

HENRY O'LEARY

Email: property@hol.ie, Tel: 023 88 35959

**AUCTIONEERS &
REAL ESTATE AGENTS**

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**Willowbrook House, Ratharoon East,
Bandon, West Cork, P72 NX47**

OLD HEAD

KINSALE TOWN

A lifestyle property offering the perfect blend of family comfort and equestrian elegance, all on 4.5 acres in a perfect location between the towns of Bandon & Kinsale.

Guide Price: €800,000



Ground Floor

Entrance Hall: 4.71m (15'5") x 2.96m (9'8")

Sitting Room: 4.71m (15'5") x 4.21m (13'10")

Home Office: 6.10m (20') x 5.13m (16'10")

Living Room: 4.71m (15'5") x 4.23m (13'11")

Kitchen Dining Area: 7.93m (26') x 4.11m (13'6")

Utility: 4.11m (13'6") x 2.00m (6'7")

Toilet: 2.40m (7'11") x 1.28m (4'3")

Family Room: 6.10m (20') x 4.79m (15'9")

First Floor

Landing: 5.76m (18'11") x 0.67m (2'2")

Master Bedroom: 4.86m (15'11") x 3.74m (12'3")

En-suite: 1.74m (5'9") x 2.53m (8'4")

Walk-in Wardrobe: 1.54m (5'1") x 1.52m (5')

Bedroom 2: 3.90m (12'9") x 3.24m (10'7")

Family Bathroom: 3.31m (10'11") x 3.27m (10'9")

Bedroom 3: 4.18m (13'9") x 4.11m (13'6")

En-suite: 3.06m (10'1") x 0.84m (2'9")

Bedroom 4: 4.86m (15'11") x 2.00m (6'7")

En-suite: 2.89m (9'6") x 1.23m (4')

Garage

Garage: 2.09m (6'10") x 3.52m (11'7")

Side Entrance: 2.09m (6'10") x 0.95m (3'1")

Workshop: 5.60m (18'4") x 4.57m (15')

Stables

Stable x 4: 4.35m (14'3") x 3.50m (11'6")

Grooming Room: 4.35m (14'3") x 3.40m (11'2")

Tack Room: 4.35m (14'3") x 2.60m (8'6")

Feed Room: 4.35m (14'3") x 3.00m (9'10")

Shed: 10.42m (34'2") x 8.00m (26'3")

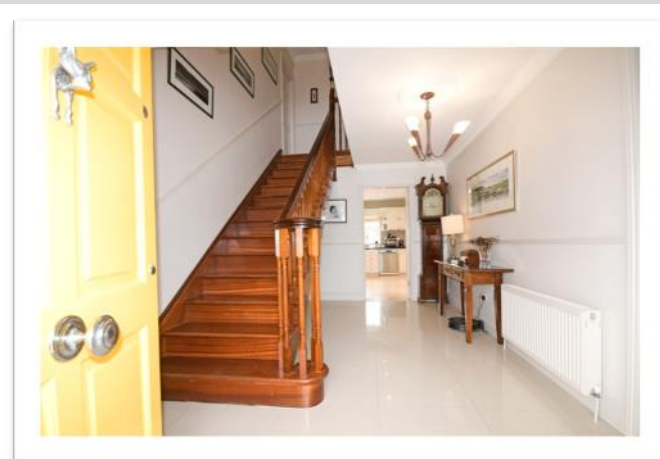
Arena: 51.00m (167'4") x 31.00m (101'8")



Welcome to your dream equestrian lifestyle at this stunning property nestled between the towns of Bandon and Kinsale. This meticulously crafted property seamlessly blends family comfort with equestrian elegance, offering a rare opportunity to experience the best of both worlds on 4.5 acres of fertile land. When you visit, you'll immediately be captivated by the serene surroundings and the warm embrace of this inviting family home. With approx. 3000sq. ft. of floor space, this home features three spacious reception rooms, providing ample space for entertaining or simply unwinding after a busy day. With four bedrooms and five bathrooms, including a luxurious master suite, there's plenty of room for the entire family to spread out and relax in comfort. The heart of the home lies in the gorgeous kitchen which is bathed in natural light from its southerly aspect and featuring a charming Stanley cooker.

For those with a passion for equestrian pursuits, this property offers everything you could desire and more. Step outside to discover an all-weather arena equipped with dressage training mirrors, providing the ideal setting for honing your skills in any discipline.

The arena boasts a sand and textile surface, ensuring optimal conditions for both horse and rider year-round. Your equine companions will feel right at home in the four stables, complete with a six-horse walker, tack room, and feed room, offering all the amenities needed to care for your horses in style.



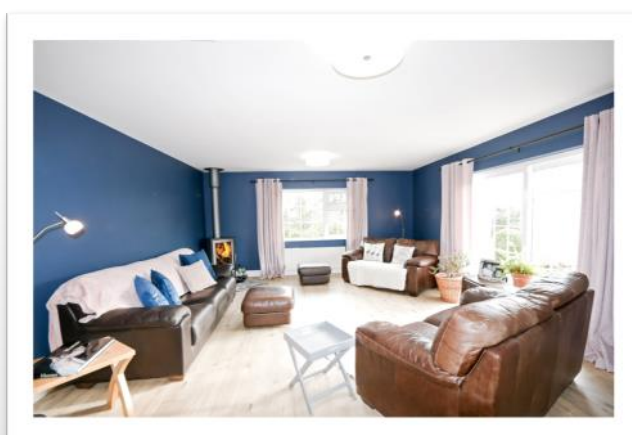
Additionally, a convenient open shed provides ample storage space for machinery and equipment, making it easy to maintain your property. Whether you're a seasoned equestrian enthusiast or simply seeking a tranquil retreat to call home, this property offers the perfect blend of luxury, comfort, and convenience. Don't miss your chance to experience the equestrian lifestyle you've always dreamed of, when you visit prepare to fall in love with everything this exceptional property has to offer. It is also very conveniently located with Bandon 6km away, Kinsale is 15km away and it is just 30 minutes drive from Cork city and airport.

Services: Private well, septic tank, oil fired central heating and there is high speed broadband available.



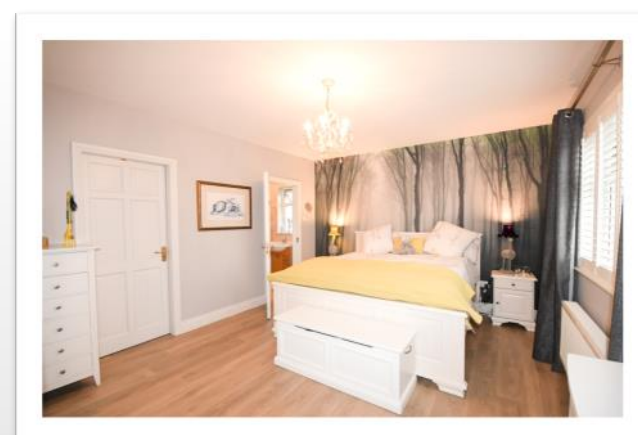
KITCHEN DINING AREA

Crafted with impeccable taste, the kitchen boasts a seamless blend of functionality and aesthetics. There is a good selection of base and eyelevel units along with a granite worktop, the focal point of the room is the majestic Stanley cooker, a symbol of warmth and tradition.



FAMILY ROOM

This room serves as one of three reception areas in the home, it offers ample space for relaxation and privacy. In the corner stands a charming solid fuel stove, emanating a gentle, comforting warmth throughout the room. It's a very bright room with sliding doors opening on to the south facing patio.



MASTER BEDROOM

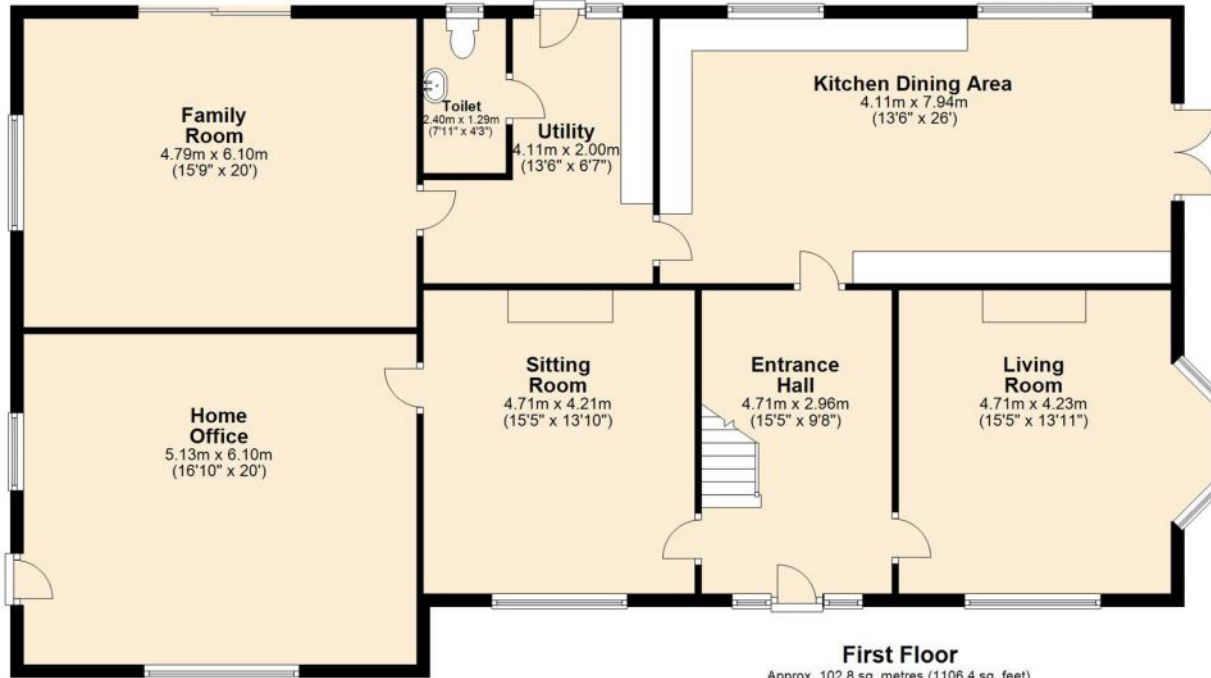
This master bedroom is thoughtfully positioned among the four bedrooms upstairs, providing convenience and privacy for the owner, with an ensuite and walk-in wardrobe it offers the ultimate blend of comfort, functionality, and style, there is also a large slide robe fitted.





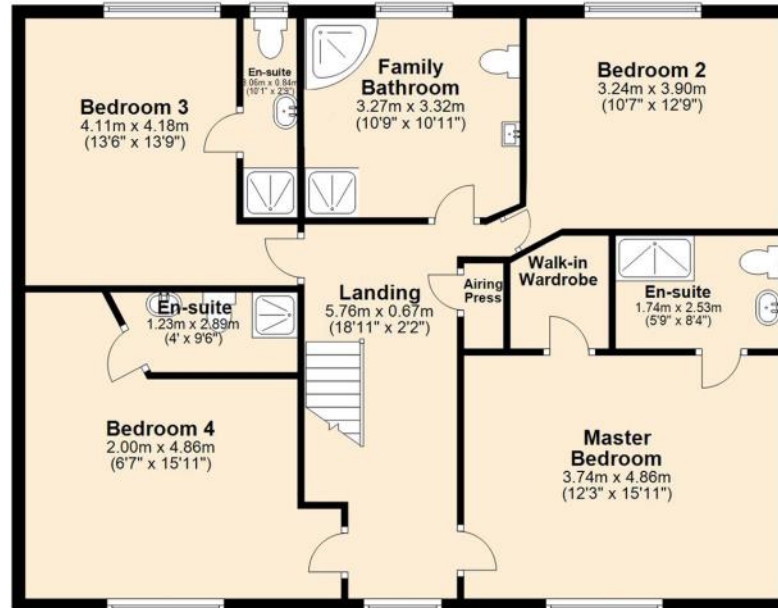
Ground Floor

Approx. 165.9 sq. metres (1785.5 sq. feet)



First Floor

Approx. 102.8 sq. metres (1106.4 sq. feet)

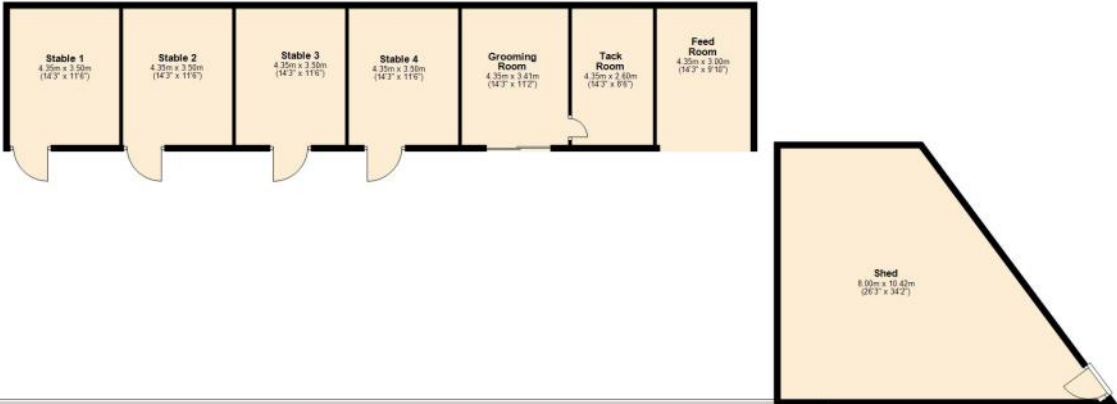


Garage/Workshop

Approx. 35.6 sq. metres (383.2 sq. feet)

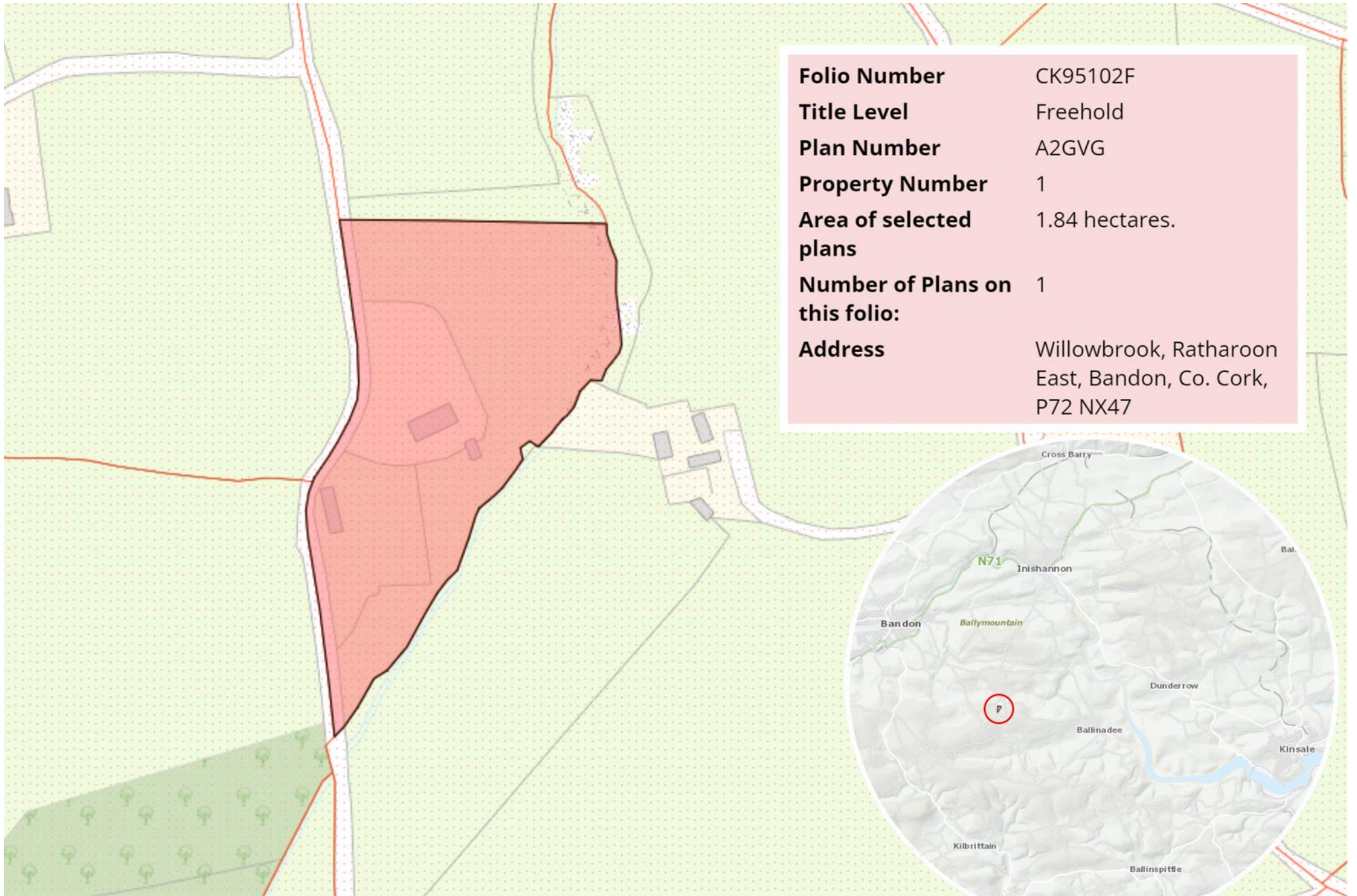


Arena & Stables



Outdoor Sand Arena
(with all-weather surface & dressage training mirrors)
31.00m x 51.00m
(101'8" x 167'4")

Folio Number	CK95102F
Title Level	Freehold
Plan Number	A2GVG
Property Number	1
Area of selected plans	1.84 hectares.
Number of Plans on this folio:	1
Address	Willowbrook, Ratharoon East, Bandon, Co. Cork, P72 NX47



No responsibility is taken for any error omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.

