



FOR SALE BY PRIVATE TREATY

THE WEAVERS, COORADARRIGAN, SCHULL, CO. CORK



Stunning detached house set on an acre of mature grounds that include an abundance of natural topographical features as well as a full-size tennis court. The spectacular south-western views across Schull Harbour stretch as far as Long Island ensuring there is always activity on the water to engage the senses and relax the soul.

The house itself was extensively remodelled and upgraded 10 years ago and is in immaculate condition throughout. The layout is simple yet practical with good quality fixtures and fittings in evidence. In addition, this picture-perfect home has a host of attractive features that allow the rooms to radiate with charm and personality. Externally there is a separate stand-alone structure which was previously used as a recording studio.

DETACHED

4 BED

352.66 sqm (3,796 sq.ft.)

BER B2

Agent: Jackie Cohalan

Phone: 087 642 7555

Cohalan Downing

ACCOMMODATION



Entrance Hall

Solid Oak floor covering, storage closet

Kitchen 5.8m x 3.3m

Luxury vinyl floor covering, Eye & floor level units, solid wood painted kitchen, Neff induction hob and double oven, two drawer dishwasher, Fisher and Paykel fridge, feature pitch pine beams

Pantry

Stainless steel countertop, luxury vinyl floor covering

Dining Area 3.5m x 3.4m

Luxury vinyl floor covering, Vaulted ceilings with two large Velux windows, door to patio area.

Living Room 9.4m x 4.8m

Solid oak wood floor covering, vaulted painted ceilings with large velux windows, door to patio area, large picturesque windows with south west water views, double doors leading to;

TV Room 7.1m x 3.8m

Feature wood beams, carpet floor covering, stone wall, built in library storage, large stone feature fireplace with fitted stove, marble hearth,

Utility 2.8, x 1.5m

Plumbed for washing machine and dishwasher, gas cooker, eye and floor level units, sink, door to storage area.

Storage Area 6.8m x 4.1m

Concrete floor covering

Downstairs WC 2.8m x 1.5m

Luxury vinyl floor covering, partially tiled with sink and wc.

Study 4.0m x 4.2m

Carpet floor covering, pitch pine feature beams

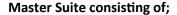
Cohalan Downing

INTERIOR OF PROPERTY









Master Bedroom 5.2m x 3.6m

Carpet floor covering, large picturesque south west water views

His Dressing Room 2.7m x 1.5m

Carpet floor covering, four door fitted wardrobe, velux window

Her Dressing Room 3.5m x 3.0m

Carpet floor covering, 6 door fitted wardrobe, 2 drawer unit, day bed with drawers and storage underneath, west facing window

Master Bathroom 4.1m x 2.4m

Luxury vinyl floor covering, fully tiled with jacuzzi bath, sink, double shower unit. Separate toilet area with wash hand basin and bidet.

Stairs to First Floor

Extra width stair case with double height ceilings

Linen cupboard

Carpet floor covering

Shower Room 3.2m x 1.7m

Luxury vinyl floor covering, partially tiled with sink, wc, bidet and double sized power shower



Bedroom 2 3.0m x 1.9m Attic Bedroom, carpet floor covering

Bedroom 3 4.0m x 3.8m (Overall Measurement)

Attic Bedroom, carpet floor covering

Ensuite 2.2m x 2.1m

Luxury vinyl floor covering, partially tiled with double sized power shower, bidet, sink and wc,

Bedroom 4 5.1m x 3.7m (Overall Measurement)

Attic Bedroom, carpet floor covering

Large attic area 9.0m x 3.1m

Carpet floor covering, velux window, wood panelled walls and ceiling. Currently used as external office with independent access.

Recording Studio 6.5m x 6.2m

Carpet floor covering, fully sound proofed with electric storage heating and modern electric wiring

Heating is a combination of geothermal and gas.

Cohalan Downing

LOCATION

& OUTSIDE FEATURES

Location:

Schull is one of the premium villages in West Cork and is part of the picturesque Wild Atlantic Way. This idyllic community is home to many conveniences and activities, providing an excellent base for sailing and other watersports.

Outside

- ⇒ Extensive patio area to the front of the house
- ⇒ Barbeque area with slabs
- ⇒ Feature natural rock that has been reclaimed and replanted
- ⇒ Grassed area providing shelter. Variation of plants including Chrysanthemum
- ⇒ Extensive seating areas and sheltered planting areas





Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any



