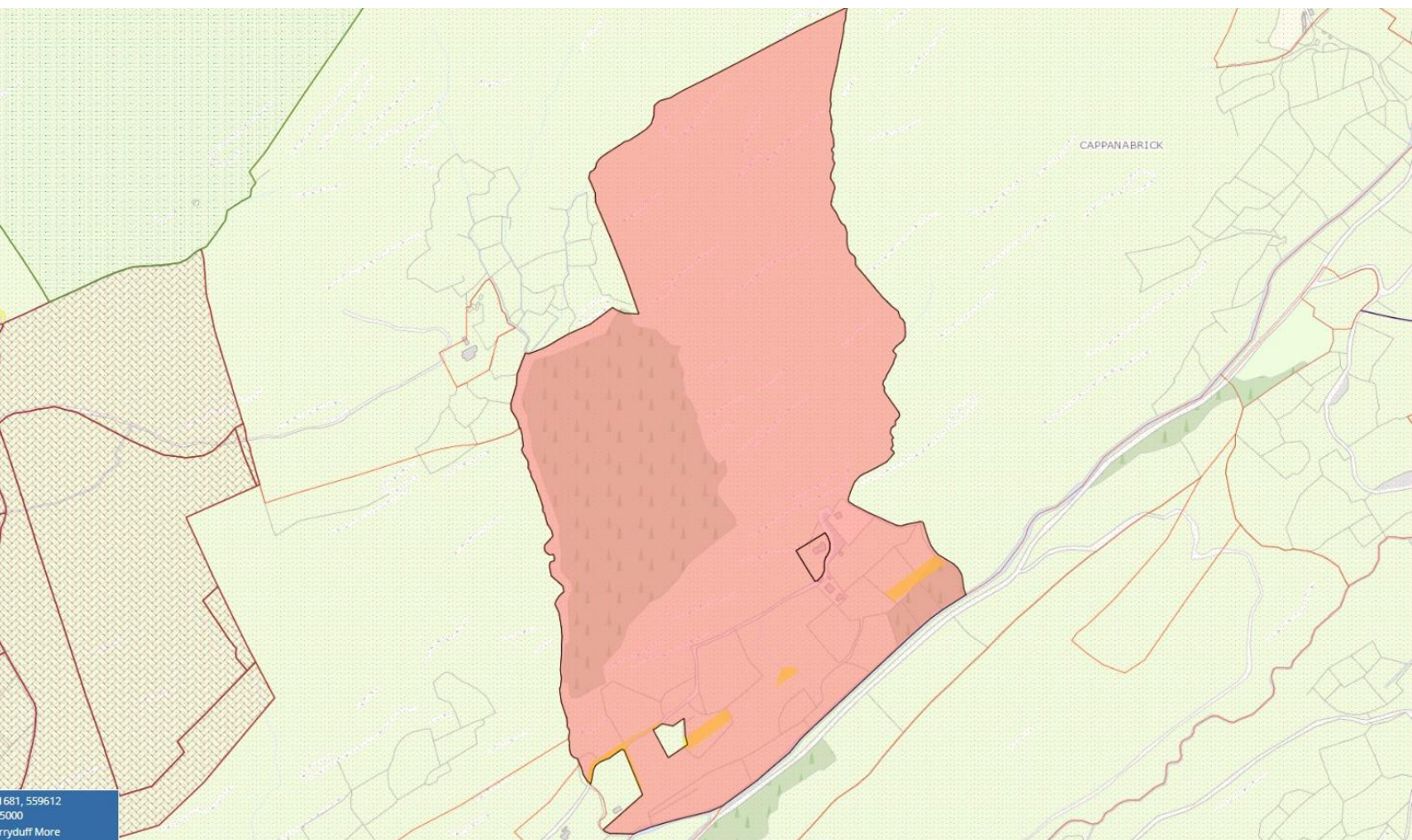
The accommodation includes open plan living-kitchen, 3 bedrooms and bathroom facility.

**GROUNDS:**

The property contains 40 acres approximately of farmland laid out in grass meadow. The balance of the property is mountain type lands with some tree plantation in the midst of rock terrain. The features of the property include eco and sustainable living, reed bed filtration area, lake, ancient Stone Circle, Coomhola River and many other attractions associated with this unique farm holding.







**LOCATION:**

The Derryduff Estate, located 3 miles north of the N71 at Ballylickey, between Bantry and Glengarriff. The property is located in a noted West Cork area of natural beauty and is convenient whilst offering a rustic and un-spoilt location including original residence, Honeycomb and Honeypot, Honeysuckle and various workshops and outbuildings, bordered to the south east by the Coomhola River and rising to the mountain side to the north west.



**NEGOTIATOR**  
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**VIEWING**  
Strictly by prior appointment.

**BER**  
Ratings: B2, D1  
BER Nos: 113910848 / 112874011  
EPIs: 116.19 kWh/m<sup>2</sup>/yr  
237.02 kWh/m<sup>2</sup>/yr

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