



Martin Kelleher
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Property Sales, Lettings
Property Management
Valuations & BER's



For Sale – Treetops, Maulyregan, Clonakilty, Co. Cork

Main Points: - Luxurious lifestyle property - 1.3 acre south facing plot of land with outstanding views – Accomm. c.2500 ft² incl. 4 bedrooms, 3 bathrooms, 4 reception rooms & superb light filled kitchen/living room –
Double garage c. 540 ft² -
7 miles from Clonakilty, 1.5 miles Reenascreena, 4 miles from Rosscarbery

AMV € 360,000

BER C1

PSR No: 001102

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Rare opportunity to acquire a luxurious lifestyle property offering such fabulous accommodation on a generous 1.3 acre plot of land. Treetops has been cleverly thought out by its meticulous owners who have upgraded and maintained this property over the years. The property blends a traditional Irish farmhouse with a super stylish, substantial extension overlooking a large split level plot of south facing land. The views from this elevated perch are outstanding yet the property feels very private and secluded. The sumptuous character filled accommodation extends to c.2450 ft² and includes 4 bedrooms, 3 bathrooms, 4 reception rooms and a superb light filled kitchen/living room. Complimenting this is a 'dream for men come true', double garage extending to c. 540 Sqft. Peacefully located approx. 7 traffic free miles from Clonakilty, 1.5 miles from Reenascreena, 4 miles from the historical Rosscarbery, 10 minutes' drive from 2 blue flag beaches and 1 hours' drive from Cork City and airport.



Accommodation 235 m²

Entrance Hall 2.4 m x 3.9 m

Granite steps up to raised entrance hall. Very unique entrance hall with old style Victorian floor tiling & exposed rafters incl. a toughened glass ceiling to first floor allowing in plenty of light. Open staircase to first floor & glazed door to rear.

Stairs to upstairs front original section

In this section there are two bedrooms & a shower room. Lovely landing with beautiful south facing views from the Velux, toughened glass floor, allowing light into the downstairs hall

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Shower Room

Shower room with lovely features, tiled floor, timber panel ceiling, modern, raised shower quadrant with sliding glazed door & chrome fittings, power shower, wash hand basin, WC & heated towel rail.

Bedroom Three 3 m x 3.9 m

Medium sized double bedroom with lovely views south towards Rosscarbery & black out blind.

Bedroom Four 3 m x 3.9 m

Medium sized double bedroom with lovely views south towards Rosscarbery & black out blind.



Reception One / Gym 3 m x 3.9 m

Useful & flexible room suitable as a gym, study or even a downstairs bedroom. Large south facing windows with a lovely view. Floating wooden floor, wall mirrors fitted.

Reception Two/Lounge 3 m x 3.9 m

Flexible living space suitable as a sitting room, lounge, teenager's room or au pairs sitting room. Beautiful south facing views from the window, slated floor, brick fire place, pitch pine ceiling & doorway into study.

Study / Reception Three 3.3 m x 3.1 m

Beautiful & bright double aspect room with window south & double glazed east facing doors, large vaulted ceiling inside giving a great sense of space, floating timber floor, sink with plumbing for hot & cold taps.

Downstairs Bathroom 2.3 m x 2 m

Lovely downstairs bathroom with high quality bathroom fittings, WC, wash hand basin & bath.

Utility Room 2.3 m x 1.6 m

Very handy utility room with excellent storage, plenty of floor & eye level units, large Belfast sink with excellent, handy recycling station present.

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Dining Room 4.1 m x 3.7 m

Glazed double doors opening from the hall into the raised dining area. This is a lovely spacious room with stairs dropping down into the main kitchen/living area. Lovely Victorian style floor tiling & large north facing window.

Kitchen 4 m x 4.1 m

Polished, porcelain floor with a fabulous handmade kitchen with hand painted units & wonderful views west & north, chrome fitted ceiling lights. The kitchen itself has a granite work top, 5 ring professional gas hob, extractor fan, double oven, dishwasher included, large fridge freezer, plenty of floor & eye level units for excellent storage. Low level window sill design, maximising natural light. High level ceilings. There is a beautiful solid walnut counter top which provides a lovely divide to the living area.



Living Area 3.9 m x 6.2 m

The living area is beautiful & bright with a triple aspect south, east & west & door onto the front patio. There is a fantastic solid oak floor & raised fire place upon which there is a large Waterford multi fuel stove. This is connected up to the heating.

Carpeted stairs to first floor landing

Lovely oak stairs, landing with wool carpet, large airing cupboard with plenty of storage constantly warm from Solar Panel system.

Bedroom One 3.5 m x 3.9 m

Beautiful bedroom with double aspect East & North, very comfortable, carpeted. Modern design, traditional sash window.

Bedroom Two / Main Bedroom suite

Fantastic double bedroom ensuite with dressing area as well as bathroom ensuite. This bedroom is split level & a fantastic double aspect west overlooking the fields & South. Floor to ceiling full height windows. Double doors lead onto the raised balcony. Beautiful solid walnut floor & under which has sound proofing which provides quietness to the living area below. Walk in wardrobe area with spacious handmade fitted units.

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Ensuite 3.71 m x 2.32

The bathroom ensuite is beautifully arranged & includes a large corner bathtub, a double sized walk in shower with pressure shower & overhead rain shower attachments. Also included is double his & hers vanity units & storage with fitted lighting, WC & heated towel rail. Low level skirting lighting on timer to give background lighting when dark.

Services

Water is by means of mains water from the local rural water scheme. There is an additional pump onto same giving good pressure. Oil fired central heating with seven day zoned control programmer & the radiators have thermostatic valves. The heating system is a dual heating system in that the large multi fuel stove in the sitting room is also connected up to the heating system & solar panels providing hot water fitted. External condensing boiler. Extensive CAT5 cabled system fitted to provide easy adaption at distributed points for Comms/Broadband etc. Integrated burglar alarm fitted, integrated CCTV camera system fitted.

Outside

The property is approached via stone wall pillared entrance & gates. "Liscannor" stone used on the pillars, outside of extension & low level retaining walls. There is a gravel stone entrance with plenty of room for parking. To the South of the house is a lovely lawn area with raised timber deck & hot tub which is not working currently. To the South of that there is a paddock & this is surrounded by a wooded area. Up towards the house there is raised steps up to a lovely sitting out area in front of the house. There is a greenhouse on the upper level to the side of the property. To the rear of the house there is an upper level which would be ideal for growing vegetables. This area has a separate exit onto the road outside.

Double Garage 5.6 m x 9 m

With a large roller door & separate pedestrian door this garage has a vaulted ceiling & two separate mezzanine storage areas overhead. The garage has been fitted out for units. There is a sink & dust proof covered floor. Fitted for plenty of electric points with overhead lighting & there is ceiling insulation giving great comfort. The cavities have been insulated & this property could also be suitable for conversion to a living area subject to planning permission.

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Location Map



Directions

Type P85P718 into google maps.

From Reenascreena village take the road to Clonakilty, passing the Reenascreena National School on your left. Take the first road to the right after that. It goes up past the windmills and the house is approx. 1km on the right.



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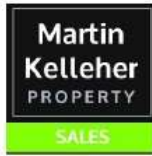
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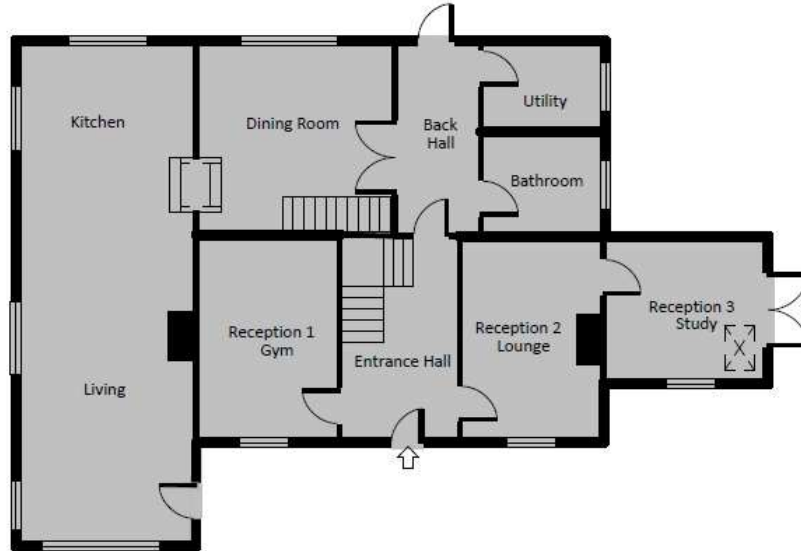
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Ground Floor



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For identification only - Not to scale



First Floor



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For identification only - Not to scale



Important Notice

We have prepared these property particulars as a general guide to the broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, distances, maps and floor plans referred to are given as a guide only and should not be relied upon for the purchase of carpets, curtains, or any other fixtures and fittings. Lease details, service charges, title and ground rent, rates, if applicable should be checked by your solicitor prior to exchange of contracts.

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