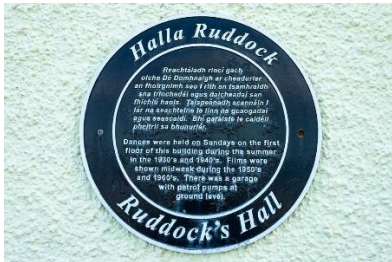


MARTIN KELLEHER

PROPERTY LTD.

PSR NO. 004347



## For Sale – Harbour House, Courtmacsherry P72 Y180

Stunning, exquisite seaside residence  
Extensive 4-bedroom c. 372 m<sup>2</sup>/ 4000 ft<sup>2</sup> presented in pristine condition throughout  
Central position in the beautiful seaside village of Courtmacsherry  
Spectacular sea views

Offers Over € 485,000

BER C2

Faxbridge Roundabout, Clonakilty, West Cork

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CRO No. 684543



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Harbour House is centrally located in the welcoming, pretty seaside village of Courtmacsherry in an area of outstanding natural beauty.

The building formerly known as Ruddock's Hall has an interesting history having been used at various times as a store, for boat building, as a car repair garage, as a dance hall and a part-time cinema. Extensively reconfigured and refurbished by the current owners to an exceptional standard in recent years it is a jewel in the crown of the beautiful lifeboat village.

Flawlessly presented and immersed in light throughout this is a very substantial 4-bedroom plus residence, with excellent living and ancillary accommodation over two levels.

### **Area Information**

The property is located less than 1 hour's drive from Cork City & International Airport. Courtmacsherry is well-known as a sea angling centre and the harbour is used by all types of boats from pleasure to yachts and fishing boats. It is on the Wild Atlantic Way and caters for tourists and a thriving local community alike with great pubs and restaurants.

Busy in summer and with a strong local community spirit in the winter and the offseason, the area harbours a very distinct atmosphere which is welcoming to all. There are world class amenity beaches close by including Dunworley, Broad Strand and Blind Strand. Local amenities include the now famous Seven Heads Walk, various wildlife activities in the estuary and beyond and shore fishing in a variety of areas. River fishing for salmon, sea trout & brown trout can be availed of in the nearby Argideen River. Nearby activities include tennis courts, horse riding stables, sailing & dinghy school including wind surfing, power boating and a newly developed club house and facilities for the thriving rowing club. The nearby village of Timoleague is another lovely village which is well serviced with pubs and an award-winning restaurant.

### **Accommodation c. 372 m<sup>2</sup>/ 4000 ft<sup>2</sup>**

The prime living area being on the first floor the main entrance to the house is up a flight of stone steps and across a sea facing terrace to:

### **Entrance / Sunroom 2.6 m x 3.4m**

Glazed door to a welcoming, relaxing, dual aspect sunroom with stunning sea views through a triple glazed picture window.



**Living /Dining Room 6.6 m x 6.2 m**

Truly exceptional living room with two expansive picture windows presenting stunning water views. This restful and calming space evokes a sense of tranquillity and stillness. There are wooden floors and fabulous wall to wall book shelves.



**Kitchen 5.3 m x 2.6 m**

Light, bright and beautiful. Professionally hand painted wooden fitted kitchen with extensive storage. Integrated cooker, hob, extractor, microwave and dishwasher. Painted wooden floors and quartz worktop.



**Bedroom One with Ensuite 3.9 m x 4.5 m**

Incredibly light filled dual aspect double bedroom with wooden floors and wardrobes. Off this room there is also a large airing cupboard and stunning ensuite. Ensuite 2.3 m x 2.7 m

Elegant, stylish and spacious ensuite very tastefully appointed with a shower, WC, wash hand basin and heated towel rail.



**Bedroom Two 2.8 m x 4.9 m**

Bright & spacious room currently used as a craft room. It could also suit as a bedroom, reception room, study, office or playroom. There are stunning sea views. Timber floors.



**Bedroom Three 2.8 m x 4.9 m**

Bright and spacious bedroom with stunning sea views. Timber floors.

**Family Shower Room 1.5 m x 2.4 m**

Smart and modern family shower room with toilet, handbasin and heated towel rail.



**Bedroom Four 4.3 m x 4.9 m**

Light-filled multi-purpose room, currently used as a music room. It could also suit as a bedroom, reception room, study, office or playroom. There are panoramic sea views. Timber floors.



### **Rear Hallway**

Elegant hallway with door to the rear patio. Also door to boot room and to stairs to the ground floor.

### **Boot Room**

Convenient and spacious boot room with window to rear patio area.

### **Stairs down to Ground Floor**

### **Cellar / Workshop 7.8 m x 6.2 m**

Expansive cellar/workshop with exposed stone wall and concrete floors. A useful multi-purpose space.

### **Garage 3 m x 6 m**

Spacious single garage with access via remote controlled electric roller door from the street.

### **Entrance Lobby 2.2 m x 2.2**

Entrance from the front of the house to a lobby leading to cinema ante room.

### **Cinema ante room 2.2 m x 3.6 m**

Brightly painted room with sink and storage for all necessary supplies for an enjoyable cinema experience.

### **Cinema 3.9 m x 5.8 m**

Multipurpose room currently in use as a fabulous home cinema. Excellent potential to be used as a separate studio apartment, bedroom, reception room, study, office, playroom or gym. Carpeted throughout.



**WC 2.3 m x 1.7 m**

Spacious toilet with wash hand basin.

**Utility Room 2.1 m x 1.7 m**

With space and plumbing for washing machine and tumble dryer.

**Room 3.3 m x 4.3 m**

Spacious multi-functional room, currently used as store room with extensive racking.

**Room 3.5 m x 3.7 m**

Spacious multi-functional room, currently used as store room with extensive racking.

**Studio 2.8 m x 7.5 m**

Light-filled multi-purpose room currently used as a studio. Fantastic space with dual aspect windows and access to both the front and side of the property.



### Outside

To the rear of the property there is a pretty walled courtyard and a small patio. To the front there is a terrace at the first floor level overlooking the sea. At ground floor level at the front there are a series of very attractive planters all along the length of the house. The boiler room housing recently installed Firebird condensing boiler is accessed from the rear of the building.



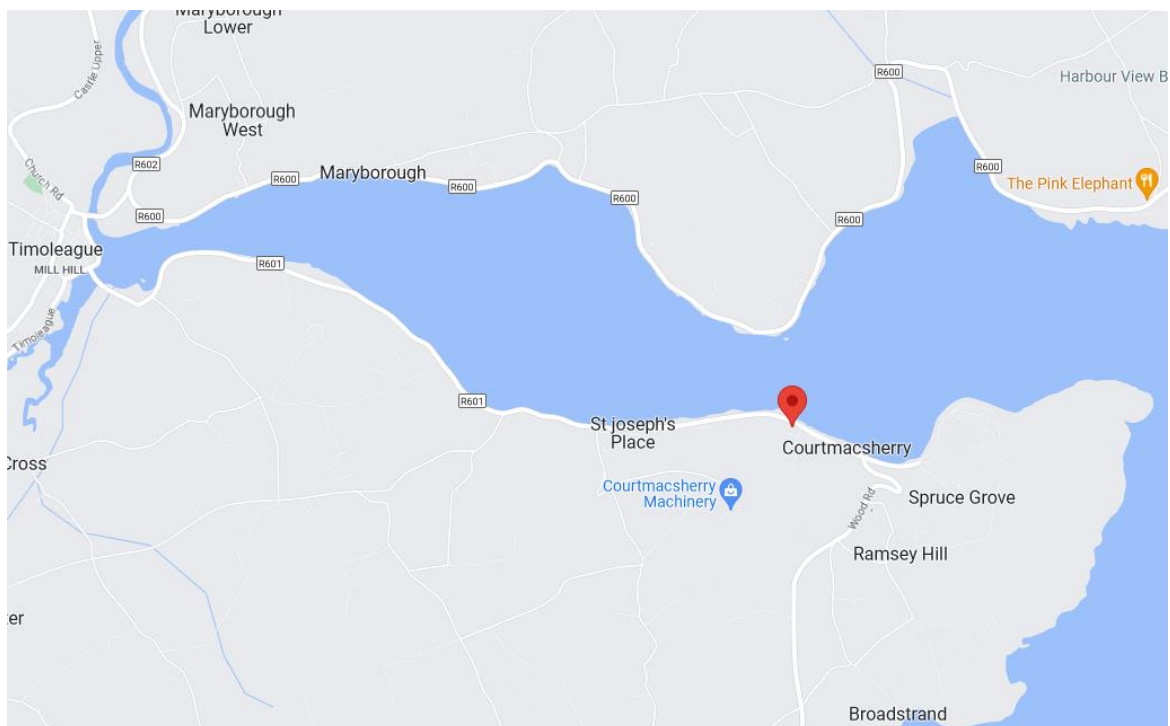


### Services

All mains services are connected to the property and include mains water and drainage. Heating is via oil fired central heating. Double glazed windows and doors (main entrance triple glazed). Broadband available.

### Directions

Type Eircode **P72 Y180** into smart phone for exact driving directions.





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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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