

**MARTIN KELLEHER**

PROPERTY LTD.

PSR NO. 004347



## For Sale – Lomond House, Curraheen, Lislevane P72 HE62

- Luxurious, coastal lifestyle property in turnkey condition
- 4/5 bedroom residence c. 2515 SqFt, Short distance to stunning beaches
- 2.5 miles from the picture postcard village of Courtmacsherry
- Private plot extends c. 1.3 acre to include garage, stables, fantastic tree house, kids play area and a multitude of beautiful mature trees and shrubs

**Offers over € 500,000**

**BER B3**

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CRO No. 684543



**ipav**  
Institute of Professional  
Auctioneers & Valuers

A rare opportunity to acquire a luxurious home with all the finest ingredients of private countryside living, amazing location, high quality accommodation and stunning interiors. Cleverly thought out, Lomond House blends a bright and spacious 2515 Sqft layout with fresh and super stylish internal décor. Constructed in 2007, the meticulous owners have since lavished time and expense on enhancing the property internally and externally and as a result, Lomond House is an wonderful family home.

The private sheltered plot extends to c. 1.3 acre and is laid out in easy to manage lawns, secluded wooded area, orchard and patio area. Complimenting the garden are two stables and an adjoining 508 Sqft garage/workshop with mezzanine level providing excellent potential for further development. The location is quiet but not isolated and there is an excellent 6 km signposted looped walk nearby with stunning scenery. The property is also 2.5 miles from the picture postcard village of Courtmacsherry.

Viewing is highly recommended.

### **Area Information**

Located less than 1 hour's drive from Cork City & International airport Courtmacsherry is one of West Corks most picturesque villages. Well known as an international sea angling centre, the harbour boasts an ever-increasing traffic of all type of boats from pleasure to yachts to fishing boats & has become increasingly popular over the last few decades. Busy in summer yet quiet in winter & the offseason, the village of Courtmacsherry harbours a very distinct atmosphere which is welcoming to all. There are some fine amenity beaches within walking distance & further afield are the much renowned beaches of Dunworley, Broad Strand & Blind Strand. Local amenities include the now famous Seven Heads Walks, various wildlife activities in the estuary & beyond & shore fishing in a variety of areas. River fishing for salmon, sea trout & brown trout can be availed of in the nearby Argideen River. The village itself boasts tennis courts, horse riding stables, sailing & dinghy school including wind surfing & power boating. The parish of Barryroe hosts a variety of different activities & organisations which are very active throughout the year. The local primary school is 1 kilometre away at Lislevane & there is a regular bus service to the secondary schools in either Clonakilty or Bandon. The local villages all within two miles are Butlerstown, Lislevane & Timoleague which all have their own attractions & are popular with both tourists & locals. One of the best supermarkets in West Cork is located just 1 kilometre away at Barryroe CoOp.

**Accommodation c. 234 m<sup>2</sup>/ 2515ft<sup>2</sup>**

**Entrance Hall 3.7 m x 7.6 m**

Bright, airy and welcoming entrance hall. Stunning solid mahogany herringbone parquet flooring. Sweeping staircase with convenient under stairs storage and recessed lighting.



**Sitting Room 4.5 m x 6 m**

Truly wonderful sitting room, accessed via double doors from the entrance hall. Beautifully decorated evoking a sense of restfulness and tranquillity. Open fireplace with solid wood surround with marble hearth.



**Kitchen / Dining Area 4.5 m x 7.4 m**

Spacious, warm and welcoming kitchen/dining area, beautifully appointed fitted kitchen with solid wood work surfaces and kitchen appliances.

The kitchen includes an integrated electric and gas Aga (Fan assisted oven, low heat oven, main oven and grill), Bosch extractor, oversized Fisher and Paykel fridge freezer, Miele dishwasher and double Belfast sink. Also included is a reverse osmosis water filtration system under the Belfast sink.

The kitchen also boasts a large island with marble worktop together with shelves and drawers. There are recessed ceiling spotlights throughout the kitchen area and a large pendant feature light in the dining area. Chrome sockets. Tiled floor throughout.



### Sunroom 3.6 m x 3.6 m

The triple aspect sunroom, on the Western side of the house, is a gorgeous space to spend time relaxing and overlooking the beautiful gardens. Double doors open onto the sun patio outside, which is ideal for al fresco dining. Vaulted pitch pine ceiling with recessed ceiling spotlighting and a beautiful solid oak flooring.



**Utility Room 2.2 m x 4.3 m**

Spacious utility room with fitted storage units, sink and Miele washing machine. Tiled throughout. Door to the guest WC.

**Guest WC 2.2 m X 1.4 m**

Tiled floor, WC and wash hand basin.



**Bedroom Five Ensuite 3.7 m x 4.2 m**

Bright and spacious downstairs bedroom, carpeted throughout with doors to both an ensuite and a walk in wardrobe.



**Ensuite 2.3 m x 2.2 m**

Large ensuite with walk-in double shower enclosure. WC, wash hand basin with vanity unit, tiled throughout.

**Walk in wardrobe 1.5 m x 2 m**

**Stairs to first floor landing**

Beautifully carpeted staircase leading to a spacious landing with bespoke stained glass window.

**Master Bedroom/Bedroom One 4.5 m x 4.6 m**

Spacious ensuite dual aspect bedroom with lovely countryside views.

Carpeted throughout with option on super king size bed.



**Ensuite 1.9 m x 2.8 m**

Large ensuite with shower enclosure. WC, wash hand basin and vanity unit, tiled throughout.

**Walk in wardrobe 1.5 m x 2.8 m**

Completely fitted out.

**Bedroom Two 4.5 m x 3.8 m**

Spacious double bedroom with lovely garden views. Carpeted floor.

**Bedroom Three 4.5 m x 3.6 m**

Spacious double bedroom. Carpeted floor.



**Bedroom 4 / Multipurpose room 3.7 m x 2.9 m**

Spacious room with potential to be used as an office, study, craft room and or bedroom. Fitted shelves and carpeted throughout.





**Bathroom 3.7 m x 2 m**

Family bathroom with bath, WC, wash hand basin, extractor and vanity unit.

**Store/Hotpress 2.3 m x 2.8**

Highly insulated thermal water storage.

**Easy access usable attic space 2.5 m x 13 m****Outside**

The beautiful home sits magnificently on a 1.3 acre/ 0.52 hectare site and features imposing electric entrance gates, stone cut pillars with a tarmac driveway and ample and secure car parking.

The garden is superbly maintained and boasts a stunning array of mature trees, shrubs, plants and a sheltered orchard. There is spacious West facing patio ideal for al fresco dining. There is also a child's play area complete with a trampoline, a children's wooded area "Gruffalo Wood" and last but certainly not least a magnificent tree house built around a Monterey Pine.

**The property is surrounded by a stunning array of mature trees, shrubs and plants to include:**

- Blackcurrant
- Blueberry
- Eating apples
- Crab apples
- Pear trees
- Hazel
- Monkey Puzzle
- Cherry Blossom
- Oak
- Birch
- Larch
- Willow
- Copper Beach
- Hydrangea
- Scots pine
- Italian Alder

**Garage/Workshop 5.7 m x 4.4 m with attached stables**

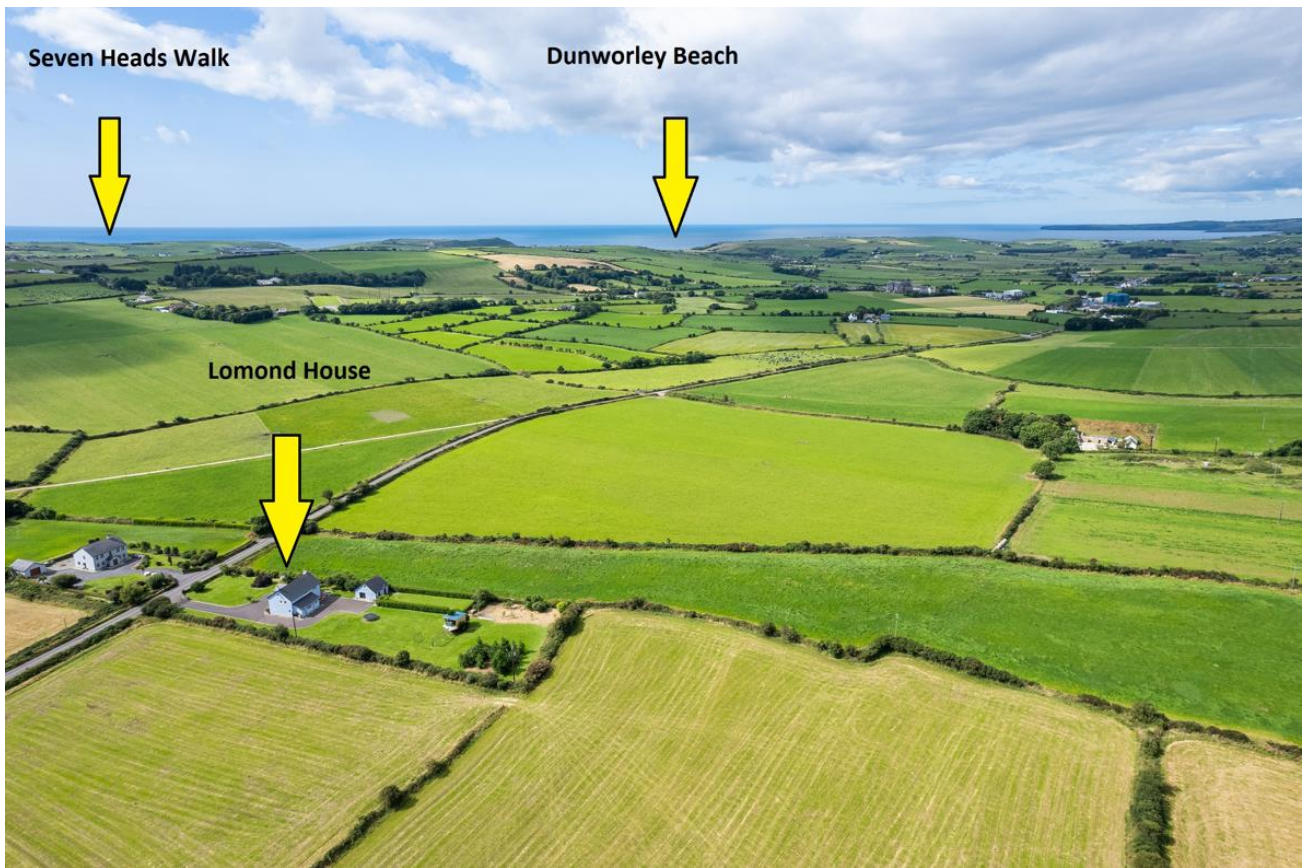
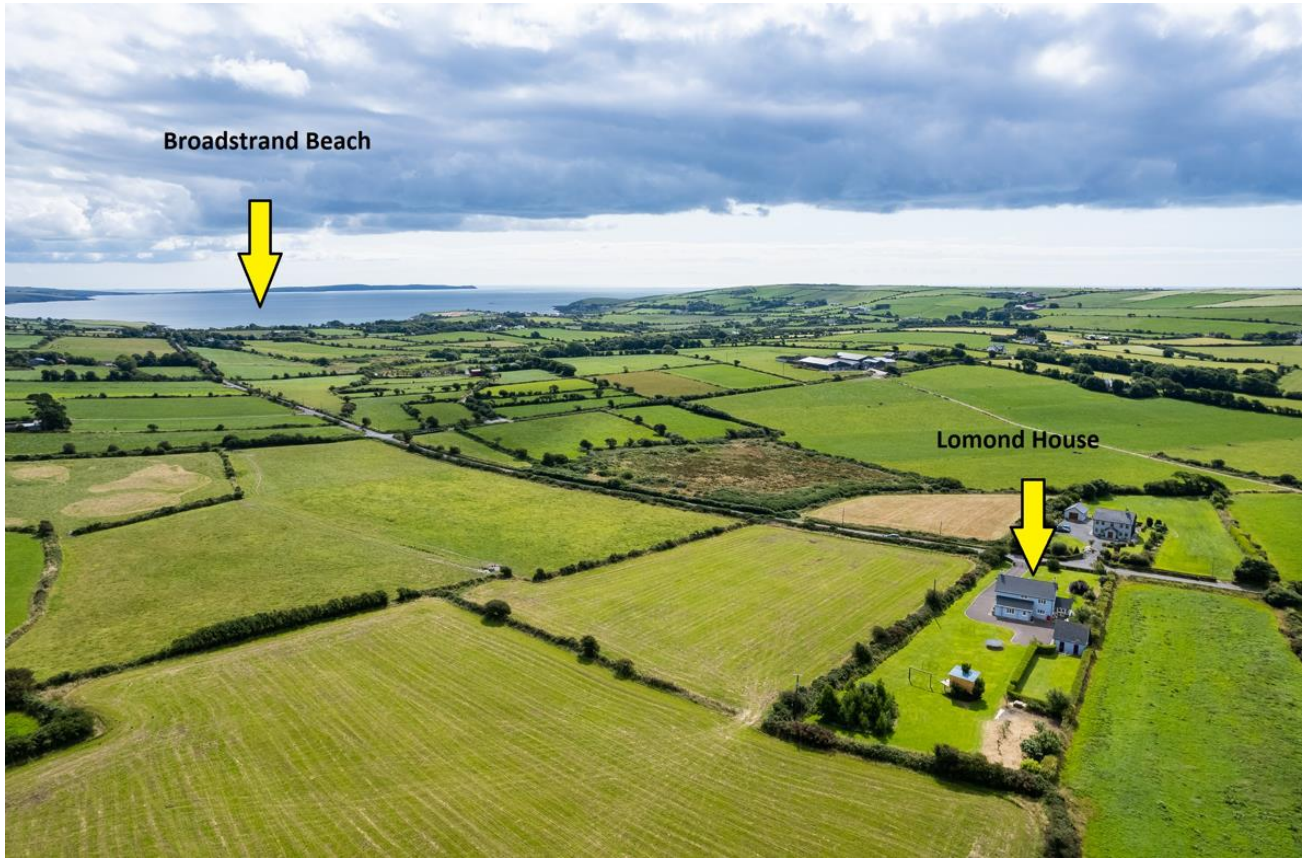
This large, detached garage/workshop has definite conversion potential (Subject to FPP). Pedestrian door and large roller door for vehicular access.

**Mezzanine area 5.7 m x 3.9 m**

Overhead gives further storage space.

**Two Stables 2.8 m x 2.3 m each**

Adjoining the garage





**Services and additional features and attributes include:**

- Broadband (1 Gigabit fibre broadband line available and mobile phone coverage excluding Vodafone)
- OFCH with three zones, digital thermostat both upstairs and downstairs
- Mains powered and linked smoke alarms in the ground floor, first floor and the attic
- CCTV security camera surrounding the property
- Underground radio control dog collar with zoned access away from children's play area
- Armoured power outlets surrounding the driveway, treehouse, front pillars and the entire garden ready for installation of lighting
- High pressure showers
- Mains water
- Private septic tank located in the front garden
- Double glazed windows and doors
- Burglar alarm with GSM Dialler for remote setting
- Electric gates and fobs
- One false chimney for aesthetic purposes and open fire in the sitting room

GROUND FLOOR  
133.1 sq.m. (1433 sq.ft.) approx.



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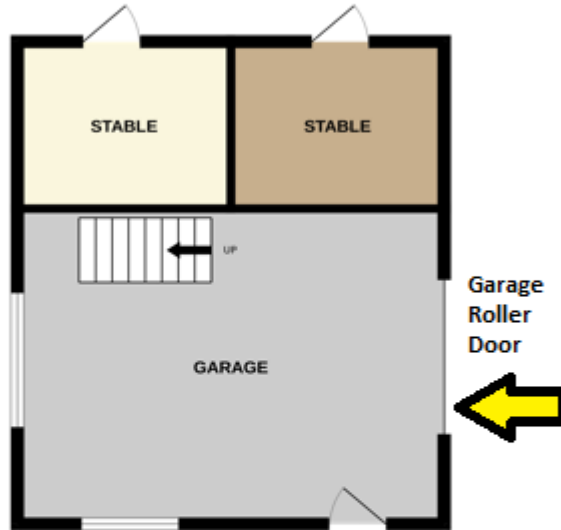
1ST FLOOR  
99.6 sq.m. (1073 sq.ft.) approx.



TOTAL FLOOR AREA : 232.7 sq.m. (2505 sq.ft.) approx.

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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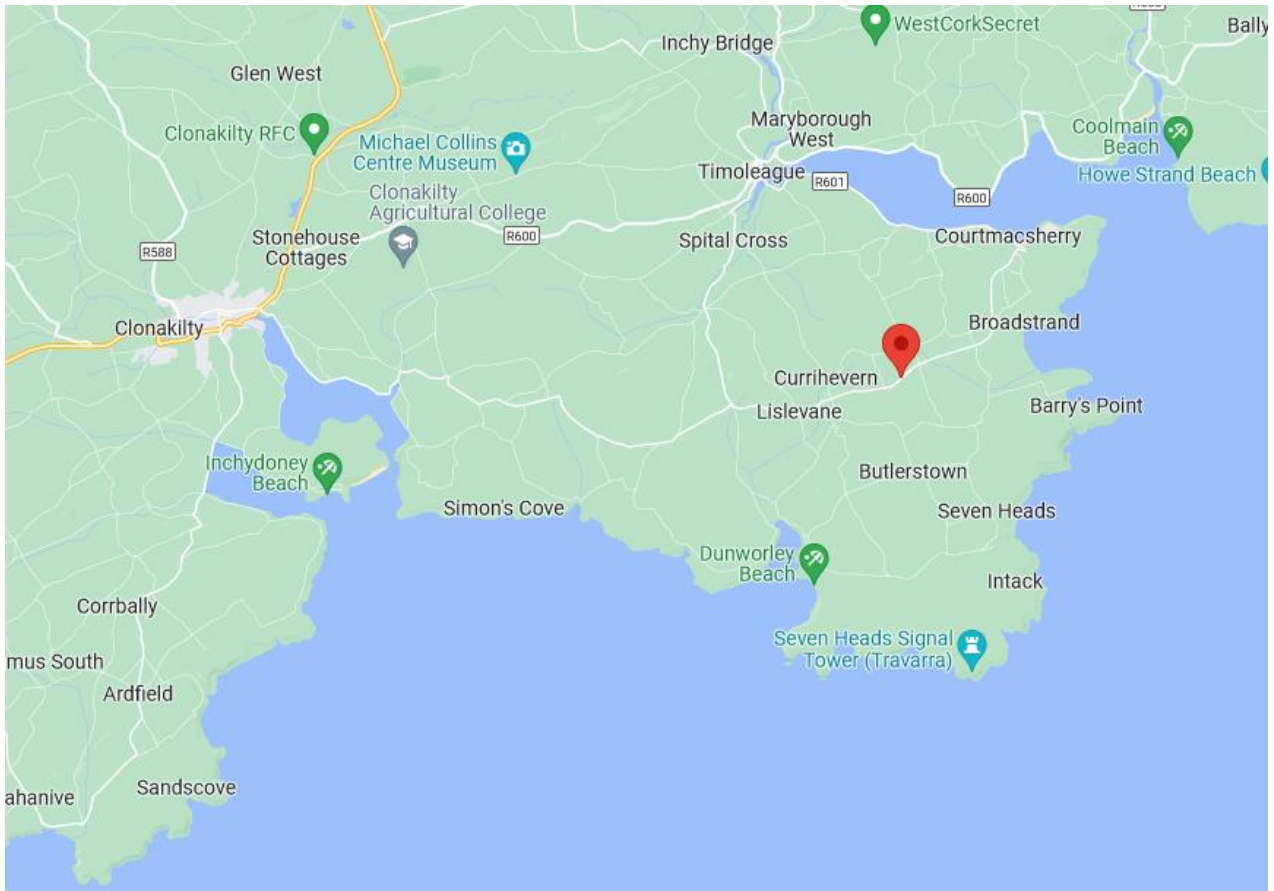
GARAGE & STABLES



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**Directions:**

Type Eircode P72 HE62 into smart phone for exact driving directions.



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