



Style and space abound in harbour-view home

HOUSE OF THE WEEK Seven-bed extended home near Baltimore

A SECLUDED seven-bedroom home overlooking Baltimore Harbour, is on the market guiding €650,000.

The stylish coastal home, on 12 acres at Ballylynch, is less than a mile from the bustling harbour village, one of the most popular summertime destinations for West Cork visitors.

The house, an **RIAI** architecturally-designed home, spans a generous 3,000sq ft, and also has four bathrooms.

The clad-fronted traditional farmhouse has many interesting features, including a vaulted ceiling in the living room, corner windows and floor to ceiling glazing.

The large sitting room also has a counter connecting to the adjacent modern kitchen area, which features a built-in hob oven with overhead extractor and wooden floor and wall-mounted cabinets.

Across the hall from the kitchen is the first of the seven bedrooms, and there is also a standalone bathroom on this level. There are three more bedrooms off the main entrance hall. One of these – the master bedroom, has a large ensuite and a walk-in wardrobe. The other other bedrooms nearby have built-in wardrobes.

On the other side of the entrance hall, there is a utility room, a play/snooker room and a storeroom. There is also a cloakroom in the lobby area inside the front door.

On the far side of the house, through the living room, is a

conservatory which is linked to a fifth bedroom, with an ensuite.

On the first floor, there are two more bedrooms, one with a built-in wardrobe, and there is a shared shower room on the landing.

There is also a study area off the landing, with views over the garden.

Outside the are mature landscaped gardens and ample lawn areas for entertaining. There is also a patio area in front of the conservatory and views of nearby Baltimore harbour.

There is also an old cottage on the grounds adding to the atmosphere of this wonderful site.

The original home was built in 2002, and extended in 2007. An idea base for boating enthusiasts, Baltimore hosts one of Ireland's most popular and well-equipped sailing clubs, and a busy harbour from which several island ferries depart regularly. It has a C3 BER.

The agent is Charles McCarthy of Bridge Street, Skibberdeen, (028 21533) and see also www.charlesmccarthy.com.

AT A GLANCE

Summary

A seven-bed modern home in traditional style, with great views.

Location

On a secluded, leafy site, just a mile from pretty Baltimore village.

Selling points

Plenty of space, well laid-out, lovely gardens, and a top location.



Above: The home at Ballylnch, Baltimore, is set on 12 acres. Below: the view from the garden.



Above: the master bedroom, which also has a walk-in wardrobe. Below: the modern, bright kitchen. Left: the sitting room with its vaulted ceiling and counter into kitchen.

