



Asking price: €349,000

Residential for sale by Private Treaty

With sea view



KILCROHANE, Caher, P75 Y159

Detached spacious 1 bedroom property with separate guest cottage and art studio situated on 0.80 acres of woodland with sea view. The property has great potential but is in need of modernisation, repair, renovation and landscaping. Still interested? If so, read on ...

LOCATION: The property is located approximately 2.5 miles beyond Kilcrohane village on the Sheep's Head Peninsula in West Cork. Bantry is the closest town and Cork city and airport are a 2 hour drive

THE PROPERTY:

1. Main House: 96 m² (1,033 sq. ft.) The main house was built in 1992 and extended in 2000 when a sunroom was built at the front and a bedroom and bathroom to the rear. It has been vacant for a couple of years so might be a candidate for the vacant property grant of up to €50,000 to an eligible purchaser. The accommodation comprises:

Sunroom 3.55m x 3.66m (11'6" X 12') Kitchen 2.4m x 2.4m (8'6" X 8'6") Living room 6.10m x 4.27m (20'0" X 14'0") Bathroom 2.13m x 2.13m (7'0" X 7'0") Bedroom 5.49m x 3.35m (18'0" X 11'0") with separate dressing area 1.83m x 1.83m (6'0" x 5'10") and shower room 1.52m x 2.13m (5'0" X 7'0")

Gallery 2.74m x 3.35m (9'0" x 11'0") overlooks the living room currently used as a home office

2. Stone Guest Apartment: 25 m² (270 sq. ft.)

Kitchenette Shower room Living area/bedroom

3. Art Studio/Workshop: 35 m² (375 sq. ft.)

Re-built in 2006 4.4m x 7.9m Divided into 3 sections (could be converted to

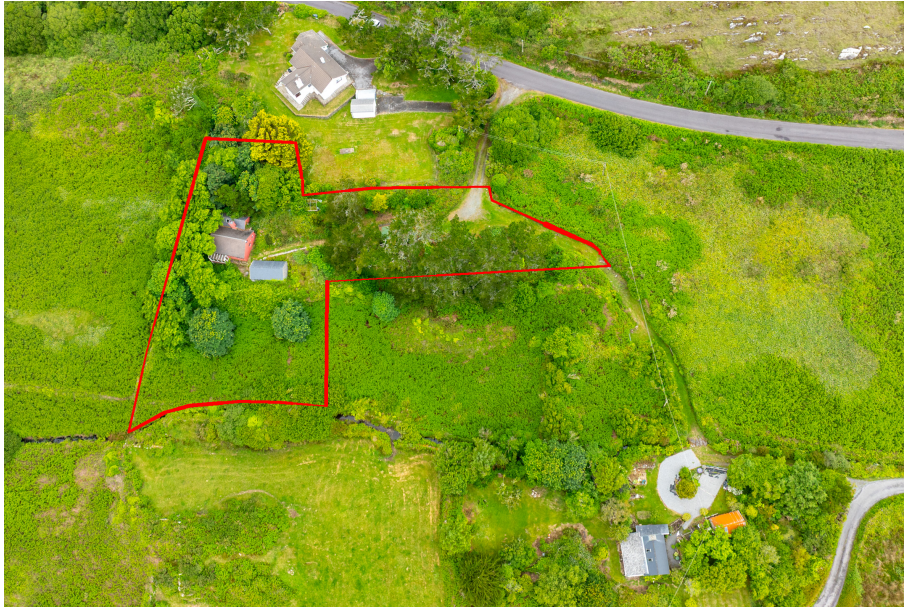
additional living space)Water and electricity. Double glazed windows. Concrete floor.

SERVICES: Deep bored well with pump (needs servicing)

Septic tank ElectricityElectric water immersion heater

Oil central heating Wired for landline telephone (service currently disconnected)

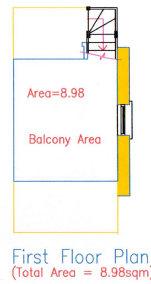
FEATURES: Fireplace Double glazed windows



















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