

**FOR SALE BY PRIVATE TREATY**

**THE WEAVERS, COORADARRIGAN, SCHULL, CO. CORK**



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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**

**Viewings Strictly By Appointment With Sole Agents :**



**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



### Master Suite consisting of;

**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.**

**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



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