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**AUCTIONEERS &  
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**Beara, Clogheen Meadows, Clonakilty,  
West Cork. P85 WA46**

Beautifully designed detached family home offering space, privacy, and versatile living with a self-contained granny flat, nestled in a tranquil yet convenient setting on the outskirts of town, just moments from the beach.



**Guide Price: €525,000**

## Ground Floor

Porch: 1.97m (6'6") x 1.27m (4'2")

Entrance Hall: 4.65m (15'3") x 2.58m (8'6")

Office: 3.86m (12'8") x 2.70m (8'10")

Sitting Room: 4.65m (15'3") x 4.19m (13'9")

Living Room: 5.28m (17'4") x 3.87m (12'8")

Kitchen/Dining: 3.96m (13') x 3.33m (10'11")

Utility/Kitchen: 3.33m (10'11") x 2.81m (9'3")

Toilet: 1.51m (5') x 1.11m (3'8")

## First Floor

Landing: 4.82m (15'10") x 2.74m (9')

Master Bedroom: 4.48m (14'8") x 3.50m (11'6")

En-suite: 3.16m (10'4") x 1.00m (3'3")

Family Bathroom: 3.16m (10'4") x 2.33m (7'8")

Bedroom 2: 4.49m (14'9") x 3.72m (12'2")

Bedroom 3: 3.72m (12'2") max x 3.50m (11'6")

Bedroom 4: 4.19m (13'9") x 3.50m (11'6")

## Granny Flat

Kitchen/Dining/Living: 4.88m (16') x 3.84m (12'7")

Bedroom: 2.85m (9'4") x 2.43m (8')

Bathroom: 2.85m (9'4") x 1.31m (4'4")



### Living Room

This beautifully presented room seamlessly blends comfort and style, with double doors opening onto a west-facing brick-paved patio, inviting natural light and garden views. A stone fireplace adds warmth, complemented by light wood flooring for a sophisticated feel.



### Kitchen

This inviting kitchen dining area seamlessly blends traditional charm with modern functionality. Featuring a beautifully crafted dresser, a spacious storage unit and the Belfast sink adds a classic touch, while the rich blue tiled splashback provides a striking contrast to the natural wood finishes.



### Master Bedroom

This bedroom is a bright and inviting space, featuring a west-facing window that fills the room with natural light. With polished wooden flooring, and generous proportions, it offers flexibility for various layouts. The ensuite adds privacy and convenience.

This beautifully appointed detached family home offers an enviable blend of space, privacy, and convenience, set on an elevated site on the southern outskirts of Clonakilty. Thoughtfully designed and filled with natural light, the residence spans nearly 2,000 sq. ft., providing an excellent balance of comfort and practicality. With two reception rooms, a dedicated home office, and four generously sized double bedrooms upstairs, this home is tailor-made for modern family living. While enjoying a peaceful and private setting, it remains within easy walking distance of Clonakilty town, allowing for the best of both worlds.

Approached through a gated entrance off the public road, the property immediately impresses with its mature, landscaped gardens, carefully designed to offer both beauty and privacy. The elevated positioning not only enhances its sense of exclusivity but also provides a wonderful outlook over the surrounding countryside. A spacious driveway offers ample off-street parking, adding to the home's overall convenience.

Inside, the interiors have been thoughtfully arranged to create a natural flow between living spaces. The kitchen/dining area is a bright and welcoming focal point, perfect for family gatherings, with direct access to the adjoining utility room. The two reception rooms provide fantastic versatility – one serving as an elegant sitting room, while the other offers a relaxed and spacious living area with double doors opening onto the west-facing patio, capturing the evening sun. A dedicated home office is a valuable addition, catering perfectly to remote working or study. Upstairs, four beautifully proportioned double bedrooms provide peaceful retreats, including a master suite with its own en suite bathroom. Each room benefits from large windows, ensuring a bright and airy feel throughout.

Adding an extra dimension of flexibility, the detached garage has been thoughtfully converted into a self-contained granny flat, finished to an exceptionally high standard. Whether used for extended family, guest accommodation, or as a potential rental opportunity, this space provides an invaluable addition to the home.

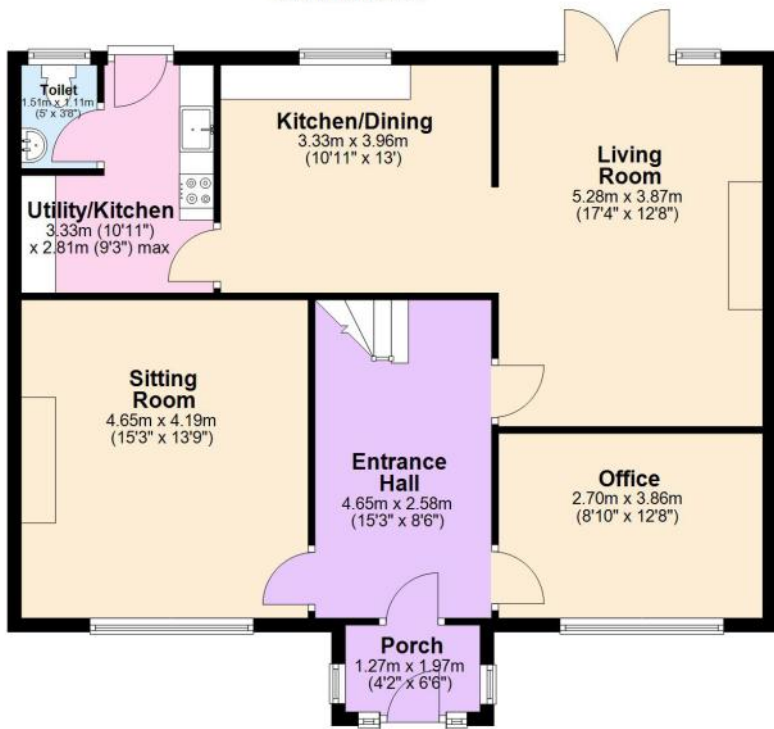
The location is simply superb, with the stunning Inchydoney Beach just 3.5km away, making it an ideal base for those who enjoy coastal living. Clonakilty town centre is within walking distance, ensuring easy access to boutique shops, cafés, award-winning restaurants, and essential amenities. Meanwhile, Cork city and Cork Airport are just 50km away, offering excellent transport links.

Combining style, space, and an unrivalled location, this exceptional family home is a rare gem in the heart of West Cork. With its secure setting, versatile living spaces, and the added luxury of a self-contained apartment, this is a dream home for those seeking comfort, convenience, and a truly special place to call their own.

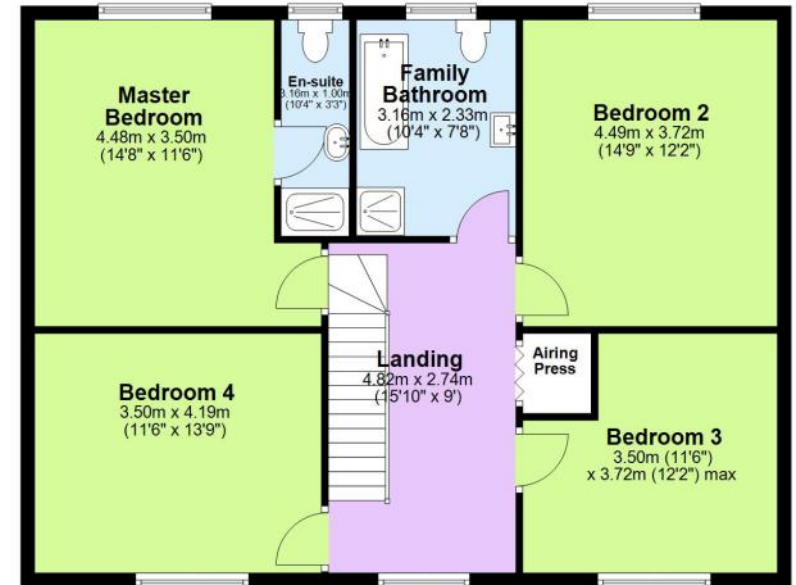
**Services:** All mains connected, oil fired central heating and high speed broadband is available.



**Ground Floor**



**First Floor**



**Granny Flat**

No responsibility is taken for any error omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.

**Auctioneers, Estate Agents & Property Consultants**

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