

## **FOR SALE**

### **Buttercup Cottage, Downing, Kilworth, Co Cork P61 VY04**



Paul O'Driscoll Auctioneers are delighted to bring to the market this charming authentic country cottage nestled within a delightful countryside location with lovely views of the surrounding countryside. This beautiful stone cottage is in good condition throughout but leaves an opportunity for its new owners to bring it up to modern day standards.

The property stands on a large site of approximately half acre in a beautiful, picturesque countryside location offering a peaceful retreat from the busy world.

The property extends to 72 sq. m. (776 sq. ft)

The property is located in close to the following:

Mitchelstown (7km), Fermoy (9km), Kilworth village(5km), Jack Lynch Tunnell (40km)

**Viewing of this lovely property comes highly recommended.**

## **Accommodation:**

### **Porch** **8ft 9 x 7ft 10**

Tiled flooring. Glass panelled entrance door with letterbox. 3 large windows. Radiator. Door to Living Room.

### **Living room** **14ft 10 x 13ft 4**

Tiled flooring. Two windows. Featured fireplace on a raised hearth with solid fuel wood burning stove. Radiator. Door to hallway and door to Kitchen.

### **Kitchen** **14ft 10 x 10ft 5**

Tiled flooring. Fitted kitchen with worktop and kitchen units. Tiled splashback. Stainless steel sink. Window. Radiator. Plumbed for dishwasher. Large built in hot press with storage. Lobby to bathroom. Teak back door with frosted glass panels and letter box.

### **Bathroom:** **11ft 5 x 4ft 11**

Tiled flooring and PVC wall panelling. Toilet and wash hand basin. Walkin shower unit with electric shower. Window. Radiator.

### **Hallway to bedrooms** **9ft 5 x 2ft 11**

Tiled flooring. Window. Access to attic.

### **Bedroom 1** **13ft 6 x 10ft 10**

Tiled flooring. 2 Windows. Radiator. Fireplace surround. Wash hand basin.

### **Bedroom 2** **10ft 4 x 9ft 6**

Tiled Flooring. Window. Radiator. Wash hand basin.

## **Outside**

Approaching the property splayed smooth plaster entrance walls and piers with wrought iron gates. Stone chipped driveway with ample parking to the front and side of the house.

The grounds extend to approximately half an acre with a south easterly aspect.

## **Detached garage/Workshop** **25ft 4 x 16ft 5**

Concrete flooring. Window. Double steel doors. Plumbed for washing machine.

## **Services:**

- Water by way of bored well
- Septic tank
- Oil fired central heating.

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