

# For Sale

Price on Application

**Sherry  
FitzGerald**  
O'Neill



Richfordstown, Clonakilty,  
Co. Cork, P85 HH04

BER C

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



**Available in any combination of 2 suggested lots or other combinations also considered.**

Dwelling house, farm outbuildings and quality agricultural land holding on 15.7 acres (6.35 hectares) approximately of ground laid out in pasture conveniently located between Clonakilty and Courtmacsherry.

An excellent opportunity to acquire a well-maintained residential farm extending to approximately 15.7 acres (6.35 hectares), conveniently positioned c.7km east of Clonakilty. The property comprises a spacious detached four-bedroom residence, an extensive range of farm outbuildings and productive agricultural lands, all contained within Folio CK31125F.

#### **SPECIAL FEATURES**

- Residential farm extending to c.15.7 acres (6.35 hectares).
- Available in up to two suggested lots or other combinations by agreement.
- Spacious detached residence extending to approximately 154 sq.m. (1,658 sq.ft.).
- Distant sea views across the rolling countryside.
- Excellent range of traditional and modern farm outbuildings.
- Large concrete farmyard.
- Quality pasture lands currently laid out in grass.
- Convenient rural location between Clonakilty and Courtmacsherry.
- Excellent potential for agricultural, equestrian or lifestyle use.

## THE RESIDENCE

Built in c.1984, the detached two-storey residence extends to approximately 164 sq.m. (1,658 sq.ft.) and offers spacious family accommodation throughout. While requiring some modernisation and decorative upgrading, the property has been well maintained and provides an excellent opportunity to create a comfortable family home in a peaceful countryside setting with distant sea views across the rolling countryside.

The accommodation briefly comprises entrance porch, entrance hall, two generous reception rooms, spacious kitchen/dining room, utility room and guest WC at ground floor level. Upstairs there are four well-proportioned bedrooms, including a principal bedroom with en-suite, together with a family bathroom.

The property benefits from oil-fired central heating, double-glazed windows and attractive views across the surrounding countryside.



GROSS INTERNAL AREA

TOTAL : 161.16m<sup>2</sup>

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.

## FARMYARD & OUTBUILDINGS

A particular feature of the property is the extensive farmyard incorporating a range of useful agricultural buildings or workshops surrounding a large concrete yard. The outbuildings comprise a mixture of traditional stone buildings together with more modern concrete block and corrugated sheds, providing excellent storage and livestock accommodation.

The sheds in the yard adjoining the house measure approximately 90 sq.m. and 130 sq.m. while the shed in the upper yard is approximately 160 sq.m.. They would equally suit a variety of agricultural, equestrian, workshop or commercial storage uses, subject to any necessary consents.

## THE LANDS

The lands extend to approximately 15 acres and are laid out in quality permanent pasture. The holding enjoys extensive road frontage and is well suited to grazing, silage production or a range of farming enterprises.

## LOTING

The property is available in the following suggested lots:

Lot 1: Detached residence, yard and two outbuildings on approximately 0.7 acres.

Lot 2: Approximately 15 acres of quality agricultural lands and large agricultural shed measuring approximately 160 sq.m..

Alternative lotting arrangements may also be considered, subject to agreement.

## LOCATION

Occupying a convenient rural setting, the property enjoys easy access to both Clonakilty and Courtmacsherry. The area is renowned for its productive farmland, attractive countryside and proximity to West Cork's coastline, while remaining within comfortable commuting distance of Bandon and Cork City.



### NEGOTIATOR

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### BER Details

BER Rating: C  
BER No: 119688489  
EPI: 202.16 kWh/m2/yr

sherryfitz.ie  
myhome.ie  
daft.ie  
rightmove.co.uk

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