

For Sale

Asking Price: €300,000

**Sherry
FitzGerald**
O'Neill



Ballymacshoneen, Butlerstown,
Co Cork, P72 CX37

BER C

sherryfitz.ie

Attractive 3-bedroom detached residence enjoying a pleasant rural setting on the scenic Seven Heads Peninsula, within 1 km approximately of Travara Bay and enjoying views across the surrounding West Cork countryside.



Extending to approximately **129 sq.m. (1,390 sq.ft.)**, the property is a well-proportioned two-storey residence set within mature grounds. A particular feature of the house is its reverse or "upside-down" layout, with the bedrooms positioned at ground-floor level and the principal living accommodation occupying the entire first floor. This arrangement creates an exceptionally bright and spacious open-plan living area and takes advantage of the property's rural outlook.

The ground-floor accommodation comprises an entrance hall, three generous bedrooms, bathroom and utility room. A timber staircase rises to the impressive first-floor living space, which incorporates the kitchen, dining and sitting areas in one substantial open-plan room. Multiple windows and rooflights provide excellent natural light, while timber flooring adds warmth and character to the space.

Externally, the house is approached through a gated entrance and is set within pleasant lawned gardens bordered in part by traditional stone walls and mature trees. The grounds provide ample space for parking and outdoor enjoyment and complement the property's attractive rural setting.

The residence offers an appealing opportunity to acquire a substantial home in this particularly scenic part of West Cork, combining a peaceful countryside setting with proximity to the coastline and convenient access to Butlerstown, Courtmacsherry, Timoleague and Clonakilty.

GROUNDS

The residence is set on a 0.37 acre (0.15 ha) site with lawned grounds that provide an attractive setting for the house. Mature trees offer shelter and privacy, while traditional stone walls reinforce the rural character of the property. A gated entrance leads to a generous parking area to the front and side of the residence.

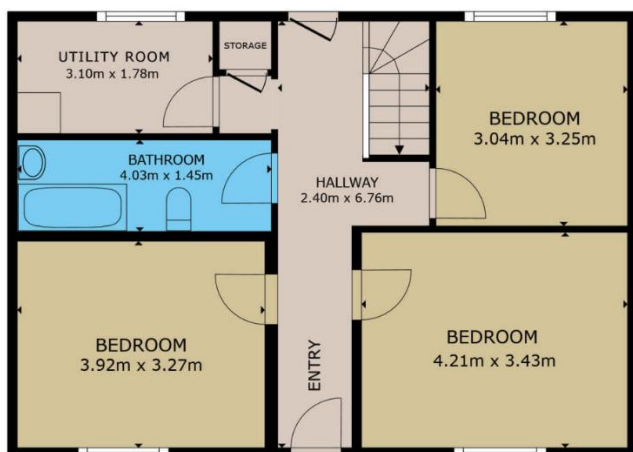
LOCATION

The property occupies a peaceful rural position on the **Seven Heads Peninsula**, an especially scenic coastal area of West Cork noted for its unspoilt countryside, rugged coastline and numerous coves and walking routes.

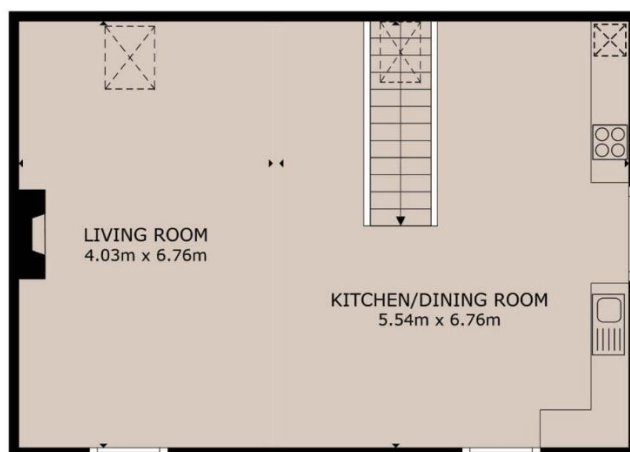
Travara Bay is c.1 km from the property while the nearby villages of Butlerstown and Courtmacsherry provide convenient access to local amenities and the coast. Timoleague, with its historic abbey and attractive village centre, is approximately 10.5 km away, while the vibrant market town of Clonakilty is approximately 16 km distant.

Distances: Butlerstown 2.5 km; Courtmacsherry 7.5 km; Timoleague 10.5 km; Clonakilty 16 km; Cork Airport 52 km approximately.

Services: Oil-fired central heating. Mains water. Private sewerage.



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA

TOTAL : 129.42m²

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.



NEGOTIATOR

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VIEWINGS

Strictly By Appointment Only

ENERGY RATING

BER: C
Cert No.: 107900888
EPI: 168.16 kWh/m²/yr

sherryfitz.ie
sfoneill.ie
myhome.ie
daft.ie

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