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**AUCTIONEERS &
REAL ESTATE AGENTS**

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Skeaf, Timoleague, West Cork, P72 KR82

Discover 2,150 sq ft of stylish family living in this exceptional 4-bedroom home, with double garage, workshop, and dog run, all within easy reach of the sparkling coastline just 6 km away.

COURTMACSHERRY

TIMOLEAGUE

Guide Price: €680,000

Ground Floor

Entrance Hall 4.67m (15'4") x 4.36m (14'4")

Living Room 4.67m (15'4") x 4.30m (14'1")

Kitchen Dining Area 7.37m (24'2") x 4.33m (14'2")

Conservatory 3.54m (11'8") x 3.00m (9'10")

Utility 3.03m (9'11") x 1.70m (5'7")

Bedroom 1 4.67m (15'4") x 2.77m (9'1")

Bathroom 2.40m (7'11") x 1.61m (5'3")

Shed & Workshop 12.0m x 6.0m.

First Floor

Landing 5.37m (17'8") x 4.40m (14'5")

Master Bedroom 4.91m (16'1") x 4.26m (14')

Ensuite 2.36m (7'9") x 1.95m (6'5")

Walk-in Wardrobe 2.36m (7'9") x 2.18m (7'2")

Bedroom 3 5.71m (18'9") max x 2.84m (9'4")

Ensuite 3.02m (9'11") x 1.51m (4'11")

Walk-in Wardrobe 1.51m (4'11") x 1.22m (4')

Bedroom 4 4.36m (14'4") x 2.82m (9'3")

Family Bathroom 3.65m (12') x 1.39m (4'7")



Living Room

This room is filled with natural light from a south-facing window overlooking the lawn, driveway and panoramic valley views, complemented by an additional side window. A striking fireplace with an insert stove creates a warm focal point, enhanced by solid timber flooring and a generous layout.



Kitchen Dining Area

The kitchen and dining area is a bright, spacious heart of the home. A bay window to the front overlooks the lawn and far-reaching views, while a rear window frames open farmland. The layout includes a central island, extensive fitted units, and direct access to the adjoining conservatory and utility room.



Master Bedroom

The master bedroom is a bright and spacious retreat, with a large south-facing window overlooking the front lawn and capturing panoramic valley views. It includes a well-proportioned walk-in wardrobe and a private ensuite bathroom, offering both comfort and convenience in a thoughtfully designed upstairs setting.

Discover 2,150 sq ft of stylish family living in this exceptional 4-bedroom home, with a double garage, a workshop, and a dog run, all within easy reach of the sparkling coastline just 6 km away.

Set on an immaculate, slightly elevated roadside site, this home makes the very most of its position, enjoying sweeping south-facing valley views that stretch for miles. Perfectly presented and flooded with natural light, it offers the rare joy of being completely move-in ready, a true “nothing to spend” opportunity.

The wide and welcoming entrance hall sets the tone for the generous proportions throughout. To one side lies the cosy living room, while opposite, the bright kitchen, dining and conservatory areas form the lively heart of the home. The conservatory faces west, catching the evening light and even offering a view towards Clogagh National School, handy for keeping an eye on the children coming home.

One of the four bedrooms is located on the ground floor, alongside a bathroom, making this a wonderfully future-proofed home you may never wish to leave. Even the family pet is catered for, with a purpose-built dog run that ensures they’ll be just as happy here as you are.

Outside, the attention to detail continues. The sweeping blue-and-white stone mixed concrete driveway leads to a substantial double garage and workshop (12m x 6m), complete with solid concrete floor, two remote roller doors and a non-drip roof. From tinkering on projects to parking in style, it’s a space with endless possibilities.

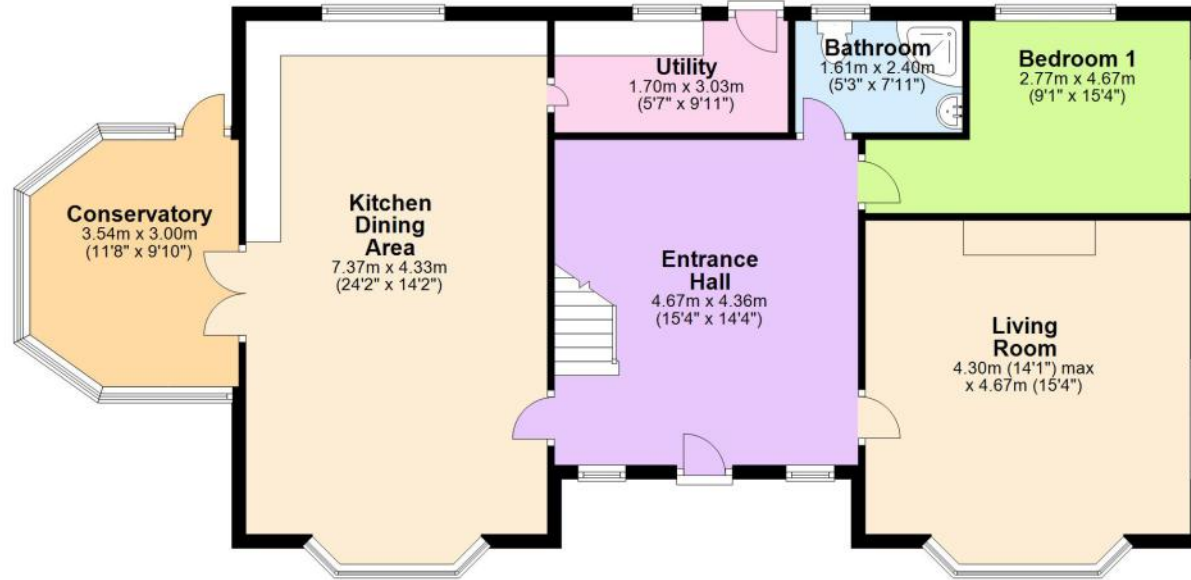
All this comes with the convenience of location: just 1 km from the local school, 5.5 km from Timoleague village, 11 km from both Bandon and Clonakilty, and only 40 km from Cork city and airport. A home designed to keep the whole family smiling, in a setting you’ll fall in love with.

Services: Private well, septic tank, oil fired central heating and high speed broadband is available.



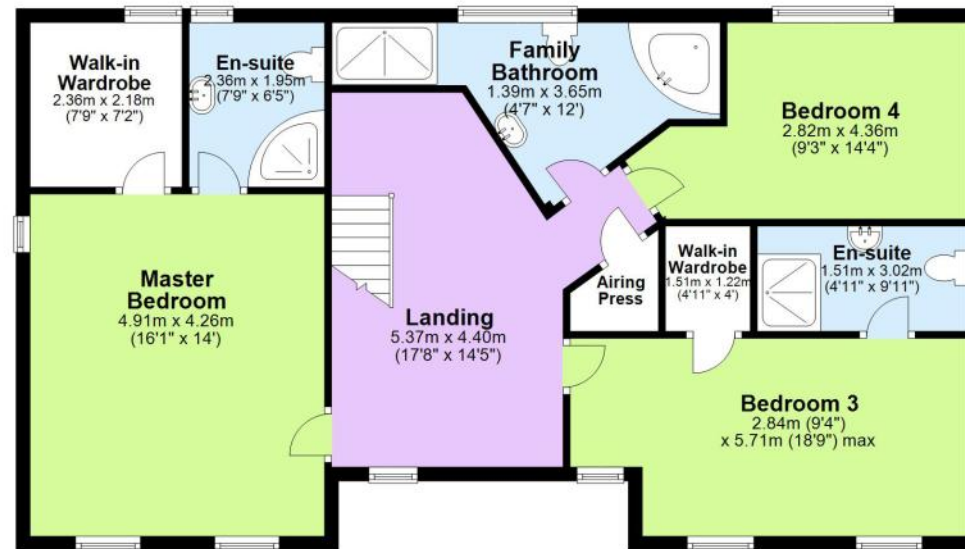
Ground Floor

Approx. 105.2 sq. metres (1132.0 sq. feet)



First Floor

Approx. 94.8 sq. metres (1020.7 sq. feet)



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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