

# For Sale

Asking Price: €825,000

**Sherry  
FitzGerald**  
O'Neill



Farran, Ardfield,  
Clonakilty, Co. Cork, P85 YN99

BER A2

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



**Exceptional coastal, A BER rated, 4 bedroom residence and the original stone and masonry farmhouse, set on approximately 1.36 acres of grounds. The property is set in a private site and benefits from exceptional sea views over the magnificently scenic Ardfield, Red Strand and Galley Head Coastline, 5 miles south west of Clonakilty in West Cork.**

The recently constructed house comprises spacious accommodation of 185 sq.m. (1,991 sq.ft.) approximately, laid out in well designed rooms that take advantage of the excellent views, including the picturesque Galley Head Light House to the south-west and Sands Cove Bay to the east. The beam from the Old Head of Kinsale lighthouse is visible at night.

The many features of this A BER rated home include air-to-water heat pump, underfloor heating on the ground floor, fitted kitchen and bespoke bath and shower rooms. The building envelope is completed with exceptional level of air tightness and includes a Mechanical Heat Recovery Ventilation System. The windows are triple glazed throughout. The property is wired for security alarm and cameras, centralised multi room audio system, lighting and changeover generator.

The accommodation in this fine West Cork home includes entrance porch, hallway, open plan kitchen/dining room with sitting room off, office/bedroom 4, utility/plant room and guest WC on ground floor.

The first floor includes 3 bedrooms with ensuite and walk-in wardrobe in main bedroom and a family bathroom.

The original farmhouse enjoys a prominent position on the grounds and is ideal for development into a studio, workshop, additional accommodation or other lifestyle uses.

There is a partly constructed garage / workshop on the grounds.

The property is accessed via electric gates with stone entrance pillars leading to a tar surfaced driveway. The grounds are landscaped and ripe for further planting.

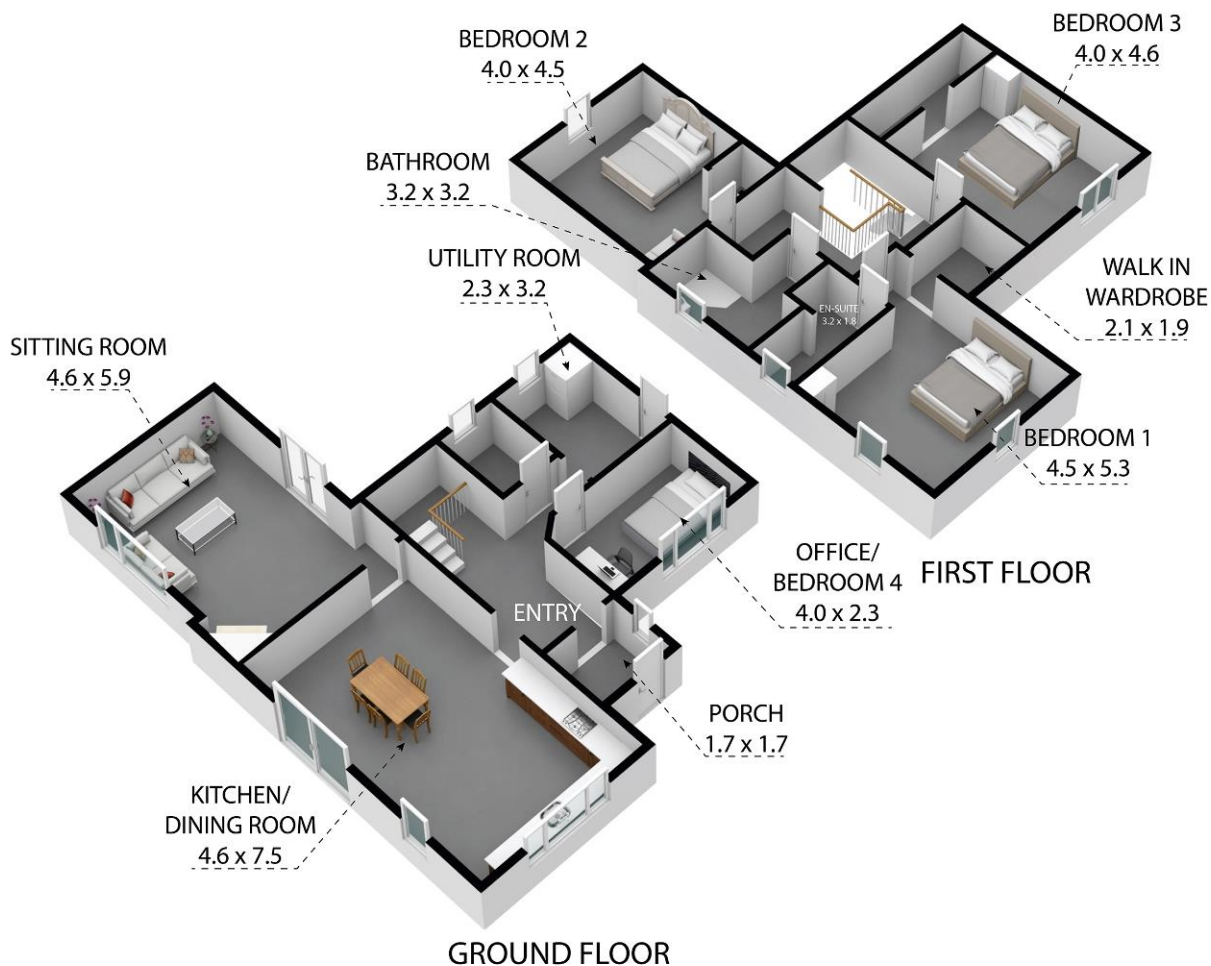
Ardfield is a village noted for its community spirit and excellent facilities including National School, Church, Playground, Tennis Courts and thriving GAA and Tennis Club.

The Red Strand Beach and Sands Cove are both within 1 mile from the property whilst Inchydoney, Owenahincha, Long Strand and Duneen Strand are just a short commute. There are local slipways for boating enthusiasts.

The towns of Clonakilty and Rosscarbery are conveniently nearby to this superb residential location.







Farran, Ardfield, Clonakilty P85 YN99

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.



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**VIEWING**  
Strictly by prior appointment.

**BER**  
Rating: A2  
BER No. 116690942  
EPI: 39.2 kWh/m<sup>2</sup>/yr

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