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**AUCTIONEERS &
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**Argideen Cottage, Knocks, Rossmore,
Clonakilty, West Cork, P85 VK31**



Charming stone-built cottage on 1.1 acres with restored character, modern comforts, and endless potential, set in peaceful West Cork countryside within easy reach of Clonakilty, Dunmanway, and Cork City.

Guide Price: €225,000

Ground Floor

Living Room: 4.28m (14'1") x 3.36m (11')

Dining Room: 3.36m (11') x 2.20m (7'3")

Kitchen: 3.44m (11'3") x 3.36m (11')

Sun Room: 3.74m (12'3") x 3.14m (10'4")

Garden Room: 1.67m (5'6") x 1.40m (4'7")

Master Bedroom: 3.71m (12'2") x 3.37m (11'1")

First Floor

Bedroom 2: 4.14m (13'7") x 2.39m (7'10")

Family Bathroom: 3.16m (10'5") x 1.90m (6'3")



Living Room

A characterful cottage living room with a cosy solid fuel stove, warm timber features, and quirky charm, bathed in sunlight from a south-facing window, this room is perfect for relaxing or gathering around the stove on chilly evenings.



Kitchen

A bright, west-facing country kitchen with classic cream units, timber touches, and modern appliances. Cosy yet practical, with an open flow to the dining area—ideal for everyday living or leisurely cooking in the afternoon sun.



Master Bedroom

A cosy ground-floor master bedroom with a west-facing window, high panelled ceiling, and warm pine flooring. Brimming with character, it's a restful space with room to work or unwind as the evening sun filters gently in.

Tucked away in the rolling green patchwork of West Cork countryside, this delightfully restored stone-built cottage offers the perfect blend of traditional charm and modern comfort. With its freshly slated roof and bright, airy kitchen, the home has been thoughtfully updated while retaining the soul and simplicity that give cottages like this their enduring appeal.

Set on a generous 1.1-acre plot, the property enjoys a wonderfully tranquil position, the cottage itself sits snugly to one side of the site, leaving a wide sweep of level ground stretching out behind, brimming with potential for gardening, a polytunnel, wildflower meadows, a small orchard, or even a studio or workshop (subject to the usual permissions). It's the kind of place that invites a little daydreaming.

Inside, the layout is both practical and full of character. Downstairs, you'll find two reception rooms, a charming country kitchen with west-facing light, and a bright conservatory perfect for soaking up the sun or sheltering with a cup of tea when the weather turns. The main bedroom is conveniently located on the ground floor just off the living area, while upstairs hosts a spacious second bedroom and a family bathroom.

The home is warmed by oil-fired central heating, with a solid fuel stove in the heart of the living room that's connected to the system, ideal for cosy winter evenings. Mains water and high-speed broadband are available, offering the best of both rustic retreat and modern convenience.

The setting is as practical as it is picturesque. Kilmeen National School is just 1km away, Clonakilty's lively shops, beaches and cafés are a mere 9km, Dunmanway is 12km, and Cork City and airport are just over 50km away, close enough for convenience, far enough for peace.

Whether you're looking for a country bolt-hole, a creative escape, or a charming full-time home with space to grow into, this little gem offers rare potential in an enviably scenic spot.

Services: Mains water, septic tank, oil fired central heating and high speed broadband is available.



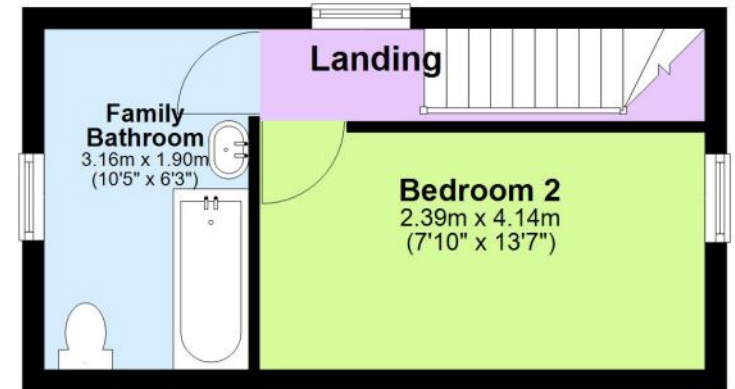
Ground Floor

Approx. 61.4 sq. metres (661.0 sq. feet)



First Floor

Approx. 20.2 sq. metres (217.2 sq. feet)



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Services and appliances have not been tested and therefore no warranty is offered on their operational condition.

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