



Lehanes & Associates Ltd.
Insurance Brokers, Auctioneers, Valuers & Estate Agents

4 Bedroom House For Sale

“Shene Cottage”

Ardea, Ballinacarriga, Dunmanway, Co. Cork . P47 CX21



Set on a generous site of approximately one acre, Lehanes & Associates are pleased to present this detached country residence offering a rare opportunity to acquire a property with immense potential in a peaceful rural setting. Vacant for many years and now requiring complete modernisation, the property presents an ideal project for buyers seeking to create a substantial family home, countryside retreat, or investment opportunity and should qualify for the vacant grants. While extensive refurbishment is required throughout, this residence provides a solid canvas for restoration. A particularly interesting feature of this property is a large leisure room which historically accommodated an indoor swimming pool and recreational area. This substantial space offers exciting possibilities for redevelopment and could be transformed into a contemporary open-plan living area, games room, gym, studio, or a new leisure facility, subject to the purchaser's requirements. Externally, the property enjoys mature gardens and grounds extending to approximately one acre, offering privacy, space, and scope for landscaping. Properties of this nature seldom come to the market, combining a sizeable site, traditional character, and significant development potential. The property is located about 0.5 miles from Ballinacarriga National School, 5 miles from Dunmanway town and about 9 miles from Clonakilty town. For purchasers willing to undertake a renovation project, this is an opportunity to restore a distinctive rural home and create something truly special!

Services: Private well, septic tank, oil central heating

BER Rating E

BER no. 119652543

219 kWh m² y

- Rural setting
- One acre site
- Oil central heating

Guide Price
€275,000



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Accommodation in Brief

Entrance hall: 3.6m x 2.8m, wooden door with glass panels

Downstairs shower room: 2.7m x 1m white shower room suite with raised shower

Living room area: 1.5m x 2.8, wooden floor, open fireplace with wooden surround, window overlooking pool area, 3 windows overlooking back garden and door to back garden.

Dining area 4.6m x 4.3m wooden floor, door to back garden, 2 windows overlooking back garden

Second living room: 3.2m x 3.5m open fireplace with wooden surround, timber flooring, window overlooking front garden

Kitchen: 4m x 3.5m, wooden floor, fitted kitchen with appliances, open fireplace with fitted stove.

Second kitchen: 4.2m x 3.2m, fitted kitchen with appliances, window overlooking pool area, window overlooking front garden, door to front garden.

Utility area: 1.9m x 1.6m wooden floor, plumbed for washing machine

Master bedroom: 4.9m x 3.9m, wooden floor, windows overlooking garden, view of Ballinacarriga lake.

Lounge: 5.3m x 3.8m, wooden floor, 2 windows overlooking front garden, window overlooking back garden, open fireplace with stone surround, solid fuel stove

Bathroom: 1.9m x 1m tiled floor and walls, white shower room suite

Steps up to bedroom two: 3.8m x 2.8m, wooden floor, glass door to veranda

Bedroom three: 3.1m x 3.5m wooden floor, window overlooking back garden

Bedroom four: 2.7m x 3.8m window overlooking front garden, wooden floor

Bathroom: 3.1m x 1.6m tiled floor, cream bathroom suite



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