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**AUCTIONEERS &
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**Ballymacredmond, Butlerstown,
Bandon, West Cork.**

A Derelict Dream on 21.25 Acres – A Coastal Gem Full of Possibility. It is available altogether or in two lots.
Lot 1 – 20 Acres.
Lot 2 - The farmhouse on 1.25 Acres.



Guide Price: Overall - €500,000.
Farmhouse on 1.25 Acres: €150,000



Perched above the Atlantic, where the sea and ocean air drifts in with the tide, lies this extraordinary offering of 21.25 acres of West Cork magic, complete with a crumbling old farmhouse just waiting for someone to bring it back to life. A rare offering in one of West Cork's most scenic corners, this 21.25-acre holding is available as a single lot or in two parts:

- Lot 1: 20 acres of good, workable land.
- Lot 2: The old farmhouse on 1.25 acres, with private access via its own laneway.

The house needs work, it's a traditional farmhouse that's seen better days, but it's eligible for vacant and derelict property grants and has all the character you'd hope for in a building of its age. With a bit of imagination (and probably a builder), it could become a family home, a countryside escape, or simply the key to securing planning in an area where new builds are notoriously difficult - especially for anyone without a local connection.

The land is laid out in easily managed paddocks, and apart from a corner to the north (about 2.5 acres that need a bit of TLC), it's good, workable land with excellent pasture. Perfect for farming, equestrian projects, or hobby ventures fuelled by fresh air and big plans.

If you're local, it could be a natural extension to your existing holding. If you're new to the area, the farmhouse is your golden ticket to securing a foothold - a real chance to create something in a location where that opportunity rarely comes along.

From its slightly elevated position, the views take in rolling countryside, Clonakilty Bay and Dunworley Bay stretch out to the west, Dunworley Beach is just under 2km away, and the Seven Heads Walk passes along the northern boundary.

Despite its peaceful setting, it's not remote: Butlerstown village is just 2.5km away, Timoleague is 8.5km, Clonakilty 14km, and Bandon 22km. Cork Airport is a straightforward 50km drive - handy for weekend escapes or coming and going.

So, if you've ever dreamed of restoring something old and beautiful, of finding space, of living near the sea without having to elbow your way through planning permission - this might just be your place.

Not just land. Not just a house. A real opportunity, with a lot going for it.





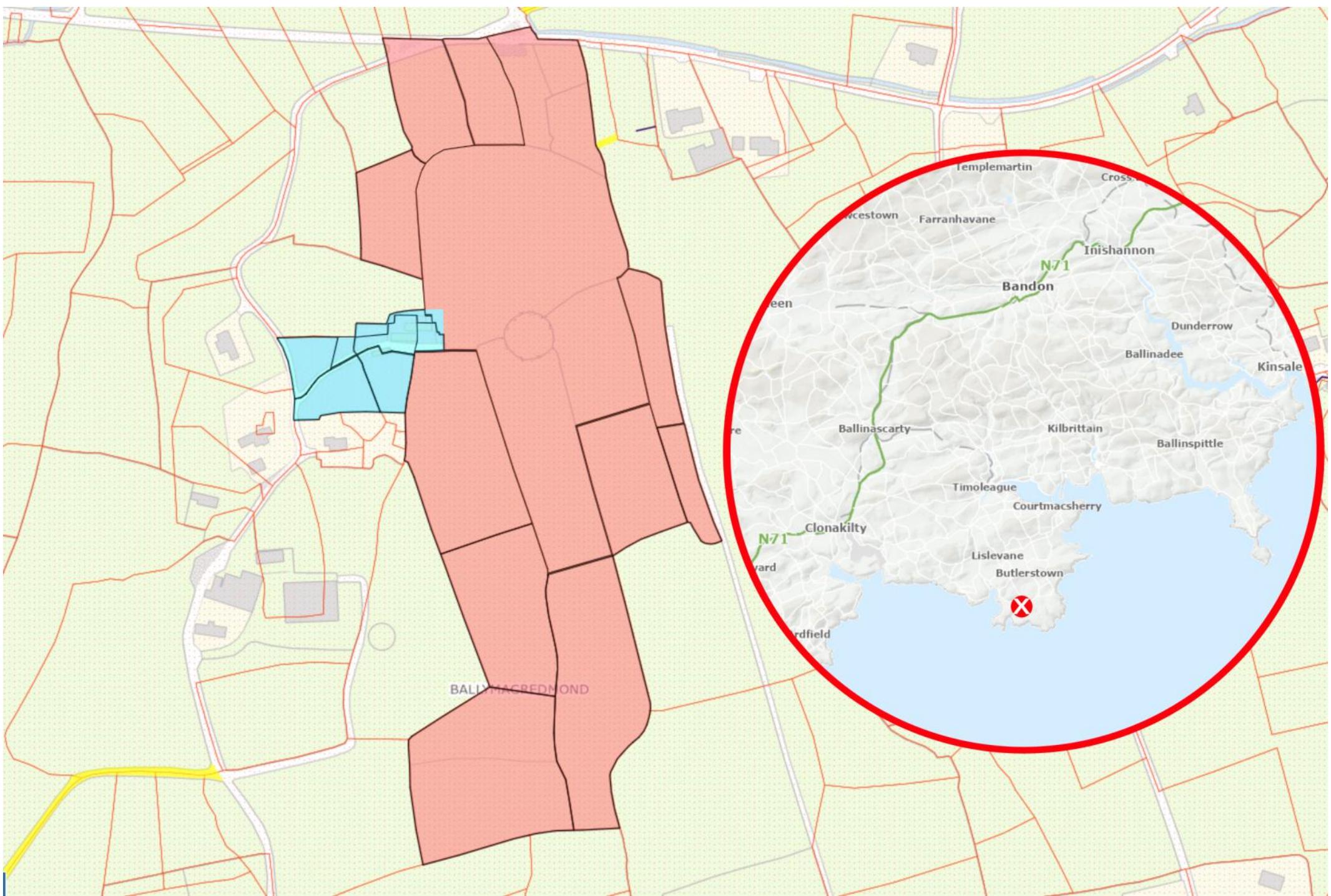


CLONAKILTY BAY

DUNWORLEY BAY







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