

# For Sale

Asking Price: €395,000

Sherry  
FitzGerald  
O'Neill



Honeycomb and Honey-pot Annex,  
Derryduff More, Coomhola,  
Bantry, Co. Cork, P75WD52

BER B2

[sherryfitz.ie](https://sherryfitz.ie)





## **BESPOKE LIFESTYLE WEST CORK PROPERTY OPPORTUNITY**

Honeycomb and Honeypot Annex combines 2 carbon neutral, eco efficient homes on 4.3 acres approximately, set within the Derryduff Estate, located 3 miles north of the N71 at Ballylickey, between Bantry and Glengarriff. The property is located in a noted West Cork area of natural beauty and is convenient whilst offering a rustic and un-spoilt location.

The 2,400 square feet, approx., combined space is designed to an exceptional Architectural standard and is constructed in timber frame and the external walls are clad in wood over insulation. The building was built to a high environmentally conscious standard that is reflected in its design and is constructed of timber with central chimney that serves both an open fire with back boiler and a solid fuel stove. The property includes geo-thermal underfloor heating downstairs and in-wall heating upstairs and K window glazing that reflects infrared heat back into the house.

### **FEATURES**

The many features of this unique offering include electricity, geothermal thermostatically controlled heating, open fires, solid fuel cooker, fresh water from mountain spring and biodigester sewage treatment combined with reed bed. The property could qualify for the Vacant Property Refurbishment Grant.

### **SETTING**

The house is set on 4.3 acres approximately which includes planted garden areas, cozy social spaces, vegetable growing areas and natural habitats associated with hill type terrain. Honeycomb and Honeypot are set within the Derryduff Estate and are in an area of natural beauty close to the Coomhola River and the Borlin Valley, located off the old mountain road leading to Kilgarvan and Killarney. The property is equal distance to Cork and Kerry Airports.

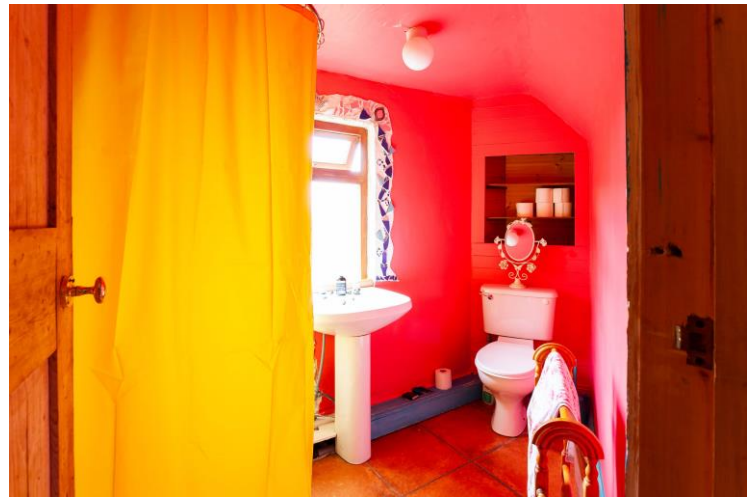




## HONEYCOMB

The ground floor accommodation in Honeycomb includes open plan kitchen-dining-sitting room, sun room, tv room / study / bedroom 4, and studio / bedroom 5.

The upstairs is accessed via a spiral staircase wrapped around a Chesnut Tree trunk with a carved Owl on top and leads to master bedroom with heart shaped fireplace, stained glass window and a balcony; double bedroom with a mezzanine, Bedroom 3, Bathroom and separate wc area. Honeycomb is linked to the living area of Honeypot via a secret passageway.







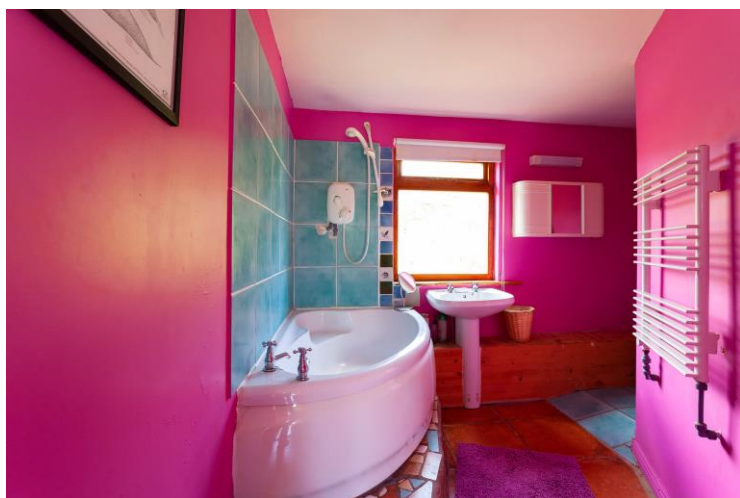


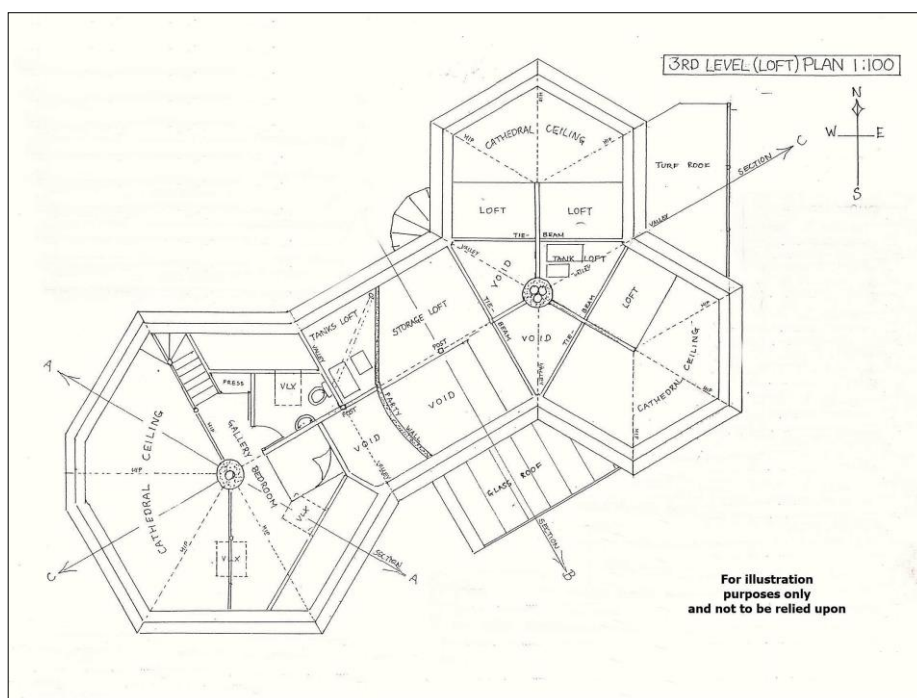
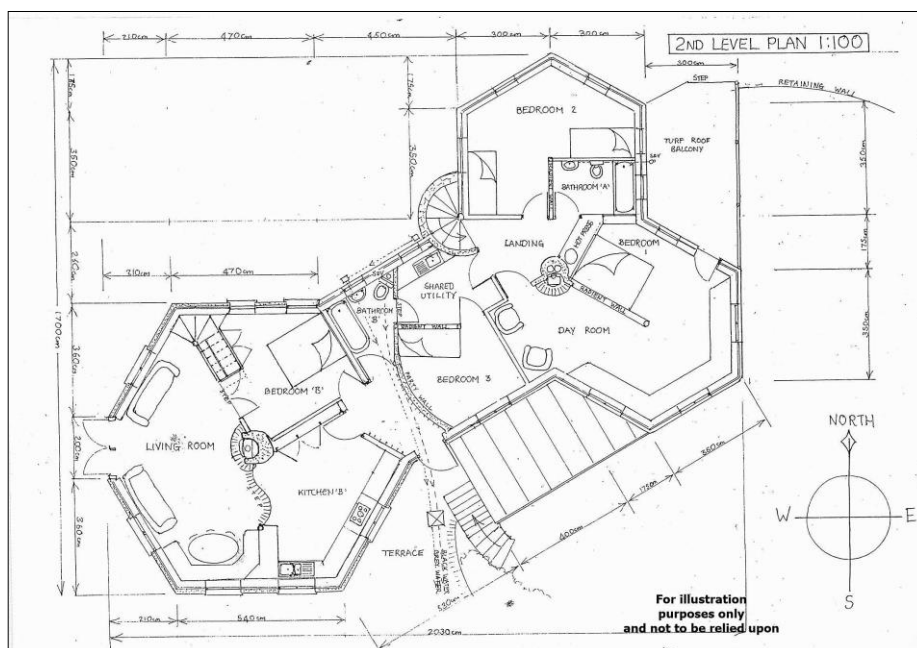
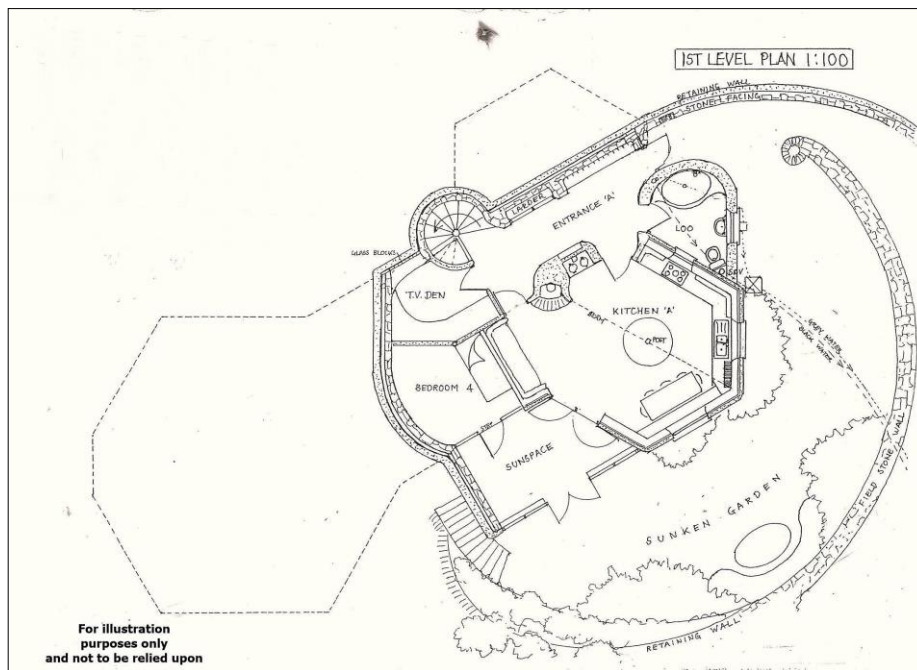


### HONEYPOT

Ideal for use as part of main area or can be adapted to suit an individual lifestyle.

The ground floor accommodation includes open plan kitchen / living room, double bedroom, bathroom and toilet. The upstairs is accessed via an attractive stairs leading to gallery area with studio / home office and wc area off.









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**VIEWING**  
Strictly by prior appointment.

**BER**  
Rating: B2  
BER No. 113910848  
EPI: 116.19 kWh/m<sup>2</sup>/yr

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