

For Sale

Asking Price: €275,000

Sherry
FitzGerald
O'Neill



An Naomhóg, Inchinattin,
Rosscarbery, Co Cork, P85 XW11

BER D1

sherryfitz.ie



Charming detached home with additional 1 bed garden room in idyllic rural setting located 12 km approx. north-west of Clonakilty. With the internal vaulted roof designed to reflect the upturned wooden frame of a traditional Naomhóg boat, this delightful property offers a unique blend of rustic charm and modern convenience and a spacious layout of 66 sq. m. / 710 sq. ft approximately.

Please note that this property is unlikely to be suitable for a mortgage. Please speak to the agent for further information.

Built c.2006, upon entering, you are greeted by a bright and airy living room featuring a vaulted double height wooden ceiling and a stone inglenook fireplace, perfect for relaxing evenings. The open-plan kitchen is well-appointed with modern appliances, seamlessly flowing into the living area, making it ideal for entertaining. A plant shelf, in the form of a boat suspended from the ceiling adds character to this unique home.

The main bedroom features large windows that flood the room with natural light, complemented by built-in wardrobes for ample storage. Additionally, the ground floor includes a well fitted bathroom. From atop the mezzanine level, one can appreciate the craftsmanship of the Naomhóg while the room offers a cozy space with charming wooden finishes.

The detached garden room is set up for an additional bedroom or office with ensuite bathroom and utility space fitting a washing machine and dryer.

To the rear of the house is a detached storage shed/boiler house.

Outside, the expansive deck provides a perfect setting for outdoor living, overlooking the picturesque countryside. The property is surrounded by lush greenery, offering a serene and private outdoor space.

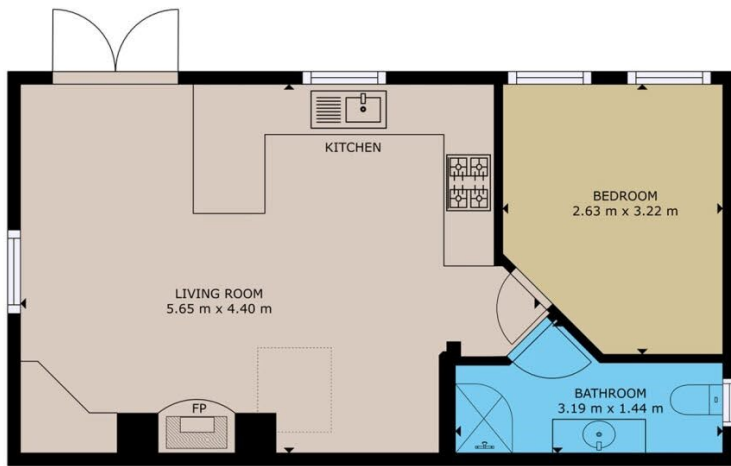
The village of Rossmore, Kilmeen National School and Drinagh Co-op shop are nearby while Clonakilty is approx. 12km away and Rosscarbery is approx. 14 km. The property is located to take advantage of all that West Cork offers as a permanent place of residence or as a holiday destination.

Services:

Oil fired central heating.
Private water supply via well.
Septic tank on site.

Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

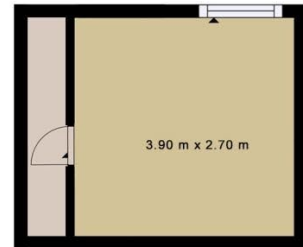




HOUSE



STUDIO



MEZZANINE

GROSS INTERNAL AREA

TOTAL : 66.65 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.



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