

MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347



For Sale – The Old Library, Rosscarbery, Co. Cork P85 PE83

Main Points: - Lovingly restored Georgian residence located in the stunning coastal village of Rosscarbery

- Flexible property c.2200 Sqft incorporating a 1 bedroom self-contained apartment
 - This gem of a property has a surprising secret
 - a beautifully landscaped & secluded multi-level garden
- Rear independent access to the garden which potentially provides further possibilities
 - Immediate earning potential

Guide Price € 410,000

BER E1

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The Old Library is a wonderfully restored Georgian residence, located in the heart of the postcard pretty coastal village of Rosscarbery. The property benefits from a separately accessed duplex apartment to the front, which can be easily incorporated back into the main residence. In superb condition, The Old Library is a substantial 4/5-bedroom residence, c.2201 Sqft with excellent living accommodation.

This very special property boasts the most amazing, pristine and beautifully presented secluded tiered gardens. Such a peaceful and tranquil setting whilst nestled in the centre of the village and all its amenities. The property has been restored with sensitivity to its historic past whilst ensuring every modern convenience is catered to.

Rosscarbery is idyllically situated overlooking a sandy inlet along the beautiful Wild Atlantic Way. Calm and tranquil Rosscarbery has a fantastic history. It offers a lively pub scene, top class restaurants, superb Blue flag beach, renowned 36-hole pitch and putt course, Lagoon Adventure centre, Pirates cove adventure centre and The Celtic Ross Hotel & Leisure Centre.



Accommodation – Main Residence and Apartment c. 204.52m² - 2201.43 ft²

Entrance Hall 1.15 m x 6 m –

Welcoming entrance hall. (With the potential to access both the main house and the self-contained apartment).

Sitting Room 3.5 m x 4.19 m.

The entrance hall leads to a traditional-style parlour on the right overlooking the Market Square. The room features fabulous high coved ceilings and an open fireplace.



Guest WC 1.4 m x 1 m

WC and wash hand basin

Living Room 3.9 m x 4.5 m

Spacious room with lovely view out onto the rear patio. Antique style wainscoting to the side wall incorporating a book shelf. There is a modern multi fuel inset stove which adds great comfort.

Kitchen 3.5 m x 3.8 m

Attractive country style kitchen with view onto rear garden and patio area. Tiled floor and fitted kitchen which includes fridge, oven, gas hob, extract fan & dishwasher. There is a clever little utility area off the kitchen making great use of the space under the staircase.



Utility Room 1.6 m x 2 m

Plumbed for washing & drying machines with fitted storage space.

Stairs to first floor landing. (With the potential to access both the main house and the self-contained apartment).

Bathroom 2.1 m x 2.1 m

Large bright and spacious bathroom with bath, wash hand basin & WC.

Ensuite Bedroom 3.8 m x 4.4 m

Bright, spacious double bedroom ensuite with large floor to ceiling window and two sky lights . Lovely views onto the garden patio area.



WC / Shower Room 1.1 m x 2.7 m
Shower, WC and wash hand basin



Twin Bedroom/s 3.4 m x 3.9 m

This is a great feature. A very large room which is split into two intercommunicating bedrooms. Very bright with high ceilings and fantastic views onto the village square.

Stairs up to the 2nd floor and Bedroom 5.4 m x 3.9 m

Bright spacious double bedroom. This is a most comfortable bedroom which has plenty of light from the 2 rooflights and fitted storage space in the dormer roof section.



Self-Contained Duplex Apartment which can be incorporated back into the main residence

From the street, old-style double doors open into the immaculately presented living room/kitchen area. The room evokes a sense of stepping back in time with its wood panelling, cosy and intimate homestead feel and beautiful shelving throughout.

A lovely staircase leads to a gorgeous double bedroom mezzanine area with a Shower Room/WC.



Services

The property is connected to all the main services incl. water, sewerage, telephone & electricity services. Heating to the main residence is by means of electric heating. A multi fuel stove is fitted in the main property. Heating to the apartment is a new gas central heating system with its own housing to the rear of the dwelling. Windows are double glazed throughout.

Outside – Patio & Tiered Gardens

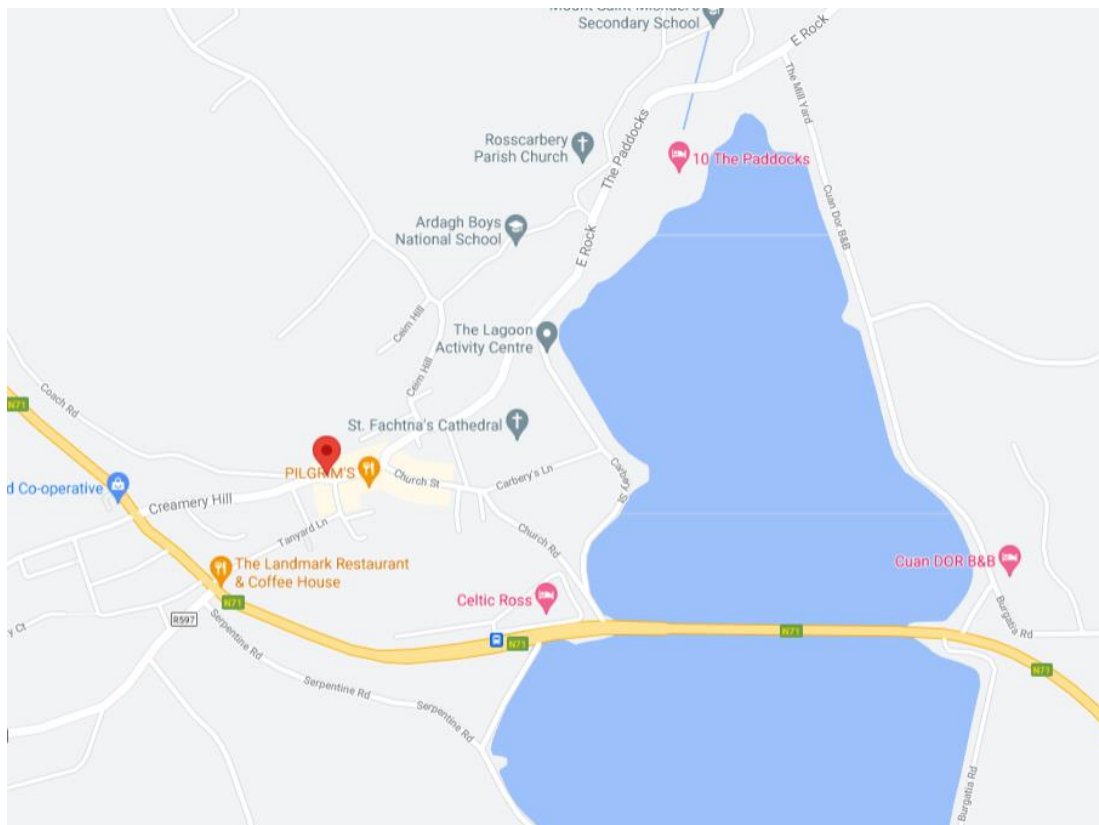
The outside space is another jewel in the crown of a spectacular and unique property. Extensively manicured and spacious patio area and tiered gardens area in a serene setting.



Directions

Centrally situated in the square of Rosscarbery. Type Eircode P85 PE83 into smart phone for exact driving directions.

Location Map





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