

For Sale

Asking Price: €595,000

**Sherry
FitzGerald**
O'Neill



Ballydevlin, Goleen, Co Cork.

P81 D635

BER B2

sherryfitz.ie



Coastal renovated and extended former Coaching Inn on 0.75 acre approx., located adjacent to magnificent foreshore and beaches between the iconic West Cork destinations of Schull, Goleen and Crookhaven and Barleycove.

The property is extensively renovated and extended into a spacious adaptable home containing 428 sq. m. approx. of internal space. The house is designed as an efficient, modern day home and benefits from an impressive B2 BER Rating.

Accommodation consists of kitchen, dining room, library, living room, music room, study, large laundry room and an office. There is an allocated space for a gym with potential for a full sauna and internal and external access. There are 5 bedrooms and a total of 7 bathrooms. One of the bedrooms is a wonderful master suite with huge potential to create a bedroom of your dreams.

Only high end products and materials have been used throughout this project. For example, the hardware in the bathrooms are Burlington fittings, the kitchen counter tops are Silestone, composite quartz and the kitchen benefits from 2 sinks, one being a beautiful Belfast sink. The kitchen flooring is porcelain tile, brick look which has a slip rating of 10+. Both smoke alarms and carbon monoxide alarms are hardwired in the house. Wifi is also hardwired throughout the property. The property has not been finished out completely which will allow the new owner to put their own unique stamp on the property.

The property requires some internal finishes and can easily be adapted to suit lifestyle uses including Airbnb, Retreat House, Yoga Centre, Art Studio or creating a multi-generational home.

Some of the many features of this property are as follow:

- o Ground to water heat pump system.
- o Combination of underfloor heating and radiators.
- o Both mains water and private well.
- o New evergreen sewage treatment unit.
- o Grease trap.
- o External water taps.
- o Car charging outlets.
- o 0.75 acre (approximately).
- o Planted with oak, birch and willow.
- o Wildlife pond.





Ballydevlin, Goleen P81 D635
 TOTAL APPROX. FLOOR AREA 428.22 SQ. M.
 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.



This magnificent property sits on 0.75 acre approximately. All planting was intentional with the emphasis being on improving bio-diversity. The majority of plants throughout this wonderful property are native to Ireland or are edible. To the rear of the property there is a large open, sandstone terrace perfect for catching the afternoon sun. Adjacent to this there is also a covered terraced space for dining. Many of the old ruins on the property were repurposed and are now raised flower beds with huge varieties of plants and shrubs throughout.





NEGOTIATOR
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VIEWINGS
Strictly By Appointment Only

ENERGY RATING
BER: B2
BER No.: 106428436
EPI: 105.57 kWh/m²/yr

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myhome.ie
daft.ie
rightmove.co.uk

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