



Martin Kelleher
PROPERTY

**Property Sales, Lettings
Property Management
Valuations & BER's**



**For Sale – Glanbrack, Inchinattin, Rosscarbery, Co. Cork
P85 VX26**

- Main Points:** Stunning valley views - Elevated south facing position
- Gorgeous, traditional property - Original character
 - Extends to 1.8 acres and includes a large polytunnel and spacious outbuildings
 - Light filled c. 1345 Sqft, 2 bedroom residence in excellent order
 - 15 minutes' drive or 8 miles from Clonakilty and Rosscarbery
 - 1 hour to Cork city and airport -

PSR No. 001102

Offers over € 220,000



A: Faxbridge Roundabout, Clonakilty, West Cork
P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie
www.martinkelleher.ie





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With stunning valley views from a wonderful south facing position this property is a rare find on the current West Cork property market. This gorgeous, traditional property extends to 1.8 acres and includes a large polytunnel and spacious outbuildings. The light filled c. 1345 Sqft, 2 bedroom residence is in excellent order having been carefully modernised but in keeping with the original character. There is a lot of property on offer here which effortlessly conjures up images of the good life and it is well worth a viewing. Located in a quiet but not isolated enclave 15 minutes' drive or 8 miles from Clonakilty and Rosscarbery, it is still within 1 hours driving distance of Cork city and airport. Accommodation briefly - Entrance porch/utility, kitchen, sitting room, sunroom, 2 bedrooms and bathroom.



Accommodation c. 125 m²/ 1345 ft²

Entrance Porch 2.4 m x 3 m

Entrance porch with high vaulted ceiling and roof light. Double aspect with windows north and west, beautifully tiled floor, fitted presses and Belfast sink.

Kitchen 6 m x 4.4 m

Lovely life style kitchen with double doors opening out to the sheltered veranda. Tiled floor and painted ceiling, exposed stone detail. Large solid fuel ray burn stove, fitted units, under stairs storage and light fixtures.

Sunroom 6.4 m x 3.6 m

Impressive bright space with incredible views south over the valley. This has windows on the south east and western sides and double doors opening out to the veranda. Tiled floor. Doors also open out into the sitting room.

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Sitting Room 4 m x 4.4 m

Cosy room of superb character with exposed stone detail, timber ceiling and attractive wide plank timber floor. Solid fuel stove and fitted book shelves.



Wooden stairs to first floor landing and study/office

Beautiful open plan space with excellent views south over the valley. Ideal space to use as a study or office. Airing closet off the landing.

Bathroom 3.9 m x 1.8 m

Well-kept and decorated in an old world style. Wooden floor, panelled walls, fitted storage, wash hand basin, WC and full bath.

Bedroom One 3.9 m x 2.5 m

Super bright double aspect space with windows east and south and beautiful views over the valley. Timber floor and picture rail surrounding.



Bedroom Two 4.1 m x 4.3 m

Large double bedroom with attractive timber wall panelling and timber ceiling. Excellent views south over the valley from the French windows that can open out. Carpeted floor and wall lighting.

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Services

Private well water. Drainage via private septic tank. Rapid broadband is currently connected in the property. Oil fired central heating and multi fuel stoves.

Outside

The property extends to c. 1.78 acres. Located off a very quiet road the house is privately situated behind mature hedge and trees. The lands slope off to the south and have terrific views over the valley. The grounds have been very well planted with mature trees and shrubs. A large polytunnel of approx. 500 Sqft is a great bonus to have. A handy outbuilding is located close to the front door and larger storage outhouses are located near the car park area.



Directions

The property is located west of Inchinattin (Stanley's Cross, near Busby's Strawberries). Type Eircode P85 VX26 into smart phone for exact driving directions. Please refer to the attached maps.



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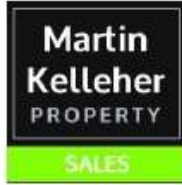


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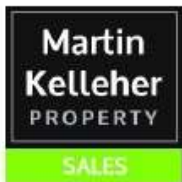
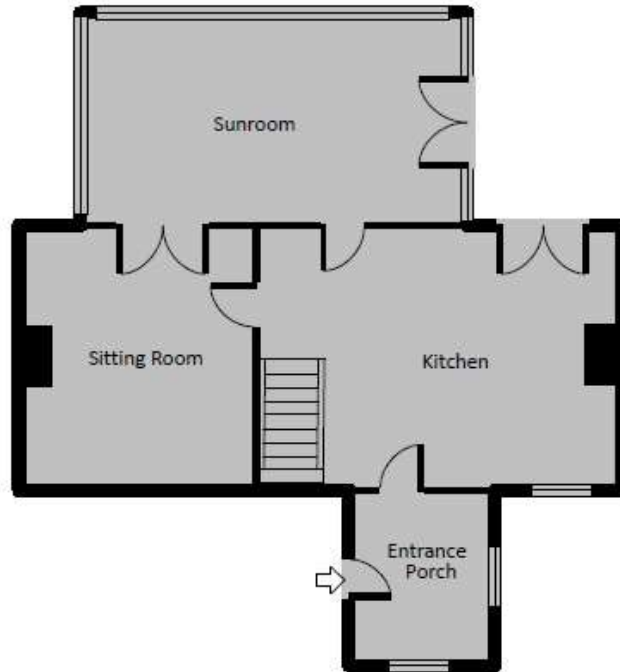
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For identification only - Not to scale



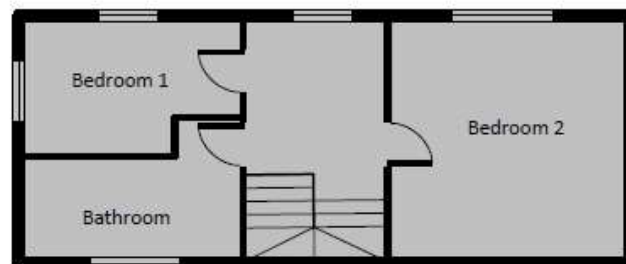
Ground Floor



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First Floor



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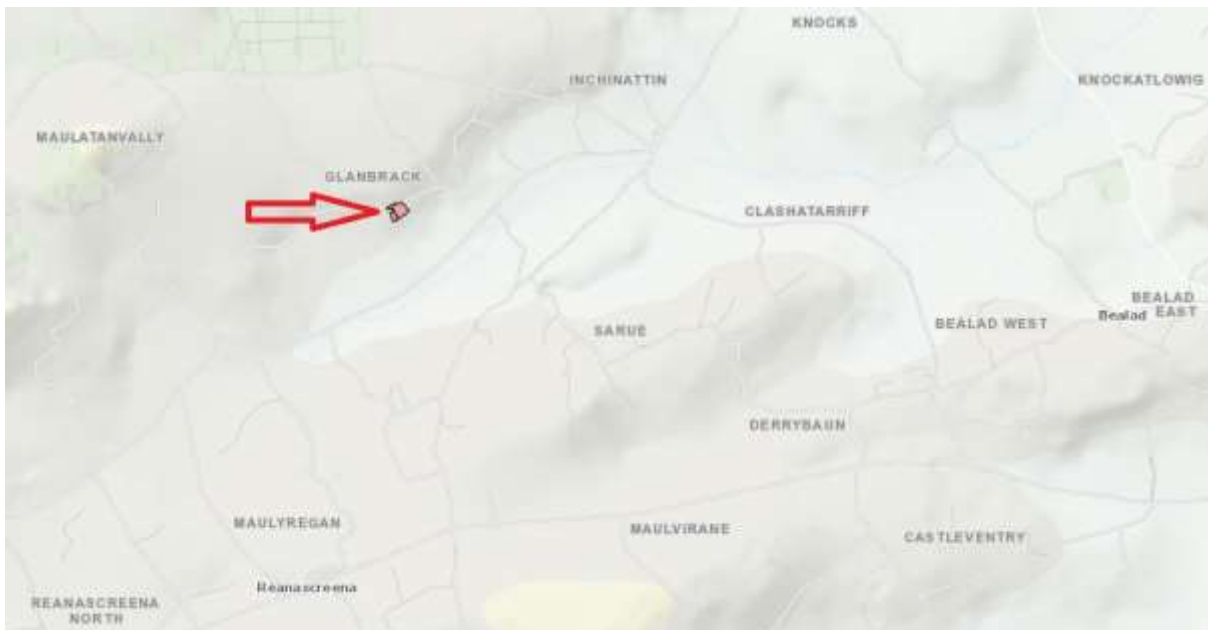




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Location Map



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