

**FOR SALE BY PRIVATE TREATY**

**Newgrove,  
Whitechurch, Co. Cork.  
On c. 11 acres**

**Detached Bungalow Residence on c. 11 acres  
Of Prime Agricultural Land**



The house is in excellent condition throughout. It is spacious and well maintained. The property is accessed via a stone wall entrance and wrought iron gates. The gardens are laid out in mature trees and shrubs. There is an enclosed garden with Barna shed and children's play area to the side of the house and a large paved patio area to the back. The property enjoys excellent views of the surrounding countryside. It is strategically located approximately 3 miles from Whitechurch village. The land runs to approximately 11 acres. It is all in permanent pasture, level and in good heart throughout. It also has the benefit of large agricultural shed 65' x 40' suitable for storage conversion to stables/cattle shed etc.

## Accommodation

### Entrance Porch:

Wood flooring



### Kitchen/Living Room:

29'0" x 12'0"

With fitted floor and wall units, solid fuel stove with back boiler.  
Solid wood floor, back door leading to enclosed side garden etc.



### Dining Room:

12'0" x 12'0"

Solid wood floor,



**DISCLAIMER:** Note the above particulars are confidential and are given on the strict understanding that all negotiations shall be conducted through this firm. Every care has been taken in their preparation, but we do not hold ourselves responsible for any inaccuracies. Intending purchasers / lessees must satisfy themselves as to the accuracy of the details given to them either verbally or as part of this brochure. All reasonable offers will be submitted to the owners for consideration.

- Television Room:** 13ø4ö x 11øö  
With electric effect stove, solid wood floor
- Bathroom:** Spacious bathroom with white 3 piece suite with tiled floor and wall tiles
- Under Stairs Storage:** With washing machine, dryer, oil central heating burner
- First Floor** Hot Press
- Bedroom 1:** 12ø6ö x 9ø6ö  
Polished floor
- Bedroom 2:** 11ø x 11ø8ö  
Polished Floor
- Bedroom 3:** 11 x 8ø8ö  
Polished floor
- Bathroom:** With shower toilet and wash hand basin
- Outside:** The bungalow stands on approximately half an acre with landscaped gardens. Enclosed side garden incorporating a barna shed, childrens play area, large paved patio area to the rear of the house.



**BER:** **BER: C2 BER Number:** 107933988  
**Energy Performance Indicator:** 185.97 kWh/m2/yr

**Services:** Water ó own well  
Sewage ó Septic Tank

**Comment:**

This is a prime property on 11 acres and a modern shed 65ø x 40ø. The property should be of appeal to those wishing to be within easy distance of Whitechurch, Cork City, Blarney etc. It should appeal to the hobby farmer and those requiring a small holding for horses, ponies etc. with the agricultural building ideally suitable for conversion to stables.

**Solicitor:**

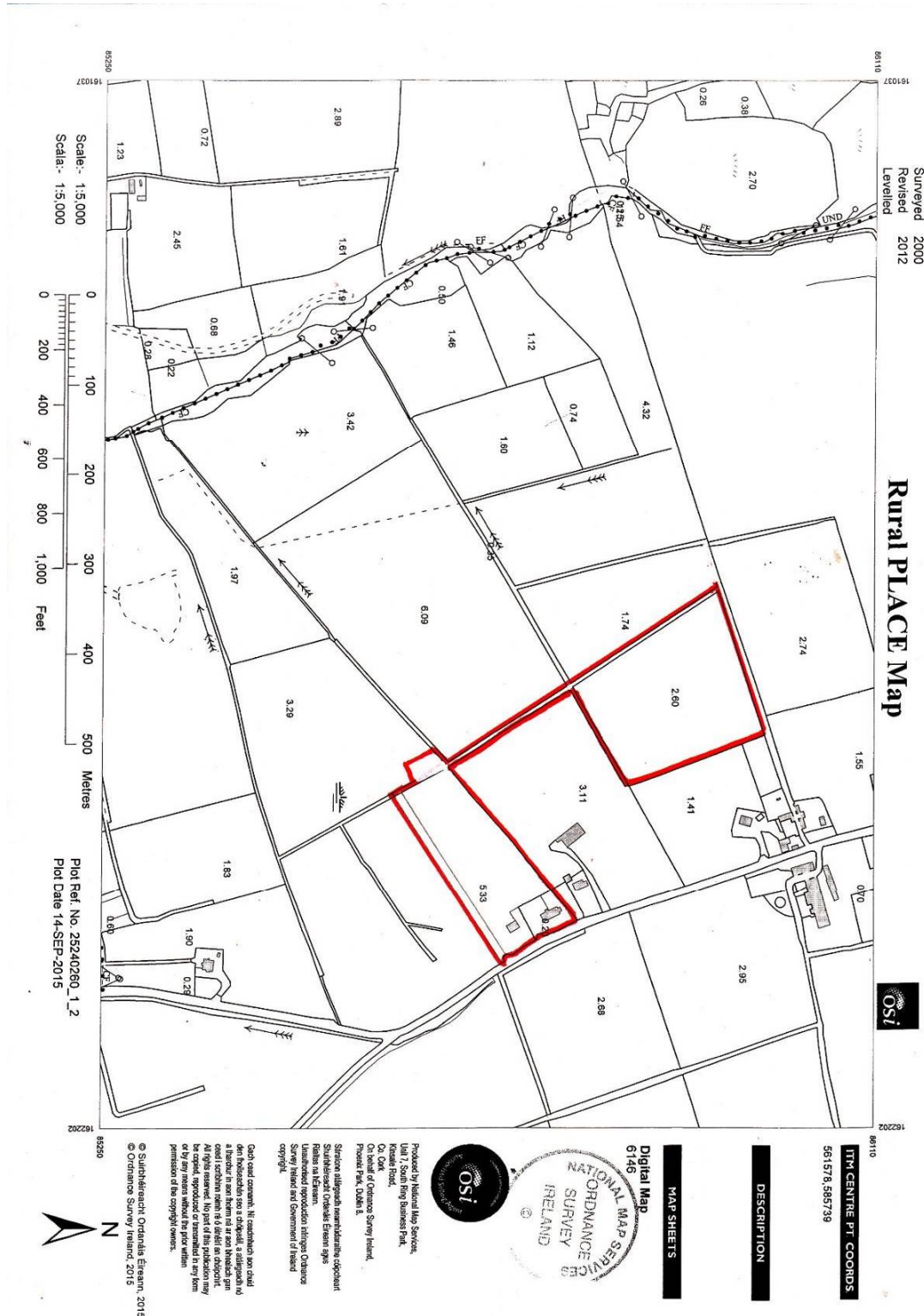
JJ O'Donoghue Solicitors, Shournagh House, Blarney, Co. Cork.

**Viewing:**

**Strictly by appointment with sole agents**



## Map for Identification Purposes



**DISCLAIMER:** Note the above particulars are confidential and are given on the strict understanding that all negotiations shall be conducted through this firm. Every care has been taken in their preparation, but we do not hold ourselves responsible for any inaccuracies. Intending purchasers / lessees must satisfy themselves as to the accuracy of the details given to them either verbally or as part of this brochure. All reasonable offers will be submitted to the owners for consideration.