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**AUCTIONEERS &  
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Teach Lulu, Garryndruigh, Kilbrittain, West Cork



Spacious 3 bedroom home with a detached garage, stables and a site of just over one acre with panoramic valley views.

Guide Price: €315,000



### Ground Floor

**Front Porch:** 2.12m (7') x 1.24m (4'1")

**Living Room:** 6.65m (21'10") x 4.99'4")

**Kitchen/Dining Room:** 7.84m (25'9") x 5.10m (16'9")

**Sitting Room:** 7.84m (25'9") x 3.96m (13')

**Shower Room:** 1.75m (5'9") x 2.53m (8'4")

### First Floor

**Family Bathroom:** 3.04m (10') x 2.69m (8'10")

**Master Bedroom:** 5.04m (16'7") x 4.04m (13'3")

**Bedroom 2:** 3.98m (13') x 3.21m (10'6")

**Bedroom 3:** 4.10m (13'5") x 3.76m (12'4")

**Detached Garage:** 8.74m x 4.30m

**Workshop:** 3.80m x 3.55m





If a detached traditional style home is your dream, then this property could be perfect for you, it could be described as diamond in the rough with some finishing touches required to make it the perfect home. The current layout does not resemble the original farmhouse, today there is a functional floor plan with a massive combined

kitchen dining area, taking pride of place in the kitchen is a beautiful dark blue 4 oven oil fired AGA, there is a living room on one side and a sitting room on the other side of the kitchen, there is also double doors opening on to the large south facing timber deck.



Outside there is a detached garage, workshop, stables and a tack room. It offers a magnificent lifestyle opportunity in a very convenient location which is just 3.5km from Kilbrittain village, 5km from Timoleague, 12km from Bandon 15km from Clonakilty and only 38km from Cork airport.

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



### KITCHEN DINING AREA

This is a large room with a 4 oven oil fired AGA the focal point, there is a good selection of storage units, exposed beams and a terracotta tiled floor



### LIVING ROOM

This is the largest room in the house, it has a high ceiling exposed beams and lots of natural light, there is also a door opening on to the timber deck.

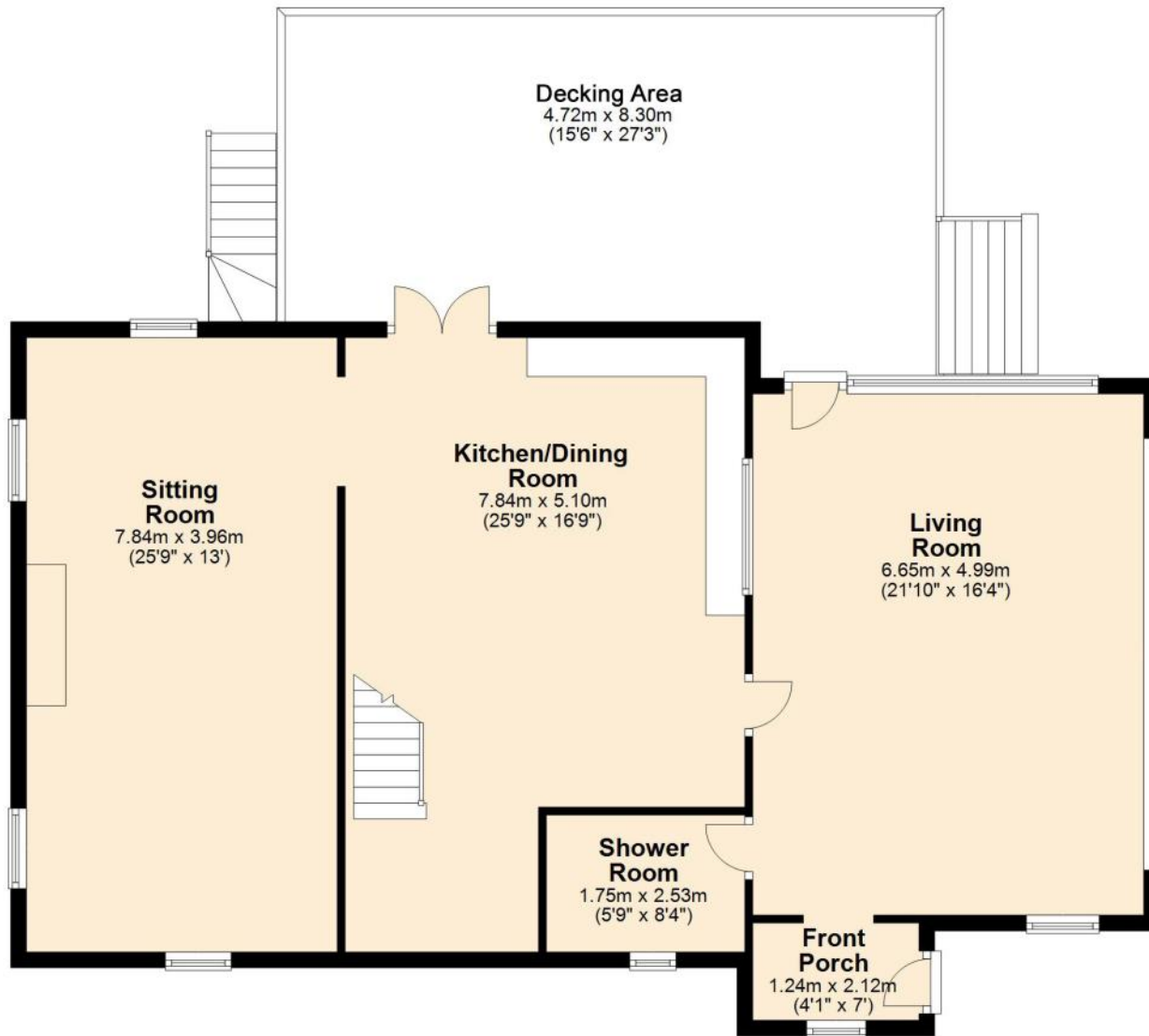


### MASTER BEDROOM

This is one of three first floor bedrooms, it has windows on two elevations, carpet floor covering and a large fitted wardrobe running the full length of one wall.

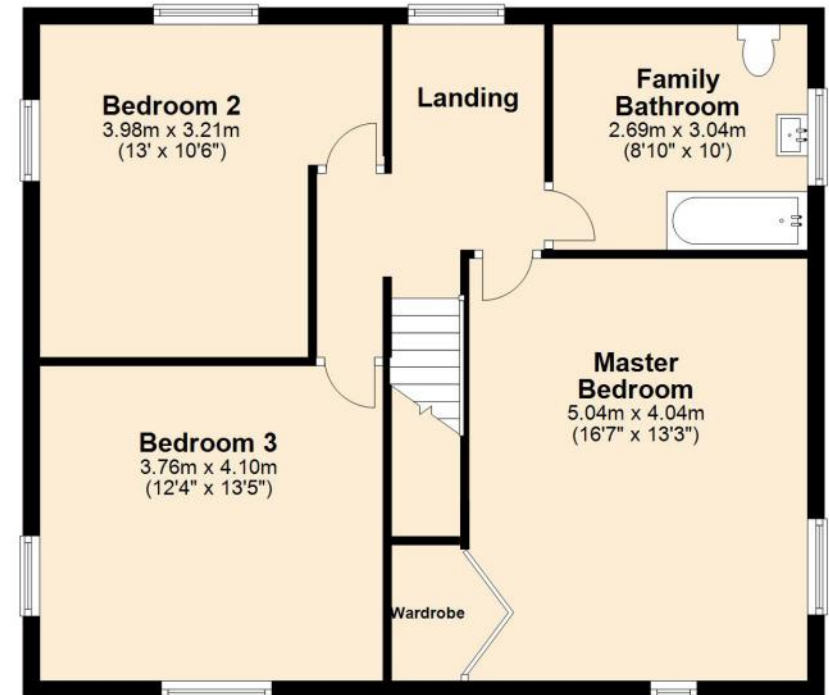
## Ground Floor

Approx. 108.6 sq. metres (1168.6 sq. feet)



## First Floor

Approx. 71.8 sq. metres (773.2 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.

Auctioneers, Estate Agents & Property Consultants

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