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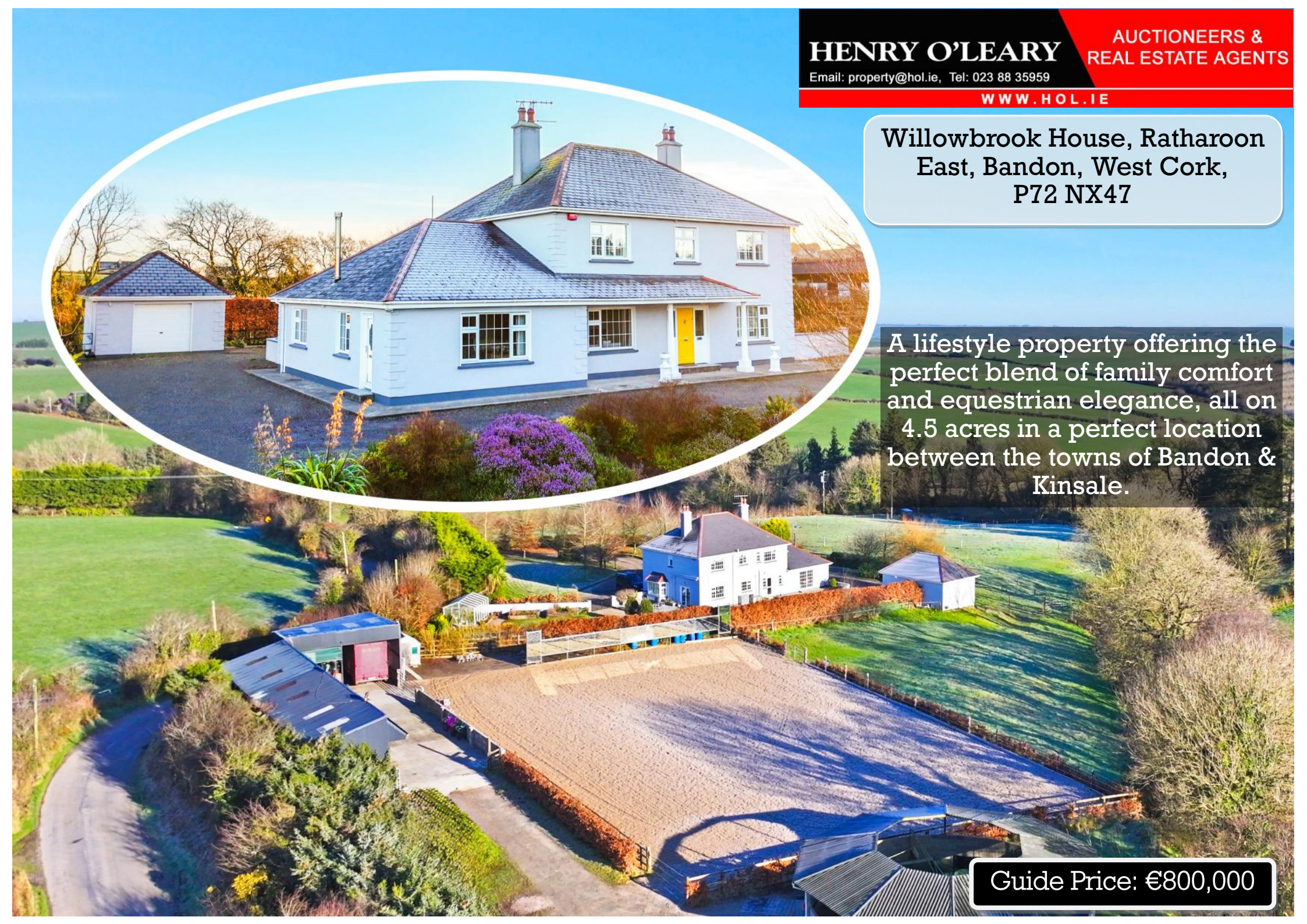
**AUCTIONEERS &
REAL ESTATE AGENTS**

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**Willowbrook House, Ratharoon
East, Bandon, West Cork,
P72 NX47**

**A lifestyle property offering the
perfect blend of family comfort
and equestrian elegance, all on
4.5 acres in a perfect location
between the towns of Bandon &
Kinsale.**

Guide Price: €800,000



Ground Floor

Entrance Hall: 4.71m (15'5") x 2.96m (9'8")

Sitting Room: 4.71m (15'5") x 4.21m (13'10")

Home Office: 6.10m (20') x 5.13m (16'10")

Living Room: 4.71m (15'5") x 4.23m (13'11")

Kitchen Dining Area: 7.93m (26') x 4.11m (13'6")

Utility: 4.11m (13'6") x 2.00m (6'7")

Toilet: 2.40m (7'11") x 1.28m (4'3")

Family Room: 6.10m (20') x 4.79m (15'9")

First Floor

Landing: 5.76m (18'11") x 0.67m (2'2")

Master Bedroom: 4.86m (15'11") x 3.74m (12'3")

En-suite: 1.74m (5'9") x 2.53m (8'4")

Walk-in Wardrobe: 1.54m (5'1") x 1.52m (5')

Bedroom 2: 3.90m (12'9") x 3.24m (10'7")

Family Bathroom: 3.31m (10'11") x 3.27m (10'9")

Bedroom 3: 4.18m (13'9") x 4.11m (13'6")

En-suite: 3.06m (10'1") x 0.84m (2'9")

Bedroom 4: 4.86m (15'11") x 2.00m (6'7")

En-suite: 2.89m (9'6") x 1.23m (4')

Garage

Garage: 2.09m (6'10") x 3.52m (11'7")

Side Entrance: 2.09m (6'10") x 0.95m (3'1")

Workshop: 5.60m (18'4") x 4.57m (15')

Stables

Stable x 4: 4.35m (14'3") x 3.50m (11'6")

Grooming Room: 4.35m (14'3") x 3.40m (11'2")

Tack Room: 4.35m (14'3") x 2.60m (8'6")

Feed Room: 4.35m (14'3") x 3.00m (9'10")

Shed: 10.42m (34'2") x 8.00m (26'3")

Arena: 51.00m (167'4") x 31.00m (101'8")



Discover the pinnacle of country living at this exquisite property, where refined family comfort meets equestrian excellence across 4.5 acres of prime countryside between the charming towns of Bandon and Kinsale. Ideally located for both tranquillity and convenience, this remarkable home offers a lifestyle where space, serenity, and sophistication come together in perfect harmony. From the moment you arrive, the peaceful setting and timeless charm of the property make a lasting impression. With approximately 3,000 sq. ft. of well-designed living space, the home caters beautifully to both relaxed family life and elegant entertaining. Three generous reception rooms offer flexibility and flow, while four spacious bedrooms and five luxurious bathrooms – including a sumptuous master suite – provide ample space and comfort for the whole family. At the heart of the home is a light-filled kitchen, basking in its southerly aspect and complete with a charming Stanley cooker – a true focal point blending warmth and practicality.

Step outside, and equestrian enthusiasts will find a dream come true. A professionally constructed, all-weather arena with a premium sand and textile surface offers year-round riding conditions, complemented by dressage mirrors for precision training. The equestrian facilities include four quality stables, a six-horse walker, a tack room and a feed room – everything needed to care for your horses in comfort and style. A spacious open shed provides excellent storage for machinery and equipment, helping keep the grounds in immaculate order. Whether you're a seasoned rider, a growing family, or simply seeking a peaceful rural retreat, this property delivers a unique blend of elegance, freedom, and functionality.

Positioned just 6km from Bandon, 15km from Kinsale, and only a 30-minute drive from Cork city and airport, the location offers easy access to local amenities while maintaining a true sense of seclusion. This is more than just a home – it's an extraordinary opportunity to live the equestrian lifestyle you've always imagined, in one of West Cork's most desirable settings. Prepare to fall in love.

Services: Private well, septic tank, oil fired central heating and there is high speed broadband available.



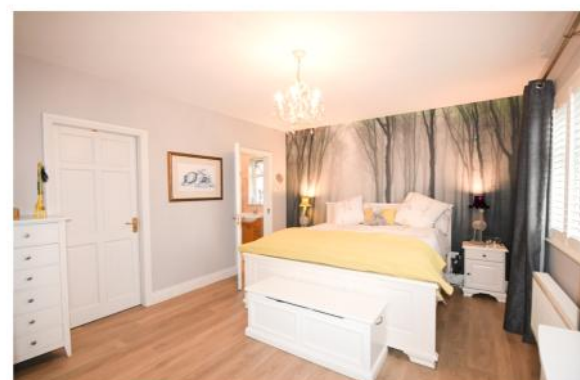
KITCHEN DINING AREA

Crafted with impeccable taste, the kitchen boasts a seamless blend of functionality and aesthetics. There is a good selection of base and eyelevel units along with a granite worktop, the focal point of the room is the majestic Stanley cooker, a symbol of warmth and tradition.



FAMILY ROOM

This room serves as one of three reception areas in the home, it offers ample space for relaxation and privacy. In the corner stands a charming solid fuel stove, emanating a gentle, comforting warmth throughout the room. It's a very bright room with sliding doors opening on to the south facing patio.



MASTER BEDROOM

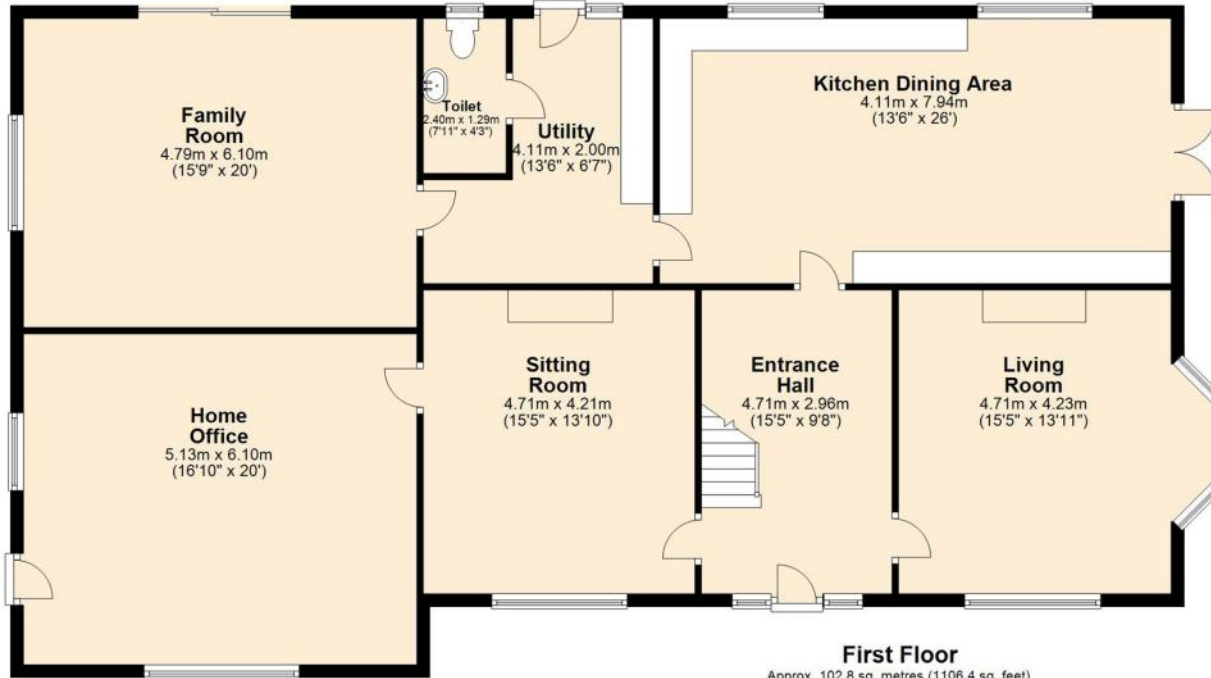
This master bedroom is thoughtfully positioned among the four bedrooms upstairs, providing convenience and privacy for the owner, with an ensuite and walk-in wardrobe it offers the ultimate blend of comfort, functionality, and style, there is also a large slide robe fitted.





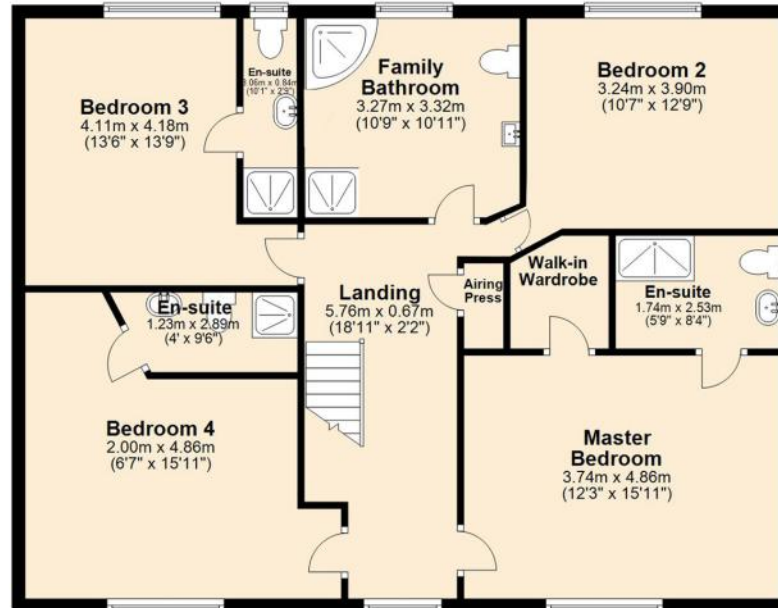
Ground Floor

Approx. 165.9 sq. metres (1785.5 sq. feet)



First Floor

Approx. 102.8 sq. metres (1106.4 sq. feet)



Garage/Workshop

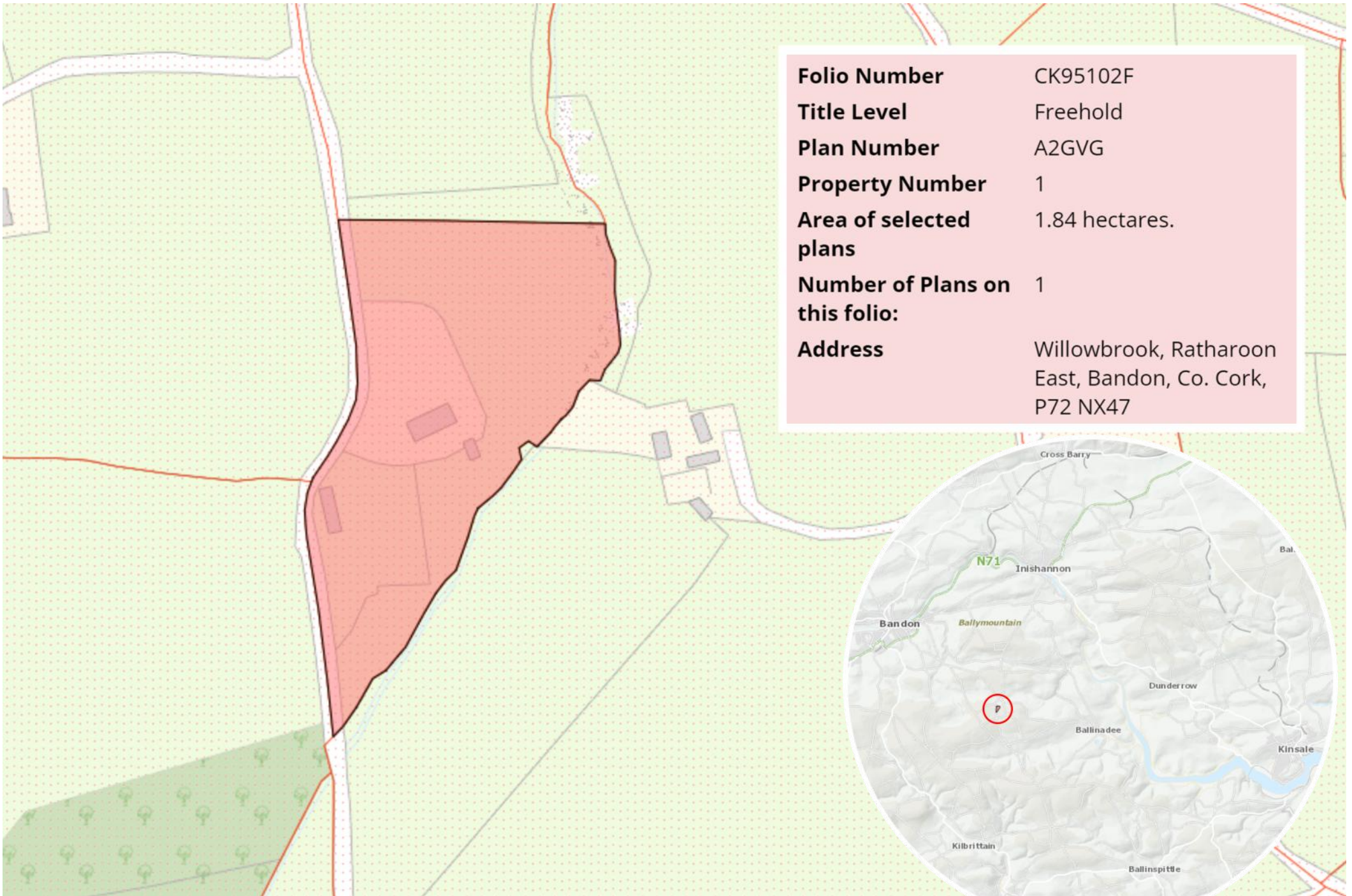
Approx. 35.6 sq. metres (383.2 sq. feet)



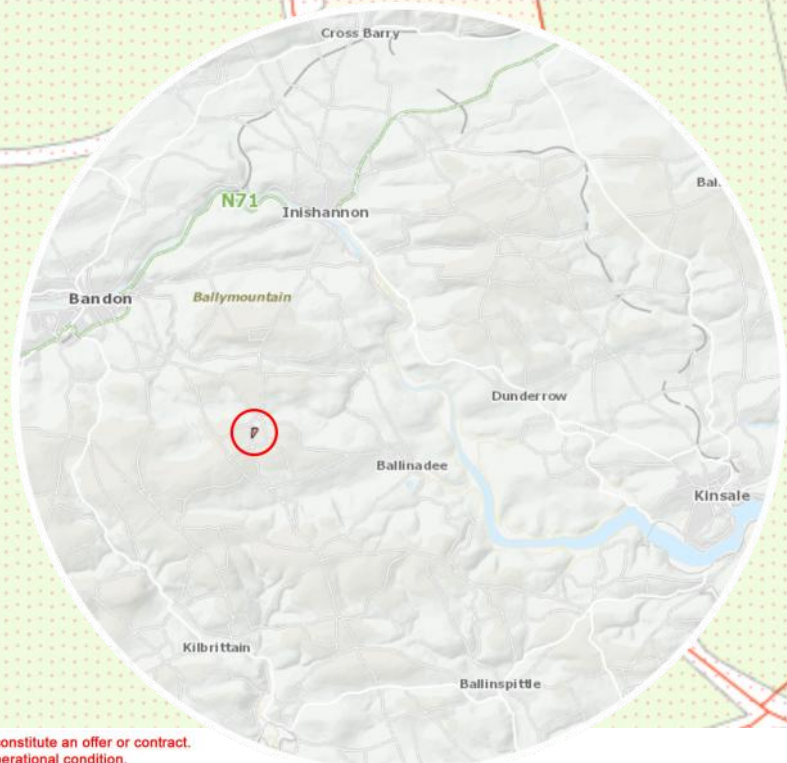
Arena & Stables



Outdoor Sand Arena
(with all-weather surface & dressage training mirrors)
31.00m x 51.00m
(101'8" x 167'4")



Folio Number	CK95102F
Title Level	Freehold
Plan Number	A2GVG
Property Number	1
Area of selected plans	1.84 hectares.
Number of Plans on this folio:	1
Address	Willowbrook, Ratharoon East, Bandon, Co. Cork, P72 NX47



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.

