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**AUCTIONEERS &
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**Shanaway Cottage, Shanaway, Ballineen,
West Cork, P47 XE17**



Charming extended stone-built cottage with endless potential, set in peaceful West Cork countryside just 4km from the village and meeting the vacant property grant criteria.

Ground Floor

Porch 1.90m (6'3") x 1.38m (4'6")

Living Room 4.08m (13'5") x 3.49m (11'5")

Kitchen/Dining Room 3.62m (11'11") x 3.49m (11'5")

Bedroom 1 2.67m (8'9") x 2.37m (7'9")

Toilet 1.65m (5'5") x 0.72m (2'4")

First Floor

Bedroom 2 4.08m (13'5") x 3.49m (11'5")

Bathroom 3.49m (11'5") x 2.37m (7'9")



Charming extended stone-built cottage with endless potential, set in peaceful West Cork countryside just 4km from the village and qualifying for the Vacant Property Refurbishment Grant.

Tucked gently into the rolling green patchwork of the West Cork landscape, this traditional cottage enjoys a setting that feels both wonderfully private and quietly connected. Positioned neatly at the roadside edge of a generous corner plot, the house leaves a broad stretch of ground unfolding behind it, a natural extension of the home's character, offering space for gardens, a polytunnel, or simply a place to let the imagination wander.

Extending to just under 700 sq. ft., the accommodation is simple and full of charm, with a front porch opening into the main living space, where natural light filters in and hints at the home's former warmth. The kitchen and dining area sit to the side within a single-storey extension, while a ground floor bedroom lies at the opposite end. Upstairs, the entire floor is given over to a spacious main bedroom, accompanied by a bathroom just off, creating a layout that feels both practical and full of potential.

Having been vacant for a number of years, the property now requires complete renovation, offering a rare opportunity for a new owner to reimagine and restore a traditional home in their own style. With the benefit of grant eligibility, this is a project with both heart and financial support behind it.

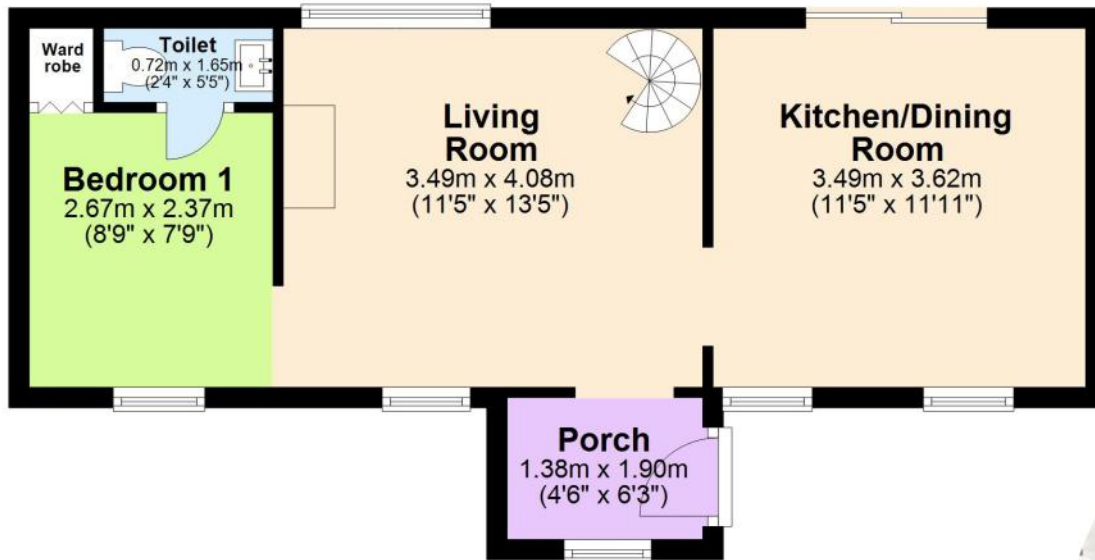
The surrounding countryside is as uplifting as it is convenient, with far-reaching valley views and a timeless sense of rural calm. Ballineen is just 4km away, while Clonakilty, Dunmanway and Bandon are all within an easy drive, and Cork city and airport can be reached in approximately 45km.

Whether envisioned as a peaceful country retreat, a creative escape, or a full-time home shaped over time, this is a property that invites possibility, a place where the setting does much of the talking, and the next chapter is waiting to be written.

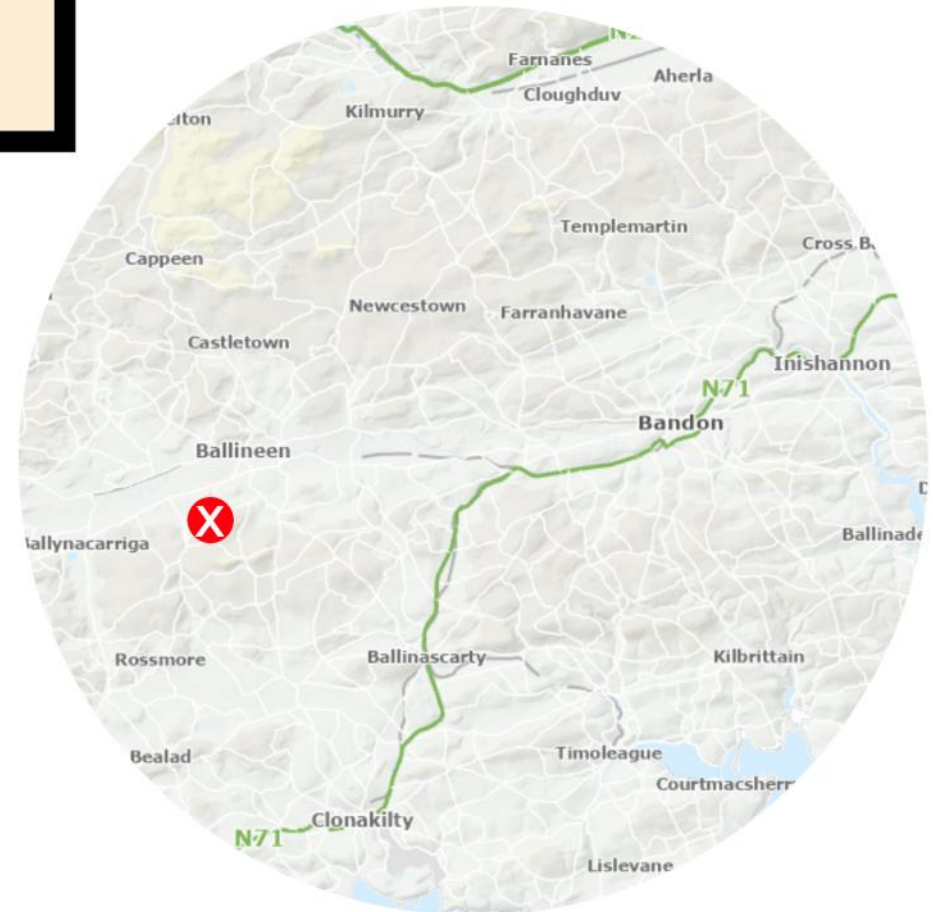
Services: Private well, septic tank and high speed broadband is available.



Ground Floor



First Floor



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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