

For Sale

Asking Price: €595,000

**Sherry
FitzGerald**
O'Neill



Gurteenroe, Schull, Co Cork.
P81 KN73

BER B

sherryfitz.ie



Beautifully maintained detached four-bedroom home set on c. 3.4 acres, located just 2 km approx. from the vibrant West Cork village of Ballydehob. This impressive home offers an excellent combination of space, privacy, comfort and energy efficiency.

The property has been very well maintained and thoughtfully upgraded over the years. The property benefits from a B-rated BER, reflecting the upgrades carried out by the current owners. Most recently, all windows and external doors were replaced, while the Combi range has also been upgraded recently.

The ground floor accommodation is generously proportioned and comprises a kitchen/dining room, sunroom, living room, formal dining room, guest WC and a large utility room. The living room and formal dining room both feature stoves, creating warm and inviting spaces. The sunroom provides an additional living space and enjoys a pleasant outlook over the grounds.

Upstairs, the property offers four double bedrooms, each with its own en-suite bathroom. This excellent arrangement provides a high level of comfort and privacy and is ideally suited to family living, while also offering considerable potential as a spacious holiday home or West Cork retreat. The property also benefits from a floored attic, accessed via a Stira and featuring a Velux window, providing useful additional storage space.

The property is serviced by mains water, an oil-fired central heating system and a Biocycle wastewater treatment unit.

Outside, the 3.4 acres approximately of grounds provide an excellent amount of space and privacy, with mature gardens, paddock and ancient woodland extending to the north river boundary. A gravel driveway leads to the house and provides ample parking for numerous vehicles.

Located a short drive from Ballydehob, the property enjoys a peaceful countryside setting while remaining within easy reach of the village and its excellent selection of cafés, restaurants, pubs, shops and amenities. Ballydehob is one of West Cork's most popular villages, renowned for its vibrant community and convenient location for exploring the region's spectacular coastline, beaches and islands. Cork City & Cork Airport are approximately 1 hour 15 minutes by car, providing excellent accessibility to the city.





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA

TOTAL : 233.61 m²

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.



Outline for illustration only,
Not to be relied upon.



NEGOTIATOR

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VIEWINGS

Strictly By Appointment Only

ENERGY RATING

BER: B
Cert No.: 119757755
EPI: 142.71 kWh (m2.y)

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

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