

MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347



For Sale – Carrigfadda House, Reenascreena, Clonakilty, Co. Cork P85 P932

Highlights – Wonderful period house on a beautiful elevated site with panoramic countryside views - Period features throughout – Extensively upgraded in recent years - Rural but not isolated location - 2 miles from Reenascreena, 6 miles from Rosscarbery and its gorgeous beaches and 10 miles from Clonakilty and its beautiful beaches - 1 hour to Cork city & airport - Split level, private, grounds extending to approx. 1.5 acres - Outstanding valley views - 4 bedrooms with 1800 Sqft of accommodation & attached large garage

Offers Over €350,000

BER D2

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Properties of this vintage & quality do not often come up for sale, Carrigfadda House, has certainly stood the test of time. Dating from 1906 the property enjoys wonderful period features that are a testament to an age when attention to detail was paramount. The property has benefitted from a thorough upgrade in recent years & boasts a top of the range heating system, sliding sash windows & a ventilation system. Carrigfadda House is peacefully situated in this rural but not isolated location adjacent to St. Peters Church, 2 miles from Reenascreena, 6 miles from Rosscarbery and 10 miles from Clonakilty and its beaches. Just 1 hour to Cork city & International airport. An outstanding feature of this property is its split level, private grounds extending to approx. 1.5 acres which enjoy outstanding valley views from its elevated position. The accommodation extends to approx 1800 sqft incl. hall, dining room, sitting room, kitchen, laundry, utility, guest toilet & the first floor accommodation includes 4 bedrooms, 1 ensuite, bathroom and office. The property also comes with the benefit of a large, cut stone garage attached.



Accommodation c. 1800 Sqft plus attached garage 280 Sqft – all on 1.5 acres

Entrance Hall 1.75 m x 4.8 m

Beautiful entrance hall with fantastic original features including original tiled flooring, timber panelling and a beautiful original staircase. Stylishly wallpapered with under stairs storage.

Sitting Room 3.74 m x 4.24 m

Beautiful south facing views from this double aspect room has windows south and east. This comfortable room has a tastefully wallpapered feature wall, newly carpeted floor, original marble fire place with multi fuel stove inset and is beautifully finished with ceiling coving. Fabulous original window shutters.

Dining Room 3.7 m x 3.65 m

Also benefiting from beautiful south facing views from this double aspect room has windows south and west. Beautiful textured wallpaper showcases the room with its a wooden floors, original open fire place with stunning tiled insert and original ceiling coving.

**Kitchen 5.67 m x 3.7 m**

Fantastic spacious, bright and airy kitchen with plenty of storage in the fully fitted, shaker style. The integrated appliances include an oven, hob, fantastic oil fired Stanley range and a dish washer. This kitchen has beautiful floor tiling, excellent lighting fitted and a large west facing window. Window seat with fitted storage.

Laundry Room

Fully tiled and glazed door to rear yard. Plumbed for washing and drying machines.

Utility Room

There is a door from the kitchen into the utility room which has been recently re decorated and incorporates a very handy drying room and storage area. Also incorporates downstairs guest toilet & shower room with tiled floor, WC, wash hand basin and large double shower. The room also includes two large built in and beautifully designed storage cupboards.

Carpeted stairs to first floor landing with beautiful timber panelling. There is a large south facing picture window with beautiful views south.

This landing boasts high ceilings and has a large fitted book case floor to ceiling and has access to the attic via a fold out stairs.

Bedroom One 3.8 m x 3.56 m

Mid landing there is and door and steps to a double bedroom with a fantastic double aspect with windows north and west. The windows have original fitted shutters and this room incorporates an ensuite with WC and wash hand basin.

Bedroom Two 3.66 m x 4.26 m

Outstanding double bedroom with beautiful views south and east from the large windows which have original fitted shutters. This room is carpeted and has an original, cast iron fire place with antique tiled insert.

Bedroom Three 3.7 m x 3.66 m

Outstanding double bedroom with beautiful views south and west from the large windows which have original fitted shutters. This room is carpeted and has a fitted, cast iron, original fire place.



Bathroom 3.3 m x 1.95 m

This bathroom has lovely character including original fitted window shutters, WC, wash hand basin, bath & heated towel rail.

Office/Study 4.56 m x 3.68 m

Large comfortable room with fitted storage & Velux roof light. This room is ideal for an office or even a bedroom. If used as a bedroom, bedroom four could be reconfigured as a walk in wardrobe/dressing room.

Bedroom Four 3.48 m x 3.68 m

Double bedroom with fitted storage space and window facing east.



Services

The property is connected to mains water and has a private septic tank. The property has been fitted with very expensive sliding sash windows done in a style befitting of the property. Heating is by means of oil fired central heating with five separate zones, each with an independent thermostat and programmable 7-day timer. There is a large hot water cylinder which can be heated independently using the heating system or by immersion heater.

Garage 7.5m x 3.4m

There is an attached garage unto the eastern side of the property which has plenty of space and is fitted out with shelving. This open plan space has a large up and over access door for a ride on lawn mower/motorbike etc. There is an electricity supply and fitted lighting in the garage also.

To the rear of the property there is also a small storage area suitable for bins and there is a small timber garden shed.

Outside

The property is on a beautifully elevated site, approached via the original pillared entrance leading up a long, impressive drive with the car parking area just outside the house. This split level property features a large front lawn & a private rear lawn. The entire property has an original stone wall as a perimeter. Flanked with mature trees this property is a haven for fauna & flora.

Directions

From Rosscarbery or Clonakilty drive towards Reenascreena village. Stay on this road & drive past the pub & creamery & after 1 mile you will get to a T-junction. Turn left here & drive towards the church on the right hand side & immediately after that is Carrigfadda House.

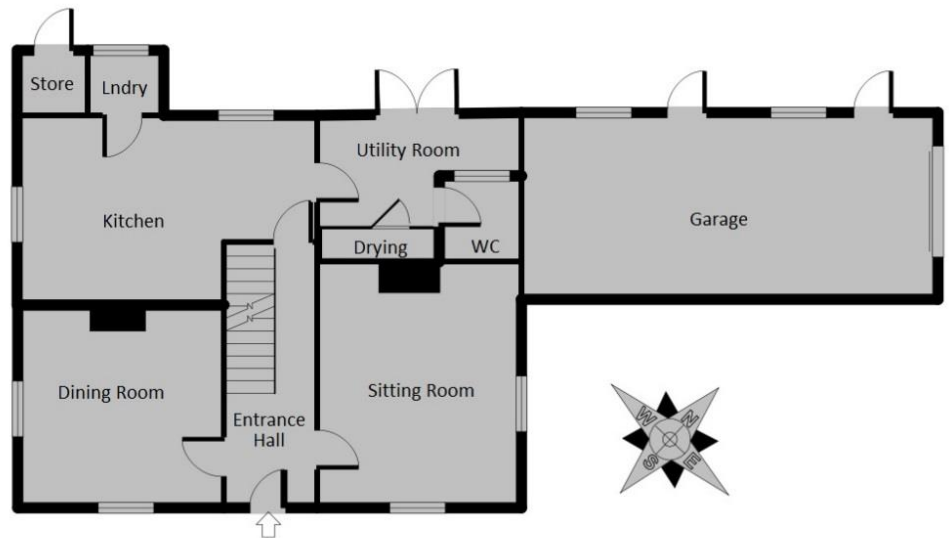
Location Map



Groundfloor



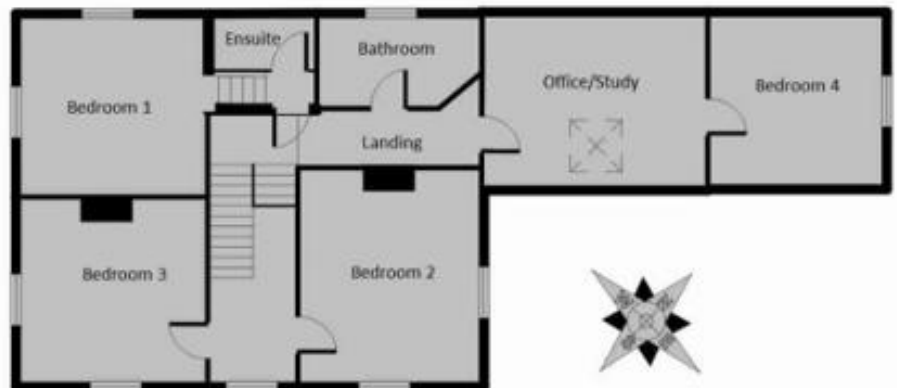
Martin Kelleher Property Services
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First Floor



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