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**AUCTIONEERS &  
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*Ballincourneenig, Crossbarry,  
Innishannon, Co. Cork*

**REAR ELEVATION**

*A 2,600sq. ft. five bedroom luxury home plus a four car garage, there is much more here than meets the eye.*

*Guide Price: €439,000*

## GROUND FLOOR

**ENTRANCE HALL** 5.73m (18'10") x 2.46m (8'1")

**SITTING ROOM** 4.19m (13'9") x 3.97m (13')

**LIVING ROOM** 5.77m (18'11") x 3.38m (11'1")

**KITCHEN\_DINING\_AREA** 7.79m (25'7") x 4.64m (15'3")

**UTILITY ROOM** 2.68m (8'9") x 1.22m (4')

**STORE ROOM** 2.16m (7'1") x 1.76m (5'9")

**REAR HALLWAY** 4.59m (15'1") x 1.68m (5'6")

**DOWNSTAIRS BATHROOM** 3.19m (10'5") x 1.68m (5'6")

**STUDY/PLAY\_ROOM** 2.92m (9'7") x 2.81m (9'3")

**BEDROOM 1** 3.47m (11'4") x 3.38m (11'1")

**BEDROOM 2** 4.04m (13'3") x 2.75m (9') max

## FIRST FLOOR

**LANDING** 3.83m (12'7") x 3.81m (12'6")

## FAMILY BATHROOM

**MASTER BEDROOM** 4.28m (14') x 4.08m (13'5")

**WALK IN WARDROBE** 5.83m (19'2") x 1.83m (6')

**EN-SUITE BATHROOM** 3.12m (10'3") x 3.07m (10'1")

**BEDROOM 4** 4.19m (13'9") x 2.58m (8'6")

**BEDROOM 5** 5.82m (19'1") x 4.41m (14'6")

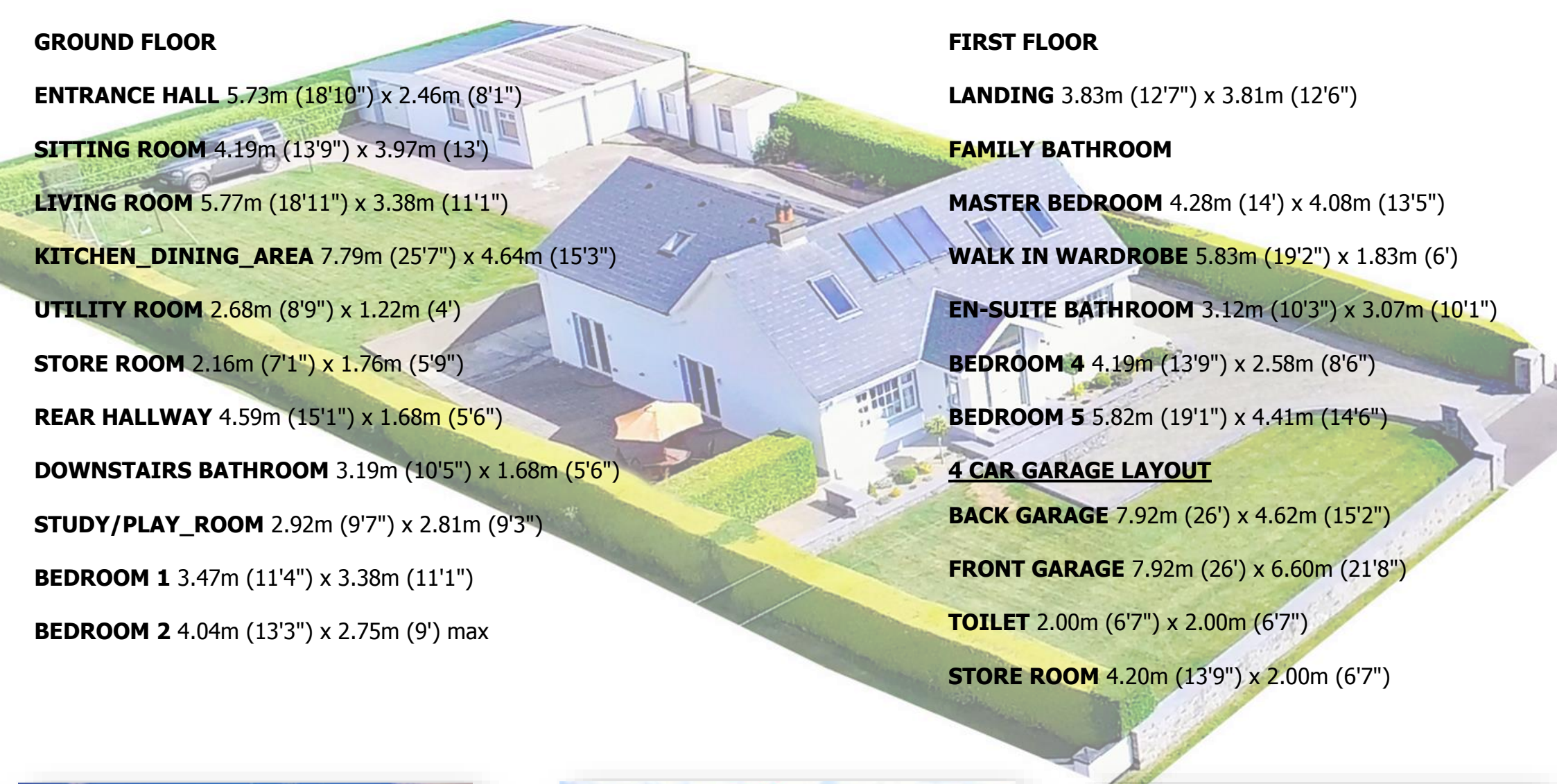
## 4 CAR GARAGE LAYOUT

**BACK GARAGE** 7.92m (26') x 4.62m (15'2")

**FRONT GARAGE** 7.92m (26') x 6.60m (21'8")

**TOILET** 2.00m (6'7") x 2.00m (6'7")

**STORE ROOM** 4.20m (13'9") x 2.00m (6'7")



*It's all about style when stepping into this beautifully renovated and substantially extended family home, the limestone capped Liscannor stone walls, and the exceptional attention to detail throughout this quality property, shows that this is a home that was built to a standard and not a price. It is a beautifully proportioned and impeccably presented residence full of the elegance and refinement so seldom available.*

*The entrance hall is double height and features an oak and glass open tread stairs, all the appliances in the kitchen are Miele and with 9 zones in the elaborate but very efficient heating system, you will have no excuse for not keeping the family very cosy in this B2 energy rated home.*



*Outside is also impressive with a 4 car garage, car washing bay, outside toilet and a store room. For a young family Gurrane's school is only 500m away, Innishannon village is 5 miles, Ballincollig is 7 miles, Cork city and airport are 12 miles and Kinsale is 14 miles away.*

*Services: Private well, septic tank, oil fired central heating, solar panels, alarm and broadband is available.*



### **KITCHEN DINING AREA**

*A large light filled room in an open plan layout, the oak kitchen is shaker style with an excellent selection of base and eye-level units, all the appliances are Miele and the work top is granite.*



### **LIVING ROOM**

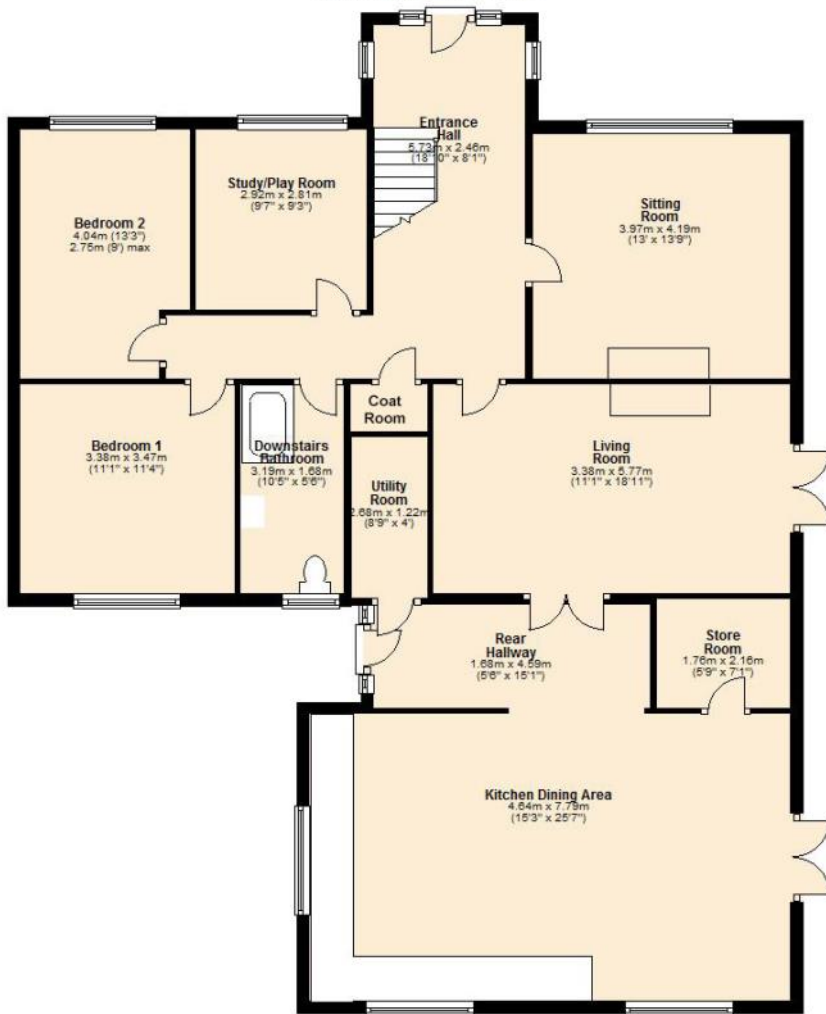
*This is one of two reception rooms, it has glazed panel double door opening on to the patio area, there is a Wanders insert stove fitted, the lighting is recessed and like many of the rooms the floor is oak.*



### **MASTER BEDROOM**

*This is one of three first floor bedrooms but this one has the walk-in wardrobe that most women would die for, the ensuite is a full bathroom with Villeroy & Boch fittings and the window looks on to the rear garden.*

**Ground Floor**  
Approx. 141.2 sq. metres (1519.4 sq. feet)



**First Floor**  
Approx. 102.7 sq. metres (1105.6 sq. feet)



**Garage Layout**  
Approx. 101.3 sq. metres (1089.9 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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