

# Waterfront 43 acre estate, 3 homes and farmland with potential income

Adrigole, Bantry Bay, West Cork, P75NH24





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## About this property

Where the mountains meet the sea, the dramatic scenery of Adrigole sets the scene for this unique property sitting on c.43 acres of gardens and farmland. The property boasts a coastline of 1.66km on the edge of Adrigole Harbour and stunning sea views are available from the properties. Every window of these three homes has a view of either Hungry Hill and the Caha mountains or Adrigole Harbour and Bantry Bay beyond.

### Heath House

The main house is a beautifully appointed four bedroomed home. The high-quality finish is evident throughout and it is obvious that the property has been maintained with tender love and care over many years. The front of this home faces the sea and is entered via its own private driveway to the rear with a large cobblelocked forecourt for parking. The entrance porch to the rear gives access to the large kitchen/dining/living room which in turn leads to the formal dining room, sitting room and beautiful sunroom, full glazed to fully appreciate the magnificent views available from this room. The hallway leads to two large ensuite bedrooms on the ground floor. A mahogany curved stairs takes you to the upper floor, home to the master suite with large

ensuite, bedroom and private lounge. The second room is also ensuite with walk in wardrobe, both with elevated views over the harbour. To the rear across the cobblelocked drive a detached garage/office and a separate snooker / games room.

### Pinegrove House

Located on its own site to the rear of Heath House and is a two bedroomed bungalow, perfect for guests with a large sitting room and dining area, separate kitchen, bathroom and two bedrooms with an attached garage.

### Crumlich House

Set further from the Main House and closer to the sea, Crumlich House has a large private hedge-lined garden again with its own lawn. The property has a large kitchen/dining/living area which leads to a dining room / sitting room and also has two bedrooms and a bathroom, together with a separately accessed utility room and workshops attached to the property.

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## Property Details

The gated entrance to the estate is tree-lined and each of the three homes has its own access from the main driveway. The estate has been enjoyed for many years as a much-loved family holiday home offering extensive accommodation to guests and family members in the three separate houses, all set in immaculately kept gardens full of camelia, azalea, rhododendrons and extensive lawns and hedging.

A separate entrance from the main road, or a pedestrian access from the garden of Heath House will take you to the farm buildings. Firstly there is a machinery store within its own site, used for housing gardening and farm machinery. Further gates lead to the farm buildings with two high bay farm buildings with sliding doors to each. A roadway along the edge of the farm takes you to the seashore where a storage shed is located for beach furniture. The remaining lands are in grass which a local farmer currently uses for grazing.

Potential Income: Commercially, this property could be considered for a holiday home business with substantial potential income achievable from both the farmland and the three homes.





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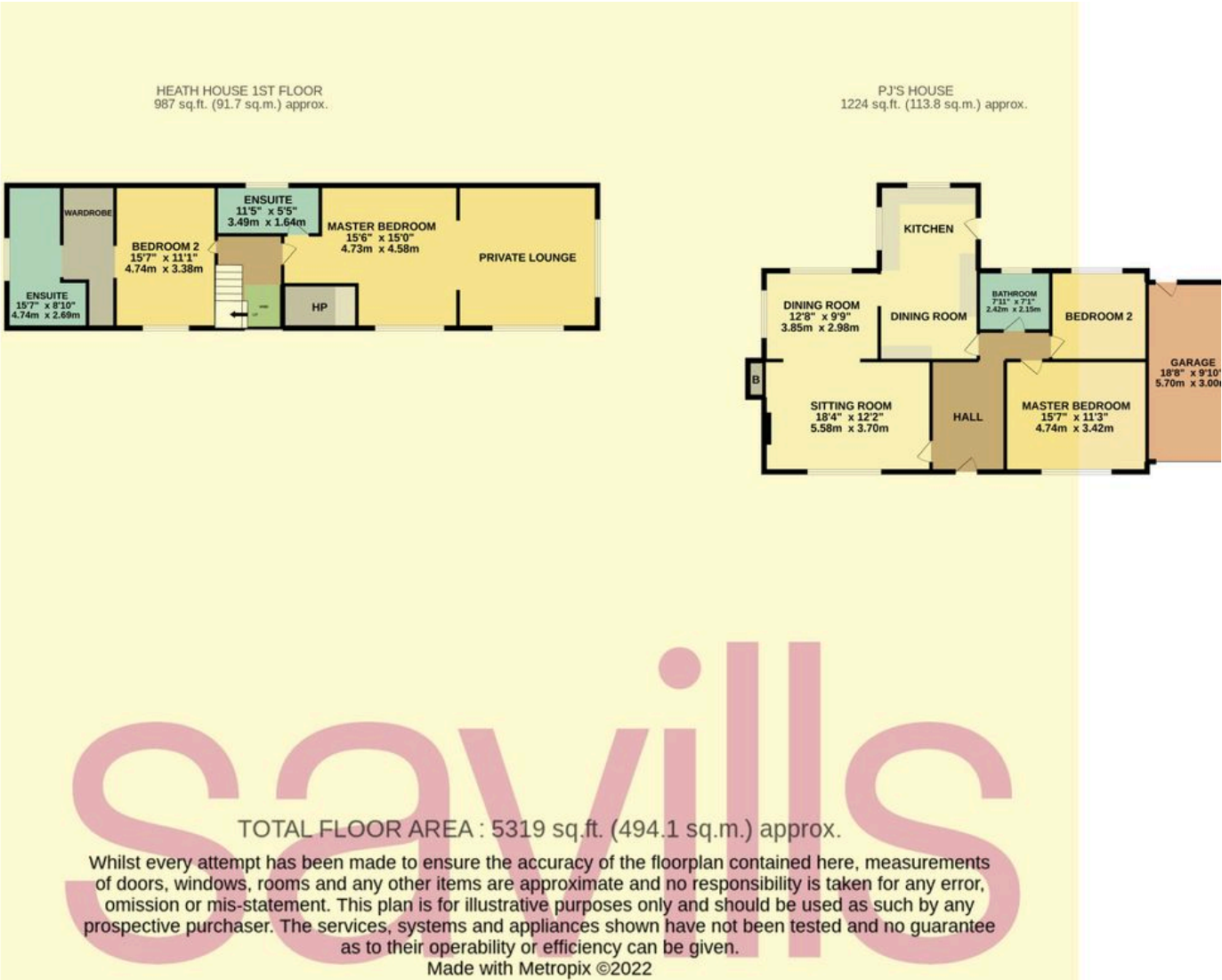


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## Plans





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## Local Area

This is one of the most picturesque parts of West Cork with its dramatic mountainous landscape stretching all the way to the sea. Adrigole is a local village with a church, primary school, local shop and bar, and a sailing and watersports centre very close to the property.

Glengarriff 13km

Castletownbere 14km

Bantry 36km

Cork City Centre 90km

Cork International Airport 87 km



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## Property Details

### Key Features

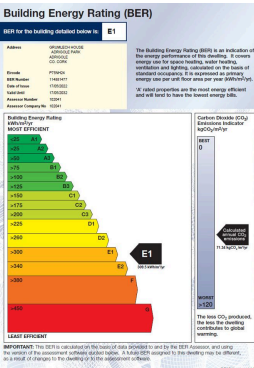
- Heath House
- 4-bed detached 270 sq m (2,808 sq ft)
- Pinegrove House
- 2-bed guest house 114 sq m/ 1224 sq ft
- Crumlich House
- 2-bed guest house 120 sq m/ 1286 sq ft
- Detached Garage and separate Snooker room
- Large Machinery store, Cattle Shed and Hay barn

### Services & Additional Information

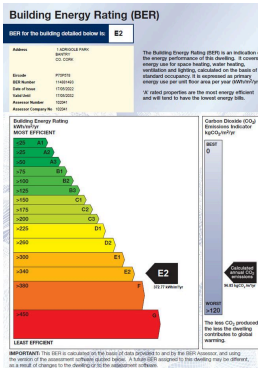
- Windows Double Glazed throughout
- Three separate oil-fired central heating systems, private wells and septic tanks
- Three separate electricity metres.
- Three individual tanks and boilers
- Immaculately kept gardens full of camelia, azalea, rhododendrons and extensive lawns and hedging.
- Pillared Electric gated entrance to Treelined driveway
- Separate gated entrance to Farm

### BER

BER Rating = N/A



BER Rating = E1





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## Enquire



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## More Information



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**Viewing strictly by appointment**

Property Ref: CKK210186



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