



For Sale – Inchinattin, Reenascreena, Rosscarbery P85 PX78

Main Points: - Special property in an idyllic riverside setting - 4/5 bedroom residence c. 1485 Sqft and former shop with extensive stores c. 1900 Sqft – Wonderful gardens standing on 0.5 acres - 7 miles from both Clonakilty & Rosscarbery – Fantastic redevelopment potential -

AMV € 200,000



This sale will spark the interest of those who have the vision, energy and budget to enhance this special property into an idyllic home in a riverside setting. Consisting of a 4/5 bedroom residence c. 1485 Sqft, and former shop with extensive stores c. 1900 Sqft, this property is complimented by wonderfully kept gardens standing on 0.5 acres. Representing a significant opportunity for further development the house is liveable in straight away. Formerly a busy grocery shop and animal feeds store this property has been at the heart of a wonderful rural community for generations. It is within easy striking distance of Clonakilty and Rosscarbery towns, 7 miles away, or 13 minutes' drive and Cork is an hour's commute.



Accommodation c. 1485 Sqft plus former shop c. 400 Sqft and ancillary stores c. 1500 Sqft

Entrance Hall

Bright and sunny entrance hall. Tiled floor. Under stairs storage.

Kitchen 4 m x 2.7 m

Bright double aspect kitchen with windows south and west. Solid timber fitted kitchen and multi fuel range.

Living Room 4.25 m x 4.5 m

Spacious living room with south facing window and brightly coloured eclectic floor tiles. Solid fuel stove.

Sitting Room 4.25 x 4.5 m

Spacious and comfortable sitting room with original picture rails and coving.

Sunroom 2.6 m x 1.9 m

Sun filled room with beautiful views to the rear garden. Glazed door to garden.

Stairs to first floor landing.

Bedroom One 3.35 m x 4 m

Double bedroom, carpeted floor window north.

Bedroom Two 2.9 m x 2.9 m

Double bedroom, carpeted floor, window north.

Bedroom Three 3 m x 4 m

Double bedroom, carpeted floor, window north.

Bedroom Four 3.3 m x 3.16 m

Double bedroom, carpeted floor, windows facing south.

Bathroom 2.7m x 2.1m

Bath, wash hand basin and WC.

Bedroom Five 2.3 m x 2.7 m

Double bedroom, carpeted floor.



Former Shop 9.25 m x 3.95 m

Expansive room with fantastic original features transports you back to the romance of a bygone era. Door out to the front and door back into the residence.

Series of storerooms ancillary to the former shop c.1500 Sqft arranged over 2 floors



Services

The property is connected mains water and has a registered private septic tank, telephone & electricity. Heating is by means of solid fuel range. The property also has a burglar alarm.

Garden

Fantastic garden with direct access to the river Argideen and the bridge. There are lovely views west. The garden is exquisitely maintained with beautiful shrubs, plants and flowers throughout.

Directions

Type Eircode **P85 PX78** into smart phone for exact driving directions.

GROUND FLOOR



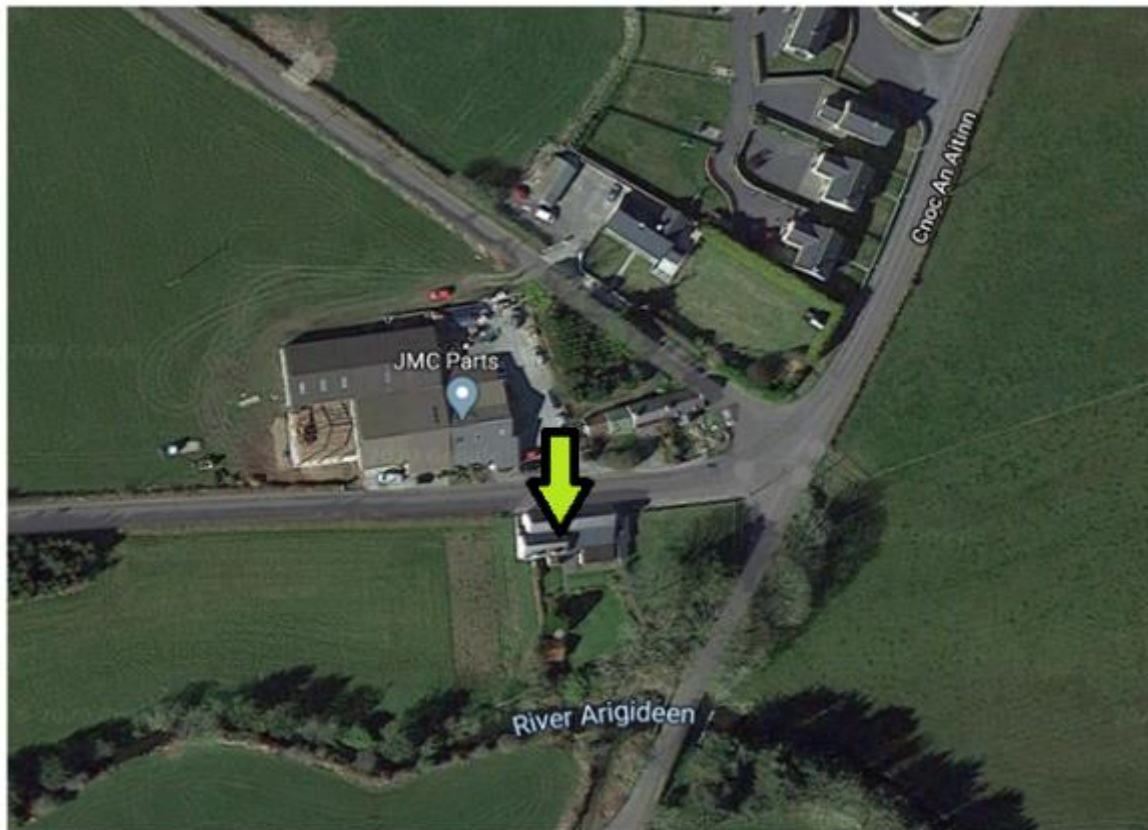
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location Map





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