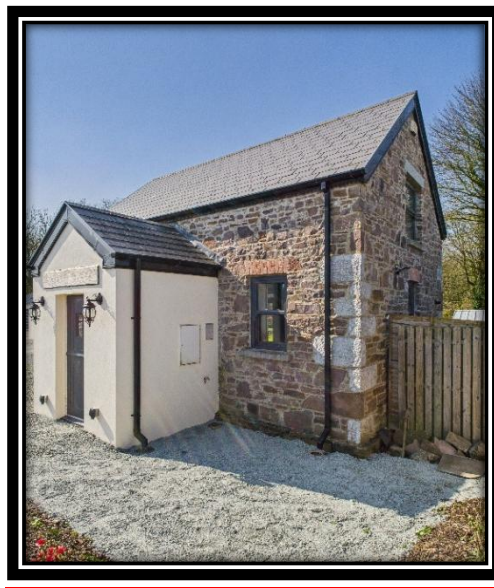


FOR SALE
Holly Cottage, Ballygiblin,
Mitchelstown, Co. Cork P67 W449



We are delighted to bring to the market this unique countryside cottage set in a picturesque setting capturing the views of the Galtee Mountains and surrounding countryside.

This beautifully bright, well-lit restored cottage sits on approximately 0.75 acre and is bounded by the public road on one side, with a stream running along the edge of the garden at the rear.

This is a very unique property with beautifully exposed sandstone walls and limestone keystones. Apex slate roof, sash double glazed windows.

The property comes with the benefit of full planning permission for a modern extension to the rear which will comprise of additional accommodation.

Detached garage/workshop with a newly constructed studio which would be ideal for multiple purposes ie. Home office, gym, yoga classes, guest accommodation etc.

ACCOMMODATION

Entrance Hall: **5ft 10 x 5ft 4**

Solid door with half door design and glass panel insert. Tiled flooring.
Vaulted ceiling. Sash window. Glass panel door into living-kitchen room.

Living-Kitchen Room: **22ft 1 x 14ft 9**

Tiled flooring. Under floor heating.
Fully fitted hand painted pastel kitchen with quartz working surfaces.
2 sash windows with shutters.
Belfast style sink. Integrated dishwasher, hob and oven.

Mulberry multifuel stove with rustic mantle beam overhead.
Herringbone brick hearth. Wall lights.
Sash window and double doors to rear patio.

Solid timber stairs leading to upper floor.

Bedroom: **14ft 9 x 13ft 3**

Timber flooring. Radiator. Feature window. Vaulted ceiling.

Bathroom: **11ft 11 x 8ft 3**

Large spacious bathroom. Tiled flooring. Standalone bath with mixer taps.
Toilet and vanity unit with LED mirror. Radiator. Velux window.
Walk in fully tiled shower unit with pump shower. Large window with timber shutters.

Office/Gym/Studio **14ft 7 x 13ft 6**

Laminate timber flooring. Vaulted ceiling. Recessed lighting.
Large patio doors.

Laundry Room **9ft x 3ft 11**

Tiled flooring. Plumbed for utilities.

WC **5ft 3 x 3ft 10**

Tiled flooring. Toilet and wash hand basin. Window.

Outside:

Natural stone walls and entrance piers. Chipped driveway, ample parking.
Large gardens laid out in lawn abutting the stream to the rear.

Garage/workshop:

Up and over door, side door. Large concrete base to the rear with enclosed dog run.
Front section measures 16ft x 16ft.
Rear section measures 20ft x 12ft.

Services:

- Mains Water.
- Septic tank.
- HEATING

Features:

- Alarm fitted.
- BER D2
- Studio/gym/home office
- Storage shed/garage with concrete base off.
- Double glazed sash windows throughout.
- GAS fired central heating.
- Combi Boiler, instant hot water.
- Site wired for lighting and automated gates.

Location

- 7km from Mitchelstown.
- 5 mins drive from M8 motorway via Kilbehenny
- 35 mins from Jack Lynch Tunnel/Cork city.
- Adjacent to Ballygiblin Church

VIEWINGS

Viewing of this residence comes highly recommended and is strictly by prior appointment. Please contact Paul O'Driscoll to arrange a viewing.

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