

MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347



For Sale – Ardagh Farmhouse & Holiday Cottage, Rosscarbery, Co. Cork P85 C579

Main Points:

- Farmhouse style substantial country residence with gorgeous holiday cottage
 - Beautifully planted with mature gardens and lovely private patio areas for outdoor living
- Special 3.4 acre property in an idyllic countryside setting only c. 2.4 kms from the seaside town of Rosscarbery
 - Also includes three outbuildings with fantastic redevelopment potential

Offers Over € 490,000

BER E1

Faxbridge Roundabout, Clonakilty, West Cork

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CRO No. 68453



Approaching the exquisite tree lined avenue you are immediately struck by the exclusivity and the range of accommodation on offer at Ardagh Farmhouse and holiday cottage. Meticulously maintained by the attentive owners this traditional property includes a comfortable main residence extending to c. 2060 Sqft with a gorgeous self-contained holiday cottage c. 985 Sqft. Complimenting this is a range of handsome cut stone outbuildings in excellent condition with endless potential. This beautifully proportioned property, situated on 3.4 acres of lush grassland, is laid out in 2 main paddocks and complimented with a polytunnel and vegetable beds.

Ardagh Farmhouse and holiday cottage is privately positioned but conveniently located just c. 2.4 kms from the popular well serviced village of Rosscarbery, 9 minutes drive to beautiful inlet of Millcove and the Blue flag Warren beach. The world renowned Glandore village is 12 minutes drive, cosmopolitan Clonakilty is 15 minutes drive and Cork city and airport a 1 hour drive.

A serene and tranquil setting nestled in the beautiful Rosscarbery countryside, Ardagh Farmhouse offers a fantastic lifestyle opportunity in this superb location. The cottage could be used as an additional income stream as a holiday let given the highly sought after holiday destination of Rosscarbery.

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, Smugglers Cove adventure centre and The Celtic Ross Hotel & Leisure Centre.

Joint Selling Agents – Jeremy Murphy & Associates, 50 South Mall, Cork 021/4270020



Accommodation – Main Residence c. 191.3 m² - c. 2060 ft²

Entrance Hall 1.7 m x 4.2 m

Bright and welcoming entrance hall with a lovely tiled floor and understairs storage.

Sitting Room 4.2 m x 4.2 m

The entrance hall leads to a beautiful traditional-style parlour. Large window and views south, carpeted and open fire with antique style fireplace surround.



Lounge 5 m x 4.2 m

Warm & welcoming south facing lounge. Traditional character surrounds with exposed ceiling beams, solid timber fitted storage units, large multi fuel stove & exposed stone fireplace surround. Fitted storage closet.

Kitchen / Dining Room 5.1 m x 2.9 m

Bright, attractive country style kitchen with views onto rear garden. Tiled floor and fitted kitchen with plenty of storage and includes integrated oven, hob, extractor fan. Interconnects Intercommunicates with the sunroom.



Sunroom 3 m x 3.6 m

Fantastic triple aspect sunroom with lovely views and windows north, south and west. Tiled floor and fitted window blinds. Beautiful pitch pine vaulted timber ceiling and recessed lighting.

Rear Hall 1.5 m x 2.85 m

Door from the car parking area into the rear hall.

Guest toilet 1.0 m X 1.9 m with tiled floor, WC and wash hand basin.

Utility Room 4.3 m x 2.9 m

Spacious utility room with fitted storage space. Plumbed for washing/drying machine.

Stairs to first floor landing which is spacious and bright. Large fitted storage space.

Bedroom One 3.9 m x 4.2 m

Dual aspect double bedroom with south and west facing windows. Carpeted and large solid fitted wardrobe storage with separate fitted wash hand basin unit.

Bedroom Two 4.0 m x 3.2 m

Dual aspect double bedroom, carpeted, with west and north facing windows. Turn on outside security lighting from here.

Bathroom 2.2 m x 2.3 m

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

Shower Room 0.8 m x 2.3 m

Shower with large shower tray

Bedroom Three 3.4 m x 3.2 m

Double bedroom with spacious built in wardrobes.

Bedroom Four 3.65 m x 4.2 m

Lovely dual aspect double bedroom with fantastic views from the south and east facing windows. Carpeted with spacious built in wardrobes and separate fitted wash hand basin unit.

Office / Bedroom Five 2.9 m x 3.2 m

South facing room that could be used as a fifth bedroom, office or study space. Lovely views south.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Holiday Cottage c. 91.5 m² - c. 985 Sqft²

This idyllic, picture perfect cottage is nestled in these beautiful grounds. The cottage is accessed via a separate parking area. Consisting of 2 double bedrooms ensuite on the ground floor with utility room. The spacious living accommodation on the first floor has a south facing balcony to the rear. The cottage has its own heating, septic tank and broadband.

Entrance Hall 5.1 m x 1.76 m

Bright and welcoming tiled entrance hall with plenty of space under the stairs and recessed ceiling lighting.

Utility Room

This spacious utility room, plumbed for washing machine/dryer also has a sink and large storage area.

Bedroom One 4.0 m x 3.8 m

Dual aspect double bedroom ensuite with west and north facing windows. Timber flooring and recessed ceiling lighting.

Ensuite One 1.2 m x 1.9 m WC, wash hand basin and separate shower.

Bedroom Two 3.8 m x 3.8 m

Dual aspect double bedroom with south and north facing windows. Timber flooring recessed ceiling lighting.

Ensuite Two 1.2 m x 1.9 m WC, wash hand basin and separate shower.



Stairs to first floor & sitting room 7.8 m x 3.9 m

This beautifully converted room features a high vaulted ceiling with exposed timber beams. This very comfortable and welcoming space also has a solid fuel stove to add to the relaxing ambiance.

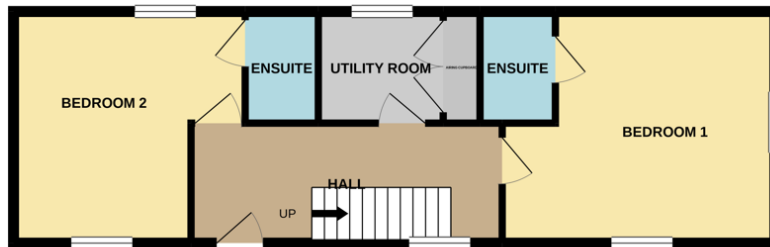
WC 1.0 m X 1.0 m

Kitchen / Dining Room 4.5 m x 3.9 m

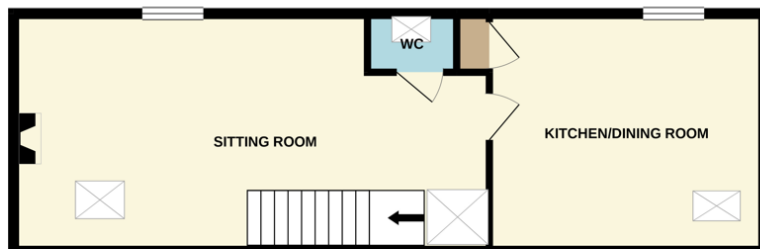
This fantastic room with high vaulted ceiling has a solid wood fitted kitchen and bright dining area. The room opens out to a fantastic elevated balcony with gorgeous views of the rolling countryside for al fresco dining.



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Services

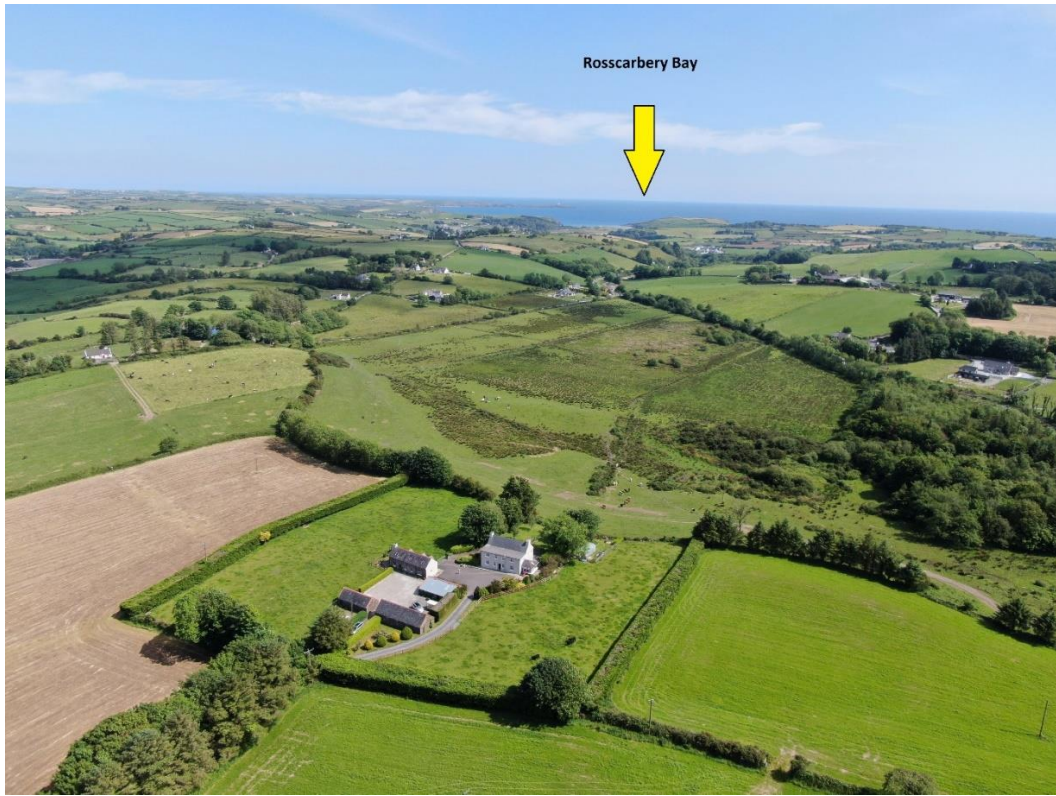
Main residence - Connected to main services incl. water telephone & electricity and broadband services. Drainage via private septic tank. Heating to the main residence is by means of dual oil fired central and large multi fuel boiler stove system. Windows are double glazed throughout.

Holiday cottage - Heating electric storage heaters and there is a solid fuel stove in the sitting room. Separate electric meter. Broadband is available. Windows are timber double glazed in the cottage. Mains water and private septic tank.

Outbuildings

- **Workshop 14.5 m x 5.6 m**
- **Chicken House / Fuel House 9.7 m x 4.7 m**
- **Store 10 m x 3.5 m / Garage 7 m x 2.5 m / Fuel House 2.5 m x 2.5 m**



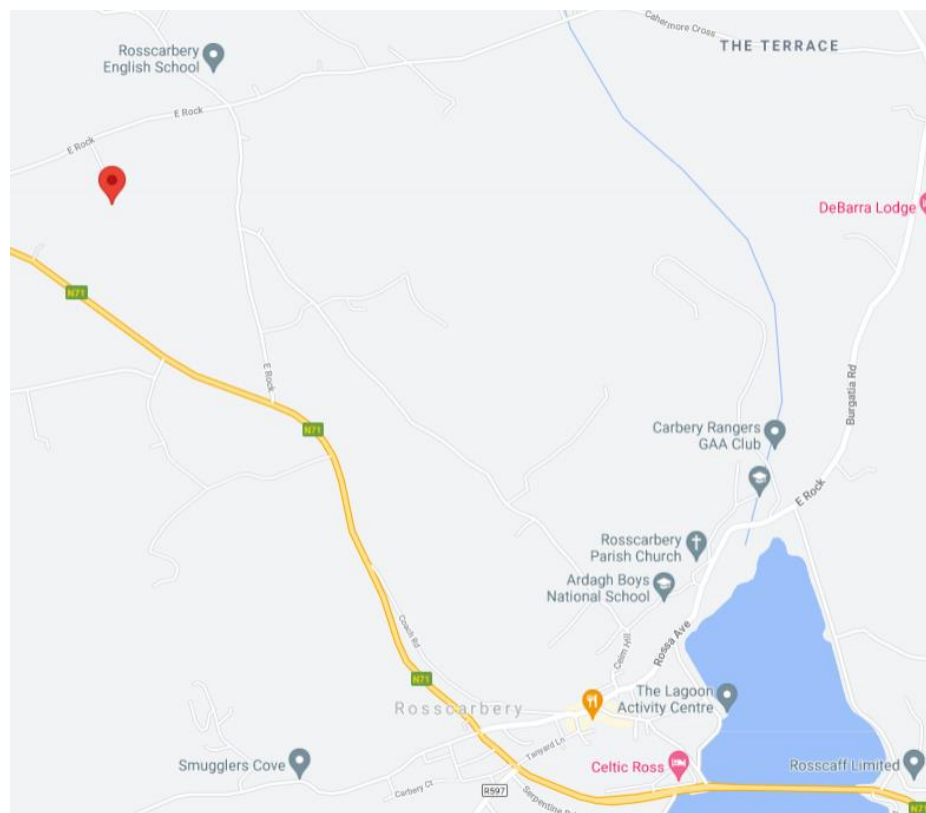


Nearby Rosscarbery



Location & Directions

Type Eircode P85 C579 into smart phone for exact driving directions.



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