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Toe Head, Castletownshend, West Cork, P81 DA56



A spectacular waterfront property consisting of a traditional 3 bedroom farmhouse & stables on 8.3 acres with an option of more land. Vacant for over 2 years it qualifies for renovation grants.

Guide Price: €350,000





## Ground Floor

**Living Room:** 5.30m (17'5") x 4.00m (13'1")

**Dining Area:** 4.15m (13'8") x 2.02m (6'8")

**Kitchen:** 3.37m (11'1") x 3.25m (10'8")

**Utility:** 3.80m (12'6") x 3.17m (10'5")

**Bedroom 1:** 4.00m (13'1") x 2.70m (8'10")

## Outside

**Garage:** 6.00m (19'8") x 4.00m (13'1")

**Loft:** 6.00m (19'8") x 4.00m (13'1")

**Toilet:** 1.25m (4'1") x 0.88m (2'11")

**Stables:** 7.90m (25'11") x 5.19m (17')

**Store Room:** 7.79m (25'7") x 2.44m (8')

## First Floor

**Landing:** 2.42m (7'11") x 2.06m (6'9")

**Bedroom 2:** 4.00m (13'1") x 2.70m (8'10")

**Family Bathroom:** 2.42m (7'11") x 1.84m (6')

**Bedroom 3:** 4.00m (13'1") x 2.78m (9'2")



Perched on an enchanting 8.3-acre waterfront holding, this traditional three-bedroom farmhouse, accompanied by stables and storage sheds, offers a rare opportunity for those with a vision to restore its timeless charm. Though the farmhouse is in need of total renovation, the property's captivating setting more than compensates for the work required. If you end up being the lucky new owner you will be greeted by panoramic views of Toe Head Bay, with the wild Atlantic stretching out to meet the horizon. From the highest point of the property, the iconic Stag rocks emerge from the sea, creating a landscape that is nothing short of magical. The farmhouse, with its sturdy stone walls, forms part of a quaint courtyard just waiting to be brought back to life.

Vacant for over two years, the property qualifies for grant aid, making it an attractive proposition for a complete renovation project. If your dreams extend beyond the existing 8.3 acres, an additional 5.66-acre lot is an option, expanding your waterfront domain to a generous 14 acres. This extra land not only offers more stunning views but also enhances the property's potential, whether for equestrian pursuits, hobby farming, or simply enjoying the natural beauty that surrounds you.

Situated on a headland that is as breathtaking as it is convenient, the property enjoys excellent public road frontage along the scenic Toe Head loop walk, just off the now famous Wild Atlantic Way. Perfectly positioned between the charming villages of Tragumna and Castletownshend, each just 7km away, and a mere 9km from the town of Skibbereen, this location offers the best of both worlds. Cork city and airport are within easy reach, approximately 80km away, ensuring that this idyllic retreat remains connected to the wider world.

**Services:** Mains water, septic tank and broadband is available.



### **LIVING ROOM**

The room serves as the heart of the home, welcoming you right as you step through the front door. The room's rustic charm is evident, with its central position in the house, providing access to both the upstairs bedrooms via the staircase and the ground floor bedroom through a connecting door.



### **KITCHEN**

Located in an extension with a flat roof that is currently in need of complete renovation. Unlike the main house the walls are concrete. The window in the kitchen overlooks the courtyard, with views extending across the paddocks to the bay beyond, offering potential for those with a vision. its full potential.



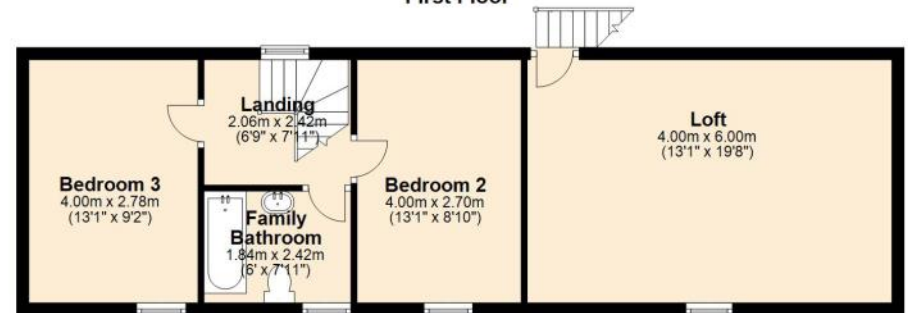
### **BEDROOM 3**

One of three in the traditional farmhouse, it is located upstairs along with another bedroom. It offers a decent size typical of farmhouse designs. The ceiling height is adequate and the low-set windows are a charming reminder of the home's original farmhouse heritage, and the rustic character of the space.

**Ground Floor**



**First Floor**



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