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**AUCTIONEERS &
REAL ESTATE AGENTS**

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Ballydownis, Howes Strand, Kilbrittain, West Cork. P72 D299

**Charming Coastal Retreat on 1.1 acres with Expansion Potential and a Prime Location near Howe Strand Beach & Gurraneasig School.
(Vacant for 2 years)**



Guide Price: €395,000

Ground Floor

Hall: 3.06m (10'1") x 0.95m (3'1")

Living Room: 4.41m (14'6") x 3.50m (11'6")

Kitchen/Dining Room: 4.55m (14'11") x 2.24m (7'4")

Lobby: 2.49m (8'2") x 1.25m (4'1")

Master Bedroom: 4.26m (14') x 3.03m (9'11")

Bedroom 2: 3.66m (12') x 2.72m (8'11")

Family Bathroom: 2.58m (8'5") x 1.44m (4'9")

Boiler House/Utility: 2.25m (7'5") x 1.93m (6'4")

First Floor

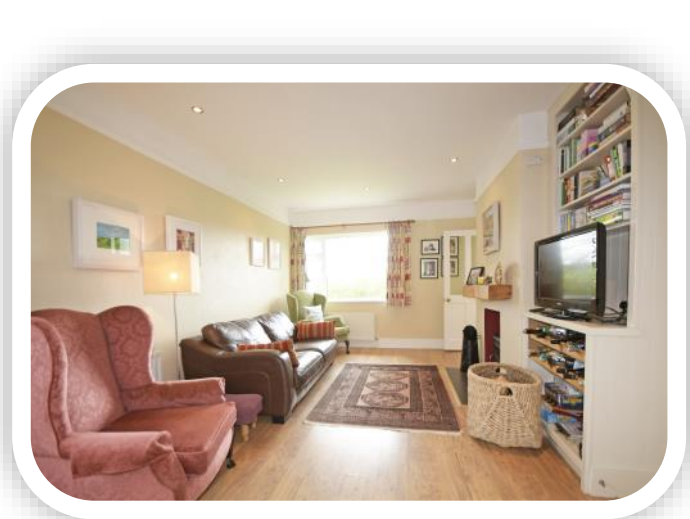
Landing: 3.21m (10'6") x 2.65m (8'8") max

Bathroom: 3.21m (10'6") x 2.70m (8'10")

Study/Potential Bedroom: 3.31m (11'1") x 3.21m (10'6")



This enchanting property, nestled in a magical setting, exudes a charm that photos cannot fully capture. Situated on just over 1.1 acres, it is conveniently located directly across from Gurraneasig National School and only 1 km from the secluded Howe Strand Beach. Although modest in size, with approximately 1,000 sq. ft. of living space, it offers abundant character and warmth. Whether you choose to move in and enjoy its current charm or embark on a transformation, the possibilities are exciting. Recently granted planning permission (Ref. No. 23/05375) allows for an architecturally designed extension of an additional 800 sq. ft., presenting a rare opportunity to blend traditional and contemporary styles in this coveted coastal location. This private, mature site serves as a perfect retreat for all ages. The property's prime location offers easy access to nearby amenities, with Kilbrittain village just 5.5 km away, and the towns of Bandon and Kinsale 14 km away. Clonakilty is 22 km distant, and Cork Airport is a convenient 35 km drive. This unique coastal gem is not just a home, but a lifestyle waiting to be embraced.



Services: Private well, septic tank, oil fired central heating, double glazing and broadband is available.



KITCHEN DINING AREA

With a south westerly aspect this is a bright and warm area of the home, the kitchen is compact but has a good selection of base and eye-level units, the floor is tiled in the kitchen area and timber in the dining area.



LIVING ROOM

This is a large room off the hallway, it features a stove fitted in the open fire-place and the arrangement with the kitchen dining area is open plan, making this an ideal multi-functional family space.

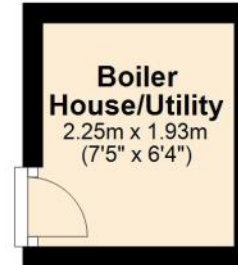
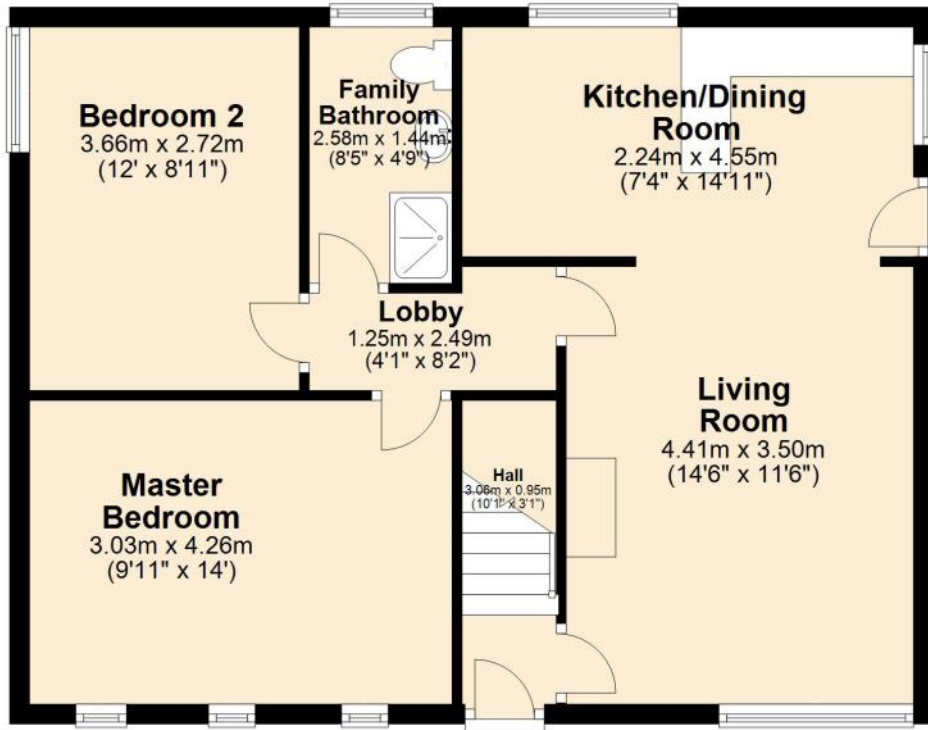


MASTER BEDROOM

This is the largest of the two ground floor bedrooms, it has three windows to the front, the open fireplace is an old-world throwback that adds that touch of charm to this very comfortable bedroom.

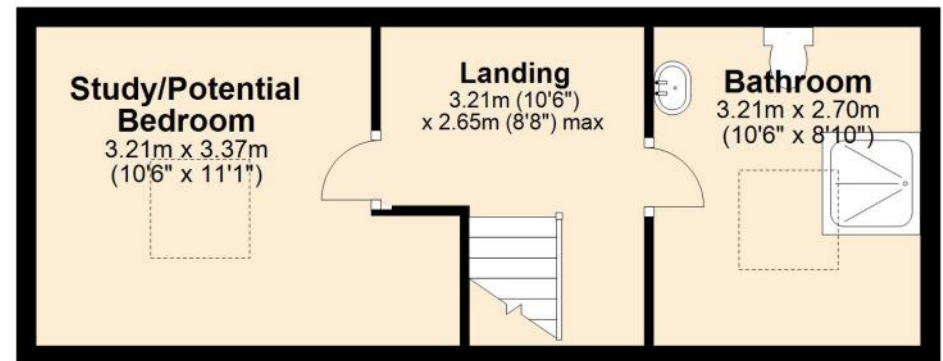
Ground Floor

Approx. 62.2 sq. metres (669.6 sq. feet)



First Floor

Approx. 28.7 sq. metres (308.4 sq. feet)



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.

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