



FOR SALE
The Farmhouse, Knockaskehane,
Kilworth, Co Cork P61 X611



Step into history with this enchanting 2 bedoomed traditional stone-built cottage. We are proud to present this unique property to the open market sitting in a picturesque rural setting. This charming property offers comfort, tranquillity and character. It has a south westerly aspect on a slightly elevated site with panoramic views of the Blackwater Valley and surrounding countryside.

A rare opportunity to acquire a perfect retreat for those seeking a unique home with timeless appeal.

Built in the early 19th century, this beautifully situated traditional Irish lobby house is an evocative example of Irish rural vernacular architecture. Characterised by its central hearth and generous fireplace, the house follows the classic layout, with the kitchen fire at its heart and a former parlour to one side.



Constructed from local stone and carefully oriented with its gable facing west to shelter from prevailing winds, the house is nestled into the hillside and enclosed by original stone walls.

Rich in folk heritage, it bears traces of older rural customs, from a protective horseshoe once buried beneath the hearth to salt nooks and found bottles spanning generations. Formerly part of a larger farmstead, the house now sits on approximately one third of an acre with road frontage, this little home is cosy, loved, atmospheric and deeply rooted in place and history.

ACCOMMODATION

Kitchen-Dining Room: **23ft 2 x 15ft**

Tiled flooring in the kitchen area and slightly raised timber flooring in the dining area. Exposed timber beam ceiling in the kitchen area and timber panelling in the dining area. Traditional open chimney breast with built in solid fuel Stanley Cooker. Two PVC double glazed windows and PVC glass panelled front door. Open staircase to main bedroom.

Living Room: **13ft 9 x 13ft 9**

Timber flooring. PVC window. Built in wood burning stove with mosaic tiled hearth. Open staircase leading to bedroom 2.

Utility Room: **16ft x 6ft 7**

Painted concrete flooring. 2 windows. Built in wood burning stove on a raised hearth. Vaulted ceiling. Door to rear hallway.

Hallway: **15ft 3 x 3ft 5**

Painted concrete flooring. Vaulted ceiling. 3 windows overlooking rear garden.

Toilet: **5ft 2 x 2ft 6**

Tiled flooring. Toilet. Window.

Bathroom: **6ft 3 x 4ft 8**

Painted concrete flooring. Wash hand basin. Bath. Window.

Laundry Room **9ft 6 x 9ft**

Tiled flooring. Window. Plumbed for utilities. Stainless steel sink.

Bedroom 1: **15ft 3 x 9ft 11**

Carpet. Velux window. Timber wall panelling. Vaulted ceiling. Walk in closet.

Bedroom 2: **14ft 3 x 9ft 11**

Timber flooring. Velux window. Vaulted ceiling. Storage closet.

Services:

- *Bored well.*
- *Septic tank.*
- *Electricity*
- *Broadband*

Services:

- *BER G*
- *Hot water by electric boiler.*
- *The property has recently been fitted with a new apex roof to the main structure.*

Outside:

The property extends to approximately one third of an acre with chipped driveway with garden front and side. A number of sunspots have been laid out with patio areas and decking. The garden is laid out in grass with a number of fruit trees.

Entrance walls and piers with ornate wrought iron railings.

Garden room with patio area to the front.

Garden shed of stone walls and apex corrugated roof.

Raised patio area to the rear of the garden accessed by patio slabbed steps with superb southwest aspect.

Location

- *8km from Fermoy Town.*
- *5Km from Kilworth village.*

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