



BER C2

Burgatia

Rosscarbery, Co. Cork

Lisney | Sotheby's
INTERNATIONAL REALTY



Burgatia, Rosscarbery, Co. Cork

Features

- Oil fired central heating
- 244 sqm (2,628 sq ft)
- 1/3 of Acre
- Double glazed windows
- Five ensuite bathrooms
- Mains water and drainage
- Zoned Heating
- Solar Panels for Hot Water
- C2 Energy Rating
- Tarmac driveway with ample parking space

Discover a rare opportunity to own a substantial 7-bedroom, 6-bathroom detached residence perched in one of West Cork's most scenic settings. Nestled on a beautifully landscaped 1/3-acre site, this commanding home offers uninterrupted, panoramic views across Rosscarbery Lagoon and Estuary, with the iconic Celtic Ross Hotel as a striking backdrop. Located just minutes from the heart of Rosscarbery village, this property combines the peace of a private coastal retreat with the convenience of nearby cafés, restaurants, schools, and sandy beaches. The vibrant towns of Clonakilty and Skibbereen are both within easy reach, making this an ideal base for family living, holiday letting, or a forever home by the sea.

Constructed in the 1980s and thoughtfully maintained and extended over the years, this home spans approximately 244 sq m (2,626 sq ft) and is ideally suited for growing families, multi-generational living, or those seeking a high-end holiday home. The interior layout is bright and spacious throughout, with an emphasis on capturing natural light and framing the stunning landscape beyond. Large picture windows in the main living areas and bedrooms invite the outdoors in, offering ever-changing scenes of water, wildlife, and sky.

Designed with both comfort and efficiency in mind, the property features zoned oil-fired central heating, solar panels for hot water, and a layout that easily accommodates modern living space. Accommodation is generous and versatile with two spacious living rooms offering direct access to the garden patio ideal for alfresco dining, entertaining or simply soaking in the breathtaking water views. There is an attached garage which is wired and plumbed and acts as a utility/plant room. There is also a detached shed which has further storage space. The property is accessed off the N71 with a gated entrance and tarmac driveway offering ample parking space. The gardens are beautifully landscaped with scenic estuary views with the rear garden benefiting directly from a westerly facing aspect which remains bright and sunny throughout the day.

The property is located within close proximity of Rosscarbery town centre and 11km east of Clonakilty centre with direct access on the N71 National Road. The Warren, Long Strand, Castlefreke, Owenahincha, Red Stand and Inchadoney beach offering an abundance of choice and variety. This is a home that truly needs to be seen to be appreciated — offering space, location, and breathtaking views that rarely come to market. Contact us today to arrange a private viewing.





Accommodation

Ground floor

Hallway: Bright and spacious entrance hallway with light fitting, built in cupboards, finished with wooden flooring.

Guest W.C.: Located off the entrance hall, this two-piece suite includes a w.c. and wash hand basin, finished with tiled flooring.

Open Plan Kitchen/Dining: The kitchen/dining area offers a picturesque view overlooking the estuary and Celtic Ross Hotel. Floor and eye level built in units with plenty of countertop workspace and presses, finished with vinyl flooring. There are double doors off the dining area which access the rear garden and patio.

Living Room: Bright and spacious living area with wooden flooring and double doors leading to the patio area great for entertaining guests and hosting summer BBQs. There is a gas fired stove with remote which completes this room.

Sitting Room: Cosy sitting area located off the living room offering a picturesque window overlooking the Rosscarbery Lagoon and Celtic Ross Hotel. Double doors leading to rear garden. Finished with a wood stove burner and wooden flooring.

Half Landing: Spacious landing finished with carpet flooring and light fitting.

Bedroom 1: A double bedroom with built in wardrobes and finished with wooden flooring.

Bedroom 2: A double bedroom with built in wardrobes and finished with wooden flooring.

Hot Press: Located in the centre of the landing, this hot press offers plenty of storage space and shelving.

Family Bathroom: A tastefully decorated four-piece suite to include bathtub, fitted corner shower fully tiled, w.c. and wash hand basin finished with tiled flooring.

Bedroom 3: A large double bedroom with built in wardrobes and finished with wooden flooring.

En-suite: A three-piece suit to include fully tiled shower, w.c. and wash hand basin finished with tiled flooring.

Bedroom 4: Large and spacious bedroom with built in wardrobes, velux window and wooden flooring.

First Floor

Landing: Spacious landing with large window offering incredible panoramic views over Rosscarbery Lagoon and Estuary, finished with carpet flooring.

Bedroom 5: A double bedroom with built in wardrobes finished with wooden flooring.

En-suite: A three-piece suit to include fully tiled shower, w.c. and wash hand basin finished with tiled flooring.

Bedroom 6: A double bedroom with built in wardrobes finished with wooden flooring.

Ensuite: 2.23m x 1.84m A three-piece suit to include fully tiled shower, w.c. and wash hand basin finished with tiled flooring.

Master Bedroom: 6.29 m x 5.01m Large double room with dual aspect windows, solid wood floors, built in wardrobes and space for vanity area.

Ensuite: 2.21m x 1.84m A three-piece suit to include fully tiled shower, w.c. and wash hand basin finished with tiled flooring.

BER Information

BER: C2.

BER No: 118459866.

EPI: 176.45 kWh/m²/yr.

Eircode

P85 AH61





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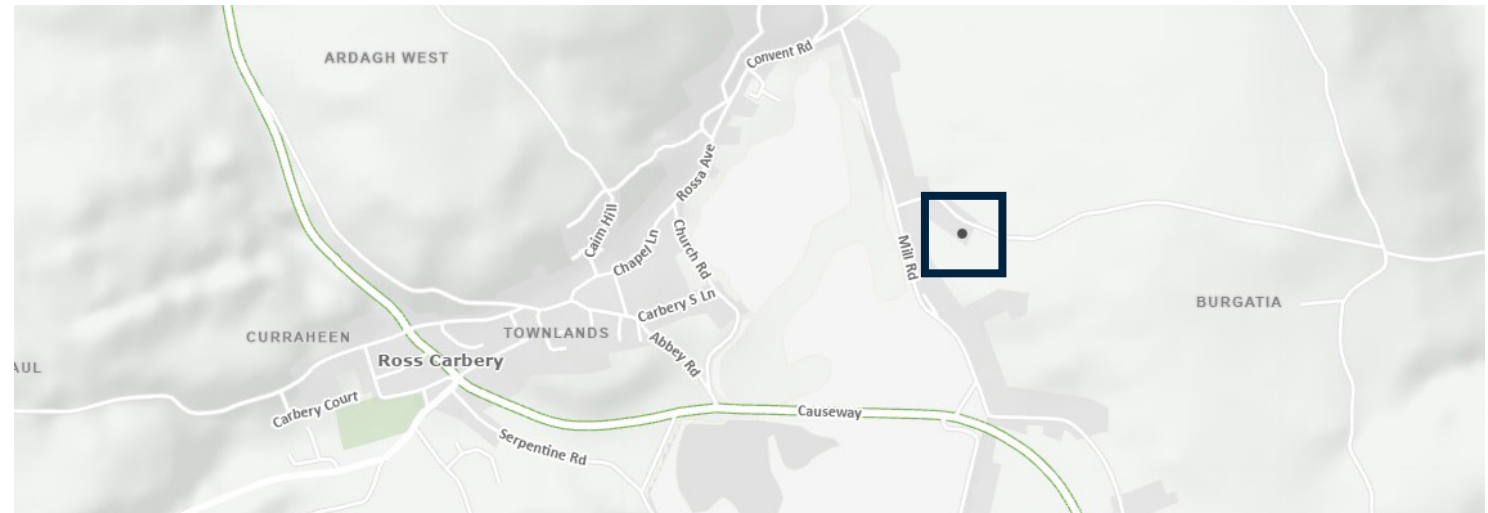
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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