



Martin Kelleher
PROPERTY

Property Sales, Lettings
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**For Sale – Doloree House, Lisavaird,
Clonakilty, Co. Cork P85 P232**

Main Points: - Substantial classic property on superb c. 0.6 acres private plot
– Boundless potential – c. 3700 ft² in total – Incl. former restaurant (c. 2000 ft²)
– Main residence (c. 1700 ft²) incl. 3 reception rooms, kitchen,
2 bathrooms & 4 bedrooms – Within walking distance of the Pike village
– 4 miles to Clonakilty & Rosscarbery

PSR No. 001102

Guide Price € 360,000



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Doloree House is a substantial classic property in excellent condition on a superb private plot behind mature trees and hedging. The property is conveniently located within walking distance of The Pike village, just over 3 miles from the Blue Flag beaches of Ownahincha and Long Strand, 1.5 miles from Castlefreke and 4 miles from Rosscarbery and Clonakilty towns. Formerly a well-regarded restaurant Doloree House has 2 distinct parts to it and even has independent heating systems hence there is boundless potential. The former restaurant, c.2000Sqft, can easily be incorporated into the dwelling or indeed utilised as independent accommodation. The main residence extending to c. 1700 Sqft has a warm family home appeal and is in ready to walk into condition. The key feature of this property is the substantial grounds of c.0.6 acres which are tucked away from the Wild Atlantic Way N71 road behind trees and high hedges. The accommodation of the residence briefly includes 3 reception rooms, kitchen, 2 bathrooms and 4 bedrooms. The former restaurant includes a large dining room, kitchen, sunroom, bar and toilets.



Total Accommodation c. 349 m² / 3757 ft²

Main Residence, which is on the left side of the floor plan c. 163 m² / 1754 ft²

Entrance Hall

Bright entrance hall with attractive original tiled floor. Ceiling coving, under stairs storage, Ceiling light fixture.

Dining Room 4.8 m x 3.5 m

Spacious and bright dining room with excellent ceiling height and a large bay window facing south. Ceiling coving, high grade carpet and open fire with attractive timber surround. Including ceiling light fixture, wall lights and chandelier light fixture.

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Sitting Room 4.8 m x 3.3 m

Spacious and bright dining room with excellent ceiling height and a large bay window facing south. Ceiling coving, high grade carpet and open fire with attractive timber surround.

Living Room 3.3 m x 2.4 m

Cosy living room with open fire, high ceiling, coving light fixture. Window facing west.

Kitchen / Dining Area 5 m x 3.9 m

Spacious kitchen dining room with window facing South West. Pitch pine wooden ceiling. Timber fitted kitchen with integrated double oven, hob extractor sink. Light fixture.



Carpeted stairs to first floor with spacious landing and South facing window.

Bedroom One 4.8 m x 3.4 m

Excellent sized bedroom with dual aspect and windows facing South and West. Vaulted wooden ceiling high grade carpet.

Bedroom Two 3.4 m x 3.1 m

Bright double bedroom with dual aspect East and South. Attractive vaulted ceiling and high grade carpet.

Bedroom Three 2.7 m x 2.3 m

Single bedroom with high vaulted ceiling, carpeted and with window facing east.

Bedroom Four 3.6 m x 2.4 m

Double bedroom with window facing west, carpeted and vaulted ceiling.

Shower Room

Shower, WC and wash hand basin.

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Rear Hall

Includes airing closet.

Bathroom 2.5 m x 2.4 m

Bath, WC and wash hand basin.

Eastern Section/former restaurant, which is on the right side of the floor plan c. 186 m² / 2000 ft²

Entrance Porch

Bright and spacious entrance porch with full floor to ceiling glass. Tiled floor and glazed doors to the inner hall and bar reception area. Carpeted floor, wall lighting and fitted bar with shelving and sink area which could be used for a variety of uses.

This area either leads into the former dining room or the rear toilet block which includes ladies and gents toilets which is currently used as ladies and gents and disabled toilets for door to the rear yard.



Dining Room 9.7 m x 7 m

Fantastic open spacious with beautiful teak panel wall two attractive light fixtures. Exposed brick detail to the open gas fire. Central wood block floor with carpet surrounding and this room is mechanically fitted with ventilation and wired for sound. It also has a series of wall lights fitted.

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Kitchen 8.2 m x 6.6 m

Large open plan kitchen with pantry off. Emergency doors to rear yard. Tiled floor and walls. There are some stainless steel kitchen counters and equipment present. Double doors to dining room.

Services

Mains water, electric and telephone connected. High speed Broadband available. There is a triple capacity septic tank on the grounds.

Outside

The property is approached via entrance gates and low wall. A driveway leads up to and around the rear of the residence with plenty of car parking available. The grounds are laid out in well-manicured lawns flanked by high hedging and mature trees.

Directions

Type Eircode P85 P232 into smart phone for exact driving directions.





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Location Map



Important Notice/Disclaimer

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