

For Sale

Asking Price: €695,000

**Sherry
FitzGerald**
O'Neill



Filane Lodge, Filane,
Castletownbere, Co. Cork, P75 YW96.



sherryfitz.ie



A substantial detached property extending to 368 sq. m. (3961 sq. ft.) approximately set on c. 0.39 acres, situated on the outskirts of Castletownbere, with a generous and versatile layout comprising eight bedrooms, all with ensuite facilities.

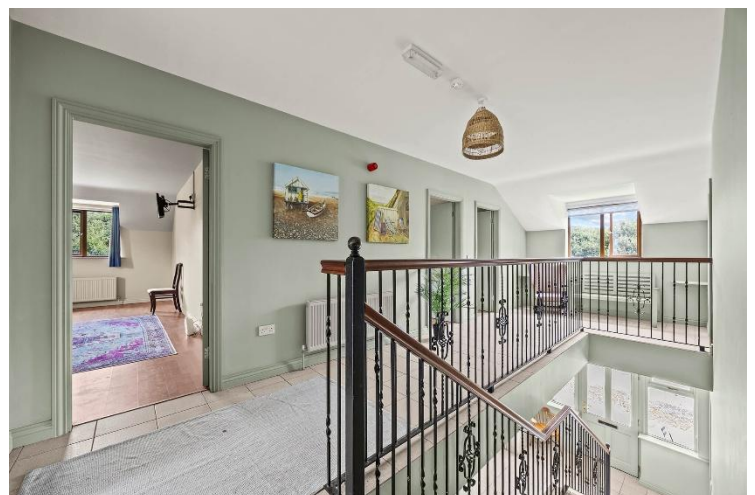
This impressive property offers extensive accommodation and would suit a variety of uses subject to any necessary planning requirements. The house appears to be a solid, well-constructed building, benefiting from concrete floors throughout and a BER rating of B. A particular feature is the professionally constructed external fire escape staircase to the rear, adding to the property's versatility.

The ground floor accommodation comprises two spacious reception rooms, a kitchen, utility room, store/study, two en-suite bedrooms and a separate shower room.

The first floor provides a further six bedrooms, all of which are ensuite offering a total of eight bedrooms within the main residence.

There is also a detached garage/studio laid out in a number of rooms, including bathroom facilities, providing useful additional space for workspace or other purposes.

Externally, the property is approached via a generous driveway and is set on approximately 0.39 acres, providing ample parking and surrounding grounds.





The property is ideally situated on the outskirts of Castletownbere, offering a peaceful setting while remaining within easy reach of the town. The surrounding area is renowned for its spectacular coastal scenery with the town itself providing a good range of shops, cafés, restaurants and everyday amenities. Cork City and Cork Airport are approximately 120 km away, with a typical driving time of around 1 hour 45 minutes. This makes the property an attractive option for those seeking the tranquility and spectacular scenery of the Beara Peninsula while retaining relatively convenient access to Cork City and the wider national and international transport network.

Filane Lodge is a substantial and versatile property with excellent accommodation, a B-rated BER, generous grounds and significant potential for a purchaser seeking a large family home or a property capable of accommodating a range of alternative uses, subject to planning.



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA

TOTAL : 367.42m²

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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VIEWINGS

Strictly By Appointment Only

ENERGY RATING

BER: B
Cert No.: 103182812
EPI: 129.70 kWh (m2.y)

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

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