

MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347



For Sale – Hill House, Carhoo, Timoleague P72 NA78

Main Points: Luxurious one-of-a-kind property in turnkey condition with outstanding coastal views - c. 2750 Sqft. 4 bedrooms - Ultra-economical, A2 BER
- 0.7 acre south facing gardens, veggie beds, patios & kids' play areas - Timoleague 5 mins, Clonakilty 10 mins - Several beaches within 15 mins' drive, Cork city 50 mins - c. 440 Sqft garage & shed - Excellent broadband & mobile coverage - Triple glazing, Solar PV panels, Heat recovery ventilation, 2 stoves, Air to water heating system.

Offers over € 595,000

BER A2

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Auctioneers & Valuers

Rare opportunity to acquire a luxurious recently renovated lifestyle property, offering fabulous accommodation on an elevated plot with outstanding coastal views.

Cleverly thought out, Hill House blends a bright and spacious 2750 Sqft layout with fresh and super stylish internal décor.

In recent years, the meticulous owners have lavished time and expense on improving the property, which they saw as their 'forever home'. As a result, Hill House is now finished to a very high standard and has a comfortable, ultra-economical, A2 BER rating.

Some highlights include triple glazing and upgraded insulation throughout, solar PV panels with battery backup, heat recovery ventilation, 2 stoves, and an air to water heating system.

The location is quiet but not isolated and there is an excellent 6 km signposted looped walk on the doorstep with stunning scenery. Timoleague is 5 minutes' drive, Clonakilty town 10 minutes, and 15 minutes bring you to world class beaches such as Dunworley and Inchydoney. Kinsale is a 30-minute coastal drive along the Wild Atlantic Way, with Cork city and international airport a commutable 50 minutes.

The views from this elevated 0.7-acre perch span the Old Head of Kinsale right across the Seven Heads and on to Inchydoney Bay. When the sun shines at any point from sunrise to sunset, it shines on Hill House.

Complementing the superb accommodation is a spacious 440 Sqft garage/workshop with attached shed/lean-to.

Working from home potential is strong with all of the space on offer and strong mobile phone and broadband coverage.

The feature list for this property is massive and a viewing is welcome & recommended.



Accommodation c. 256 m²/ 2758 ft²

Entrance Hall

Recently fitted front door with attractive porthole window opens to a welcoming entrance hall. Carpeted floor, recessed ceiling spotlighting and handy under stairs storage.

Living Room 5.3 m x 5.9 m

Truly a wonderful living room with double doors opening into the entrance hall, dining area and sunroom. Sitting on the hand-crafted bay window seat (with integrated storage) gives you an incredible panorama south over rolling green fields and onto the sea. Recessed ceiling spotlighting, solid wooden floors and fitted shelving. Built into the stone front fireplace is the high-end multi fuel stove, which creates a lovely ambiance and is very rare to see in an A -rated home.

Sunroom 4.8 m x 4.3 m

The triple aspect sunroom, on the Western end of the house, is a gorgeous space to spend time overlooking the beautiful valley and sea beyond. Double doors open onto the sun patio outside, which is set up for outdoor dining. Vaulted ceiling with recessed ceiling spotlighting and tiled floor. Because of the energy efficiency of the house, this room is a comfortable temperature all-year round.



Kitchen / Dining Area 9.5 m x 4 m

Spacious, warm and welcoming, the colour scheme of this kitchen is exceptional. Double aspect, with a set of sliding doors on the Western end ensuring great light.

The solid fitted kitchen with matching dresser & granite work surfaces has a full range of high-end SMEG appliances including integrated bean-to-cup coffee machine & 7-ring gas burner hob with double oven & grill. Child-friendly linoleum floor & recessed ceiling spotlighting.

Back Hall with Cloak Room

Door to rear yard and parking. Off this is a handy cloakroom area with functional storage.

Utility Room

Spacious utility room with fitted storage units and double sink. Fitted lighting, linoleum floor and door to the shower room/guest toilet. Plumbed for washing & drying.



Shower Room

It is great to have a downstairs shower room (especially for an outdoor-oriented family) and there are possibilities to knock through to the 2nd reception room to create a downstairs bedroom suite. Tiled floor, large double walk-in shower, WC and wash hand basin.

Family Room / Potential Bedroom Four 5.3 m x 4 m

Bright south facing room with an incredible panorama over the valley and onto the sea beyond. Views from the bay window out to the Seven Heads, the Old Head of Kinsale Lighthouse and over towards Inchydoney. Multi fuel stove which creates a lovely ambiance and again is very rare to see in an A-rated home. Solid wooden floors.



Stairs to first floor landing

Carpeted stairs to a spacious landing with superb custom-made clothes drying solution.

Walk in Airing Closet/ Hot-Press

Extensively shelved, family friendly sized, walk-in airing closet.

Master Bedroom 5.3 m x 3.4 m

Spacious double ensuite bedroom with incredible countryside views over the valley and on to the sea beyond.

Wooden floors, recessed ceiling spotlighting and large, custom-made fitted wardrobes with mirrors.

Ensuite

Large ensuite with walk-in double shower enclosure. WC, and floating style wash hand basin with vanity unit, recessed lighting and heated towel rail.



Bedroom Two 3.5 m x 3.3 m

Spacious double bedroom with large, extensively shelved walk-in wardrobe. Superb views through window on the west of country fields that stretch to Inchydoney Bay, together with a North-facing rooflight. Wooden floor.

Bathroom 3.5 m x .2 m

Fabulous, fully tiled bathroom with over-sized, double-ended bathtub, WC, wash hand basin & vanity unit, recessed spotlighting.

Multi-Purpose Room

Potential for office, study or bedroom. Wooden floor and fitted storage. Large south-facing roof window.

Bedroom Three 3.9 m x 4 m

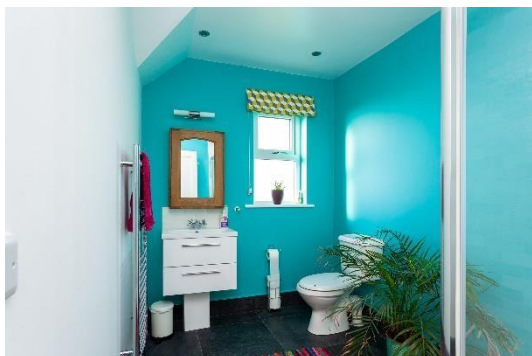
Fantastic double ensuite bedroom with dual aspect windows south and east and outstanding valley and sea views, Old Head of Kinsale and the Seven Heads. Wooden floor and custom fitted wardrobe and storage.

Walk in wardrobe/ Nursery 1.8 m x 2.2 m

This is a super handy space which can be used as walk in wardrobe or kids' guest bedroom/nursery.

Ensuite 2 m x 2.2 m

Spacious ensuite with rooflight, shower, WC, wash hand basin.



Garage/Workshop 41 Sqm 440 Sqft

This large, detached garage/workshop has cavity pumped walls and definite conversion potential (Subject to FPP). A mezzanine area overhead gives further storage space. Pedestrian door and

oversized double doors. An adjacent lean to/enclosed shed with roller door and pedestrian door provides excellent space for gardening equipment.



Outside

Perched on a 0.7 acre south facing, gently sloping and well-drained site that does not hold water. Stone entrance pillars lead up a tarmacked extensively lit driveway to a generous car parking area. To the front of the house is a relatively level garden with fantastic views and at the centre of this is a lovely fairy garden with blossom tree. Off to the eastern side are areas for growing vegetables and composting.

Meanwhile on the West is a child's play area complete with sunken trampoline and sand pit.

Off the sunroom is a spacious south facing patio ideal for sitting out.



Services

Broadband (currently via Rapid Broadband) and excellent mobile phone coverage.

Economical air to water heating system via radiators (no oil required).

Private well water which has been tested recently.

Septic tank drainage.

Triple glazed windows and doors fitted in 2020.

A-rated PV roof mounted solar panels fitted with battery storage backup.

Whole house ventilation system with heat recovery ensuring great comfort and freshness.

Light bulbs LED throughout.

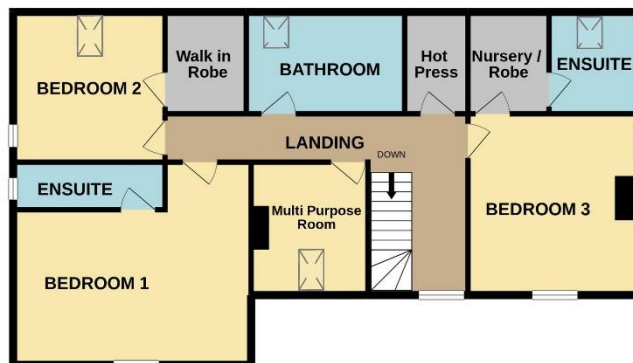
Double-leaf block construction with upgraded cavity-fill insulation, dry-lined sloped ceilings and dormers, rolled attic and crawl spaces.



GROUND FLOOR



1ST FLOOR



4 BEDR. DETACHED HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location / Directions:

Type Eircode P72 NA78 into smart phone for exact driving directions.

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