

# For Sale

Offers in Excess of €795,000

Sherry  
FitzGerald  
O'Neill



Woodland Retreat, Dromgarriff,  
Glengarriff, Co. Cork, P75 VH48

BER B3

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



'Woodland Retreat' is a modern and unique residence, set within ancient woodlands and enjoying a commanding position with stunning panoramic views over the scenic Glengarriff Harbour and Caha Mountains. This lifestyle/retreat property is carefully maintained and is presented as a comfortable home located on 4.5 acres approx. of gardens with specimen trees and shrubs combined with lawn areas and woodland.

The property is cleverly designed to maximise the natural light which permeates throughout the interior. The many features of this fine property include a newly installed central heating system, an insulated timber frame plus several wood burning stoves. These features help to create a comfortable and peaceful retreat in harmony with its secluded setting within Glengarriff's ancient woodlands.

The approach to the property is via a gently declining sweeping driveway. The house is designed embodying the Japanese concepts of flexible use of spaces and an intimate connection between the interior and exterior with approximately 166 sq. m. (1,787 sq. ft.) of light-filled space on several levels.

The accommodation includes an entrance porch which is floored with natural stone and Irish oak milled from the property. A generous hallway leads to a dining area, library and bathroom with jacuzzi on the middle floor. An oak stairwell opens onto a bright kitchen with recently fitted bespoke units fitted with luxury kitchen appliances, quartz worktops and picture windows taking advantage of woodland and coastal views. Located just off the kitchen there is a cosy living room which features a Soapstone Woodburner and double doors leading to the wrap around deck, ideal for outdoor dining and entertaining. This floor also features a pantry/utility area and access to a cellar in the hallway. The upper floor includes master bedroom with picture window and ensuite wc, and second bedroom. The guest studio on the lower floor comprises a large self-contained living and bedroom space with a wood-burning stove, kitchenette and shower room.

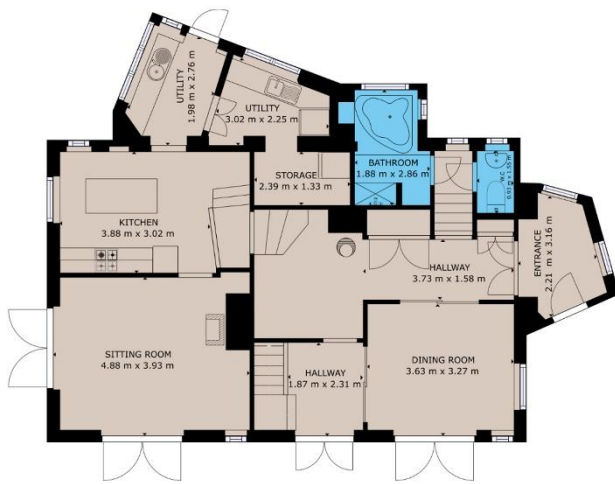




Set in a wonderful oasis of 4.5 acres approx. of mature landscaped and natural woodland grounds. The landscaped lawned garden areas also feature a large polycarbonate greenhouse of raised vegetable beds, a Japanese inspired bath house and a small rustic cabin suitable for additional accommodation.

‘Woodland Retreat’ offers an opportunity to live in unique privacy within an ancient woodland setting, whilst enjoying sea and mountain views and having convenient public access to the foreshore nearby. The property is just a few minutes’ drive to Glengarriff, 15 minutes to Bantry and a 75 minute drive approx. to Cork City and Airport.





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA

TOTAL : 123.26m<sup>2</sup>

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



STUDIO

GROSS INTERNAL AREA

TOTAL : 42.56 m<sup>2</sup>

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**VIEWINGS**  
Strictly By Appointment Only

**ENERGY RATING**  
BER: B3  
Cert No.: 110829264  
EPI: 137.15 kWh/m<sup>2</sup>/yr

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