

For Sale

Asking Price: €795,000



OUTLINE FOR INDICATION PURPOSES ONLY
NOT TO BE RELIED UPON

Cois Farrage, Lissycroimin,
Butlerstown, Co Cork, P72 XY27



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'COIS FARRAIGE' IS A MODERN COASTAL DETACHED 4 BEDROOM, 2 STOREY RESIDENCE SET IN A MATURE PRIVATE SETTING ON 1.63 ACRES OF LANDSCAPED GARDENS AND GROUNDS, LOCATED WITHIN A SHORT WALK OF MOLONEY'S STRAND AND DUNWORLEY BEACH. THE PROPERTY ALSO INCLUDES A TRADITIONAL STONE BUILT BARN AND DETACHED GARAGE. THE LOCATION SOUTH OF CLONAKILTY IS ONE OF THE MOST POPULAR AND SCENIC AREAS OF WEST CORK.



SPECIAL FEATURES

- o Superb family home built c.2007 on sheltered site above Moloney's Strand.
- o Large open plan kitchen, dining and living room with southerly aspect and two bi-folding glass doors to extend the living space to the garden.
- o Accommodation extending to 206sq.m. (2,217sq.ft.)
- o Well maintained gardens with patio area orientated south and west, large lawn and additional garden space currently laid out as a paddock.
- o Spacious detached garage with double doors opening directly to road.
- o Stone-built barn over two levels which offers potential for use as a studio, workshop or conversion to guest cottage. Planning permission previously obtained (now lapsed) for conversion into a 2,050 sq. ft. (3 bed, 2 bath) residence with separate existing road access.



COIS FARRAIGE

Upon entering the home, you are greeted by a light filled entrance hall which leads through to the main living space. The open plan kitchen, dining and living room benefits from a triple aspect with windows to the east, south and west providing fantastic light. Floor to ceiling windows connect the space with the landscaped garden while two bi-folding doors to the west extend the living space to the outdoors, providing a great area for summer living. The ground floor further comprises a large master bedroom with ensuite bathroom, double bedroom, bathroom and large utility room. The first floor includes two bedrooms, one with walk-in closet plumbed for fit out as an ensuite, family bathroom and balcony area with views to the strand.

GROUNDS

Entered via a gated entrance, there is a large gravel driveway and lawn area to the front. The garage has double doors opening directly to the road while there is a separate field gate leading to the stone built barn site and paddock.

To the rear of the house is a sunny and sheltered garden area laid out in a west facing patio area, surrounded by a lawn and bordered by mature trees.

There is a solid stone-built barn which offers potential for use as a studio, workshop or conversion to guest cottage.

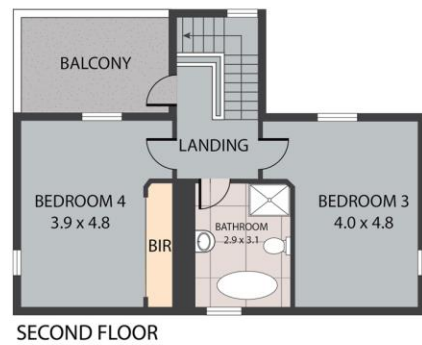
LOCATION

Located adjoining a quiet West Cork road on the Wild Atlantic Way, there are fantastic seaside walks on your doorstep while opportunities for surfing and sea-swimming are available at nearby sandy beaches including Dunworley, Moloney Strand, Broad Strand and Blind Strand. The property is within a 15 minute drive of Clonakilty, 9 minute drive of Courtmacsherry and a 50 minute drive of Cork Airport. Butlerstown is a 20 minute walk.

SERVICES

Oil fired central heating, mains water supply, septic tank, solar panels for water heating and broadband.





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TOTAL APPROX. FLOOR AREA 206 SQ.FT

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.





NEGOTIATOR

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VIEWING

Strictly by prior appointment.

BER Certificate

Rating: B2
BER No.: 116554411
EPI: 122.96 kWh/m²/yr

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