



Carraturk, Ballylanders, V35 Y195

Country hideaway with panoramic Views on 1.41Ha (3.48ac) which combines traditional and modern in a fabulous 3-bed home

Guide Price €350,000 Freehold





Turn right and travel 10kms to the thriving market town of Mitchelstown, which offers a full range of amenities including secondary schools, restaurants, supermarkets, and a medical centre. Limerick City (44km) and Cork City/Airport (56km) are also within easy commuting distance.

For those who crave the outdoor life, this area is a true playground for adventure enthusiasts. Mountain hiking and running are on your doorstep, with the Galtee Mountains, Glen of Aherlow, and Ballyhoura hiking and mountain bike trails all within easy reach. Every day is an opportunity for a fun-filled adventure. If you are seeking a truly unique, tranquil, and creatively inspiring home full of charm and character, then this just might be the perfect retreat to call your own.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Charming country hideaway on 3.64 acres
- Panoramic views of the Galtee Mountains and rolling farmland
- Traditional cottage with Architect-designed extension
- 3 bedrooms, sitting room, kitchen, utility & bathroom
- Underfloor heating & insulation for modern comfort
- Outdoor paradise with Galtee Mountains, Glen of Aherlow & Ballyhoura trails nearby
- Convenient to Mitchelstown (10km), Ballylanders, Limerick & Cork

P F Quirke & Co Ltd are thrilled to bring to the market a truly fabulous country hideaway nestled between the vibrant towns of Mitchelstown and Ballylanders. As you leave the main road behind, the journey begins. A private, elevated roadway meanders through natural hedgerows of blackberry and willow, building anticipation. A set of charming pink gates marks your arrival at an extremely appealing cottage. If you haven't yet noticed the views in your rearview mirror, prepare to be captivated by the spectacular panorama that greets you upon arrival! At almost eye level, the Galtee Mountains majestically loom, seemingly at the foot of the garden. A blanket of rolling farmland surrounds the property, completing this stunning scene. The cottage sits on 3.48 acres but it feels like you are nestled in a much larger, private estate. "Stunning," "Spectacular," and "Wow" are some of the words you will likely utter at every turn.

The cottage itself is a vision in pink, sporting a traditional reclaimed slate roof and a classic half-door, exuding original character. It has been lovingly restored to maintain its charm while incorporating modern comforts like insulation and underfloor heating. An architecturally designed extension of larch and glass perfectly complements the original structure, creating a seamless blend of old and new. This extension is perfectly positioned to optimise the breathtaking panoramic views. The original cottage section comprises a cozy bedroom and a kitchen with a wood-fired stove set within the original fireplace. A loft bedroom sits overhead, perfect for guests. This space is brimming with unique character. The modern extension provides ample additional space, including a comfortable sitting room, a utility room, a main bathroom, and the principal bedroom.

Every detail of this home has been thoughtfully considered, with each space offering its own window to a magnificent view. The ever-changing scenery is like a live show, providing a feast for the senses. The property boasts an original stone shed and a vibrant external space. The paddocks are currently home to pygmy goats, chickens, and bees at the bottom of the garden. There is immense potential to work with this plot and simply enjoy the natural habitat, with resident buzzards, rabbits, and foxes. An abundance of wildlife and manicured wildness is on display. This tranquil, idyllic space is the perfect retreat for anyone wishing to escape from the hustle and bustle of modern life, but it is in a prime and ultra-convenient location. A short drive takes you to all amenities. Turn left to find Ballylanders, an active village with local pubs, a pharmacy, a credit union, hardware, grocery, and coffee shops.

