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**AUCTIONEERS &
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Ballinacarriga, Dunmanway, West Cork, P47 W778



A Home with History, Heart and Endless Possibility, this is a charming 3 or 5 bed dwelling with flexible self-contained space offering character, comfort and choice - a home that can grow with you, and gives back too.



Guide Price: €300,000

Ground Floor

Hall: 3.93m (12'11") x 1.00m (3'3")

Sitting Room: 3.93m (12'11") x 2.60m (8'6")

Living Room: 3.93m (12'11") x 2.92m (9'7")

Kitchen Dining Area: 4.30m (14'1") x 4.11m (13'6")

First Floor

Landing: 8.31m (27'3") x 0.92m (3')

Family Bathroom: 3.93m (12'11") x 2.76m (9'1")

Bedroom 1: 2.91m (9'7") x 2.80m (9'2")

Bedroom 2: 4.12m (13'6") x 2.91m (9'7")

Bedroom 3: 3.70m (12'2") x 3.33m (10'11")

Self-contained Accommodation

Living Area: 5.22m (17'1") max x 3.97m (13')

Kitchen Dining Area: 3.00m (9'10") x 2.72m (8'11")

Bedroom5/Office: 3.50m (11'6") x 3.46m (11'4")

Bedroom 4: 3.46m (11'4") x 2.91m (9'7")

Ensuite: 2.57m (8'5") x 1.64m (5'5")



Living Room

Exuding warmth and character, a solid fuel stove sits in the original open fire-place, casting a cosy glow across the timber flooring. Light filters in from the front window, while a doorway off the hall welcomes you in and another leads through to the kitchen dining area.



Kitchen

This is a bright and cheerful area which is filled with natural light from a skylight and a south-facing window that looks out onto a very private rear outdoor space. The room features solid wood units and a colourful tiled splashback, adding a touch of personality and warmth.



Ensuite Bedroom

This bright and airy ensuite bedroom sits within a self-contained part of the home, offering both comfort and privacy. A west-facing window brings in the evening sun, creating a peaceful atmosphere. The ensuite features a practical Jack & Jill layout making it more useful.

Tucked into a sheltered corner of the village, almost in the shadow of the historic Ballinacarriga Castle, this substantial detached home offers so much more than meets the eye. Extending to approximately 1,700 sq. ft, this is a property rich in charm, flexibility, and potential.

At its heart lies a traditional stone-built home full of warmth and character, enhanced by a more recent single-storey extension to the rear – cleverly hidden from the road and overlooking a wonderfully private outdoor space, complete with a gravelled yard and small lawn area.

What sets this property apart is its versatility. Approximately 600 sq. ft of the ground floor once operated as a local shop – a nod to the home's central village location – and has since been thoughtfully transformed into a two-bedroom self-contained apartment. Whether you dream of a home that pays its way, a dedicated space for extended family, or a bright and modern home office with its own entrance and reception, this area can adapt to suit your needs.

Inside the original residence, you'll find two inviting reception rooms and a kitchen dining area at the rear, perfect for family life or entertaining. Upstairs, there are three comfortable bedrooms. Should you choose to reintegrate the self-contained space, the layout easily expands to offer up to five bedrooms and three reception rooms. This seamless flexibility makes it ideal for larger families, blended households, or anyone seeking space to live and work under one roof.

The location is as practical as it is picturesque. A mixed national school is just a short walk down the road, while Randal Óg GAA Club lies a short stroll in the other direction. The bustling towns of Dunmanway, Clonakilty and Bandon are all within easy reach, and Cork city and airport are just 50km away – making commuting or weekend getaways wonderfully convenient.

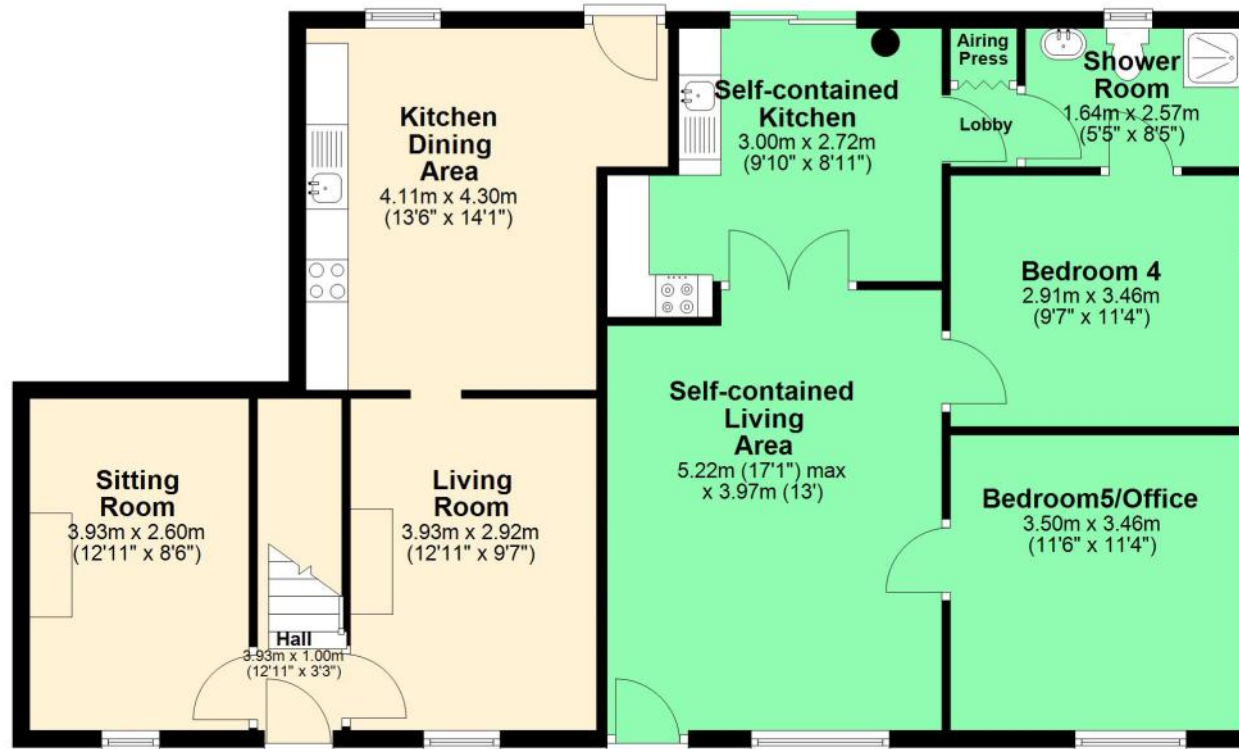
Whether you're looking for a spacious family home, a live-work lifestyle, or an investment with scope to grow, this property offers a rare opportunity in a truly unique setting.

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



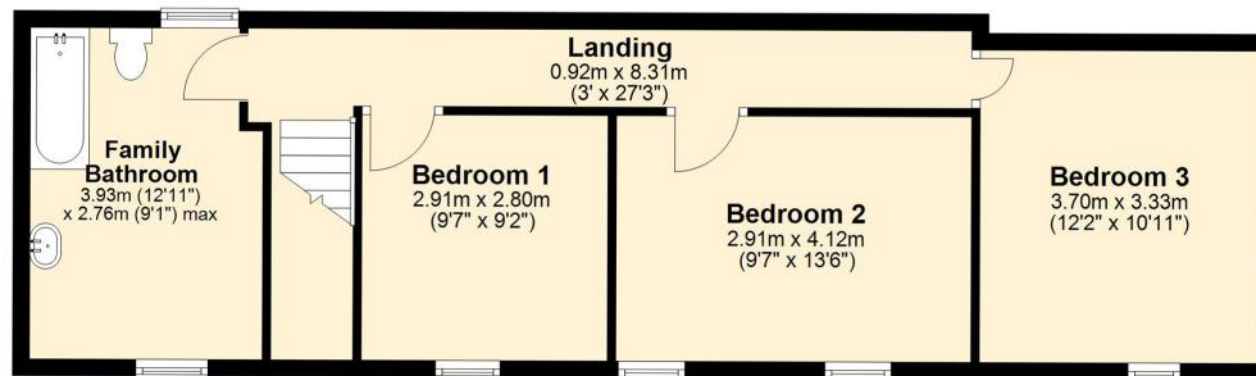
Ground Floor

Approx. 103.9 sq. metres (1118.7 sq. feet)



First Floor

Approx. 56.0 sq. metres (602.3 sq. feet)



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.

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