



Asking price: €200,000

Residential for sale by Private Treaty

With sea view



KILCROHANE, Letter West, P75 CY86

1920's two storey, 4 bedroom period property in need of major renovation and repair - giving a new owner the opportunity to put his 'stamp' on the property - set on approx. 0.6 acres with stunning sea views looking out across Dunmanus Bay to the wild Atlantic. The property has a detached stone barn (40' x 16'6") suitable for conversion to a garage, workshop, studio, or for storage. A two storey rear extension, which is in very poor condition and which needs to be demolished, was added in the 1950's. The property operated as a residence and shop serving the local community until the 1990's when the shop closed and the property became solely residential.

LOCATION:

The property is located approx. 3 miles beyond Kilcrohane village along the Wild Atlantic Way on the scenic Sheep's Head Peninsula in West Cork. The closest town is Bantry, 35 minutes by car, and Cork city and airport are a 2 hour drive

THE ACCOMMODATION:

BER Number 107440604 kWh/m²/yr - 914.36

The property comprises:

DOWNSTAIRS: Original rooms to front of house - all with sea views:

Entrance hall 8'9" x 15'7" Reception room 15'7" x 15'7" - original

marble fireplace Sitting room or study 6'4" x 11' - formerly part of the shop

Living room 12'3" x 15'7" - formerly the shop

Rear extension rooms - uninhabitable and only fit for demolition or rebuilding - include:

Former dining/sitting room 17' x 11'6" Former

kitchen - 9' x 8'6" </section><section>

</section><section>UPSTAIRS: </section><section>Original rooms at front of house with sea views</section><section>

</section><section>Bedroom No. 1 - 15' x 15' 7" - original

fireplace</section><section>Bedroom No. 2 - 6' 7" x 7' 3" (this could be converted to a bathroom if the rear extension is demolished)</section><section>Bedroom No. 3 â€“ 9' 6" x

11' 10" </section><section>Bedroom No. 4 â€“ 9' x 15' 7" - original fireplace</section><section>

</section><section>Rear extension rooms - uninhabitable and only fit for demolition or rebuilding - include: </section><section>

</section><section>Former bathroom â€“ 9'8" x 9'4" </section><section>Former bedroom

â€“ 8'7" x 9'4" </section><section>Former bedroom â€“ 8'2" x 9'4" </section><section>

</section><section>Please note that all room measurements are approximate

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</section><section>SERVICES: </section><section>

</section><section>Septic tank</section><section>Electricity</section><section>

</section><section>PSRA LICENCE NO. 002651</section><section>

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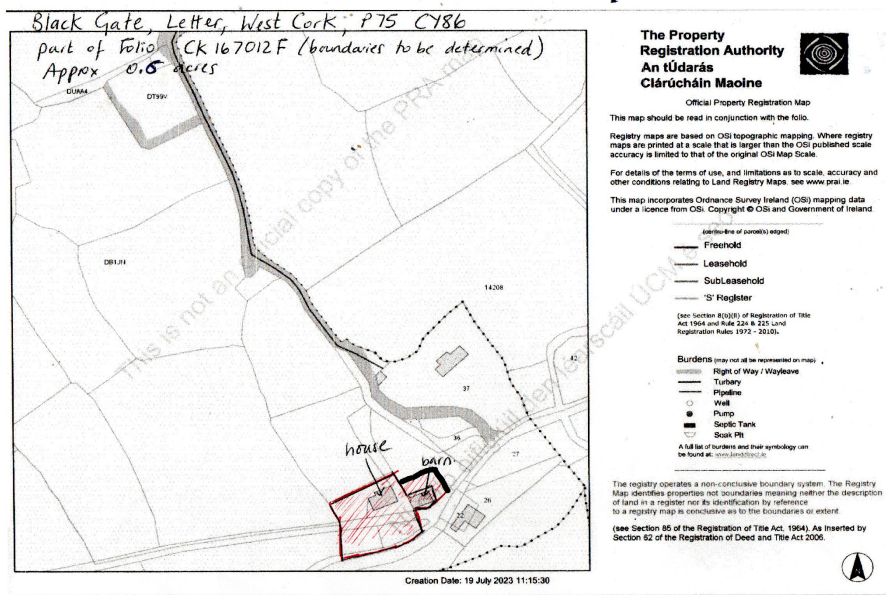


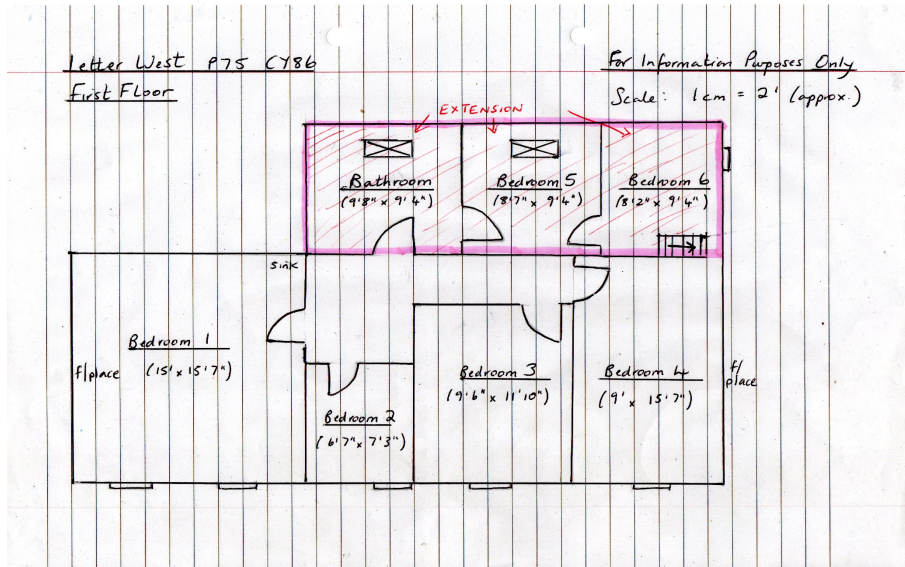
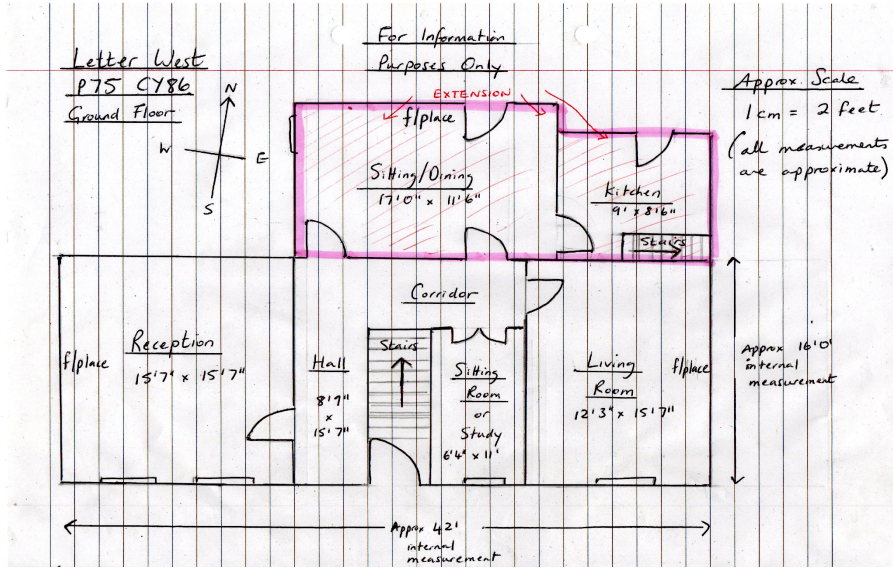












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