



## Irish stone cottage with traditional outbuildings and 2.7 acres For Redevelopment For Sale in Kilrush County Clare



### Agenten-Info

Name:	Niall Madden
Name der Firma:	Esales Property Limited
Land:	Vereinigtes Königreich
Erfahrung seit:	2002
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen
Telefon:	
Sprachen:	English
Webseite:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 174,495.39

#### Standort

Land:	Irland
Staat/Region/Provinz:	Munster
Adresse:	LKnock ED
Postleitzahl:	V15 E781
Veröffentlicht:	14.06.2024

#### Beschreibung:

Irish stone cottage with traditional outbuildings and 2.7 acres For Redevelopment For Sale in Kilrush County Clare Ireland

Esales Property ID: es5554196

#### Property Location

Knockerra, Cooraclare, Kilrush, County Clare. V15 E781

#### Property Details

Unleash Your Irish Dream: A Traditional Cottage Awaits in Kilrush, County Clare

Nestled amidst the rolling hills and verdant landscapes of County Clare, Ireland, lies a captivating opportunity waiting to be unearthed. This charming traditional Irish cottage, brimming with potential and



steeped in history, beckons those seeking a unique investment opportunity or a haven for their very own Irish escape.

### A Canvas for Imagination:

Traditional Irish 250-year-old, stone cottage with massive central stone fireplace, complete with original iron crane used for suspending cooking pots from. Original flagstones. Original beams where the thatched roof once sat.

Outbuildings comprise original flagstones and a second stone fireplace. Cottage and outbuildings are laid out in a courtyard style, with direct access onto the quiet country lane, which only sees the odd tractor. Old metal hay barn located to the rear and original old stone pillars located behind outbuildings. The stone wall along road boundary. Old cattle crush in the yard.

Original stone milk churn stands in the yard. New Poppy Red UV-protected plastisol, corrugated roof. Five cottage windows have been squared up and re-pointed in lime mortar. 2.7 acres of land lie mainly to the rear of the property, with gated access to the road and flanked by forestry land. There is a septic tank to the rear of the cottage which needs reinstating. There is a mains electricity supply to the house but this needs to be connected properly by the electricity board. The water stopcock is on the lane, a few metres from the cottage, and just needs connecting.

The property has been fully approved for the Vacant Homes Refurbishment Grant of €70k. This has not been drawn down so the new owner will be able to reapply for the grant.

### Unveiling the Potential:

While the existing layout may require redevelopment work, the possibilities are endless. With a footprint that can be cleverly reconfigured, this cottage has the potential to be transformed into a spacious and comfortable dwelling. Imagine creating a home with four well-appointed bedrooms, each offering a haven of peace and tranquility. Three modern bathrooms can be seamlessly integrated into the design, ensuring convenience and comfort for all residents. Picture a light-filled living area, the heart of the home, where evenings can be spent gathered around a crackling fireplace, sharing stories and laughter. Envision a modern kitchen, equipped with all the necessary amenities, allowing you to whip up delicious meals using fresh, local ingredients. Let your imagination wander and design a home that perfectly reflects your unique style and taste.

### Perfect for Entertaining:

The expansive 11,000-square-meter plot surrounding the cottage unlocks a world of possibilities. Imagine hosting delightful summer barbecues on a spacious patio, surrounded by the lush greenery of the Irish countryside. Picture evenings spent stargazing around a crackling bonfire, sharing stories under the vast canvas of the night sky. The ample space provides room for further development, allowing you to create the perfect oasis for relaxation and outdoor enjoyment. Perhaps you envision a charming vegetable garden overflowing with fresh produce, or a secluded reading nook nestled amongst the trees. The possibilities are endless, and the land awaits your vision.



## An Ideal Investment Opportunity:

This unique property presents itself as a captivating investment opportunity, particularly for international buyers. Imagine transforming this charming cottage into a lucrative Airbnb rental. The picturesque location, rich cultural heritage, and proximity to captivating natural wonders make it an ideal destination for travelers from all over the world. With four bedrooms and three bathrooms, the redeveloped cottage can comfortably accommodate families or groups of friends, ensuring a steady stream of rental income. Furthermore, the expansive plot allows for potential expansion, such as the addition of a separate guest house, maximizing both rental possibilities and your return on investment.

## A Gateway to Enchanting Ireland:

Kilrush, a charming coastal town in County Clare, offers a captivating backdrop for your Irish adventure. Imagine strolling along the picturesque harbor, lined with colorful fishing boats, and breathing in the fresh sea air. Delve into the vibrant local culture, with traditional pubs serving hearty meals and lively music performances filling the evenings with joy. Explore the captivating West Clare coastline, dotted with dramatic cliffs and hidden coves, where the Atlantic Ocean crashes against the rugged shores. County Clare boasts a wealth of historical sites, from ancient castles perched atop windswept cliffs to medieval monasteries whispering tales of a bygone era. Kilrush serves as the perfect base for exploring the captivating beauty and rich heritage of Ireland.

## Immerse Yourself in Nature:

County Clare is a haven for nature lovers, offering a diverse landscape teeming with natural wonders. Imagine embarking on a scenic hike along the dramatic Cliffs of Moher, where breathtaking views of the Atlantic Ocean will leave you speechless. Explore the captivating Burren National Park, a unique karst landscape where an otherworldly mix of limestone pavement and wildflowers create a tapestry of natural beauty. For the adventurous, the Wild Atlantic Way, a scenic coastal driving route, beckons with endless opportunities for exploration. From kayaking along the rugged coastline to cycling through charming villages, County Clare offers endless possibilities for outdoor pursuits.

## Owning a Piece of Irish History

This project allows you to create a legacy, a place where memories are made and stories are shared for generations to come. Whether you envision a family haven, a lucrative rental property, or a unique vacation home, this traditional Irish cottage offers the perfect foundation for you to realize your dream.

## International Appeal:

For international buyers, this property presents a particularly compelling opportunity. Imagine owning a piece of authentic Ireland, a place that embodies the charm and character of the Emerald Isle. The cottage's potential for redevelopment allows you to create a space that caters to the desires of international travelers. With its close proximity to captivating natural wonders, rich cultural heritage, and vibrant local atmosphere, Kilrush offers a unique and unforgettable experience. This property presents



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the perfect opportunity to tap into the booming Irish tourism market, ensuring a steady stream of income for your investment.

## About the Area

Nestled amidst the rolling hills of County Clare, Ireland, lies the picturesque village of Knockerra. Imagine a place where time seems to slow down, a haven of tranquility offering a welcome escape from the hustle and bustle of everyday life. Knockerra's charm lies in its simplicity. A crossroads village, it boasts a handful of traditional Irish pubs, a friendly local shop, and a primary school, forming the heart of the close-knit community. For those seeking a taste of authentic Irish life, Knockerra provides a glimpse into a world untouched by mass tourism, where a warm welcome and friendly smiles await every visitor.

Despite its peaceful setting, Knockerra offers a surprising variety of activities and attractions. Imagine casting a line into the crystal-clear waters of the 50-acre Knockerra Lough, teeming with brown and rainbow trout. For the more adventurous, the nearby Shannon Estuary Way beckons with a spectacular 207-kilometer loop drive. This scenic route winds its way through stunning landscapes and river vistas, showcasing the captivating beauty of County Clare. Explore charming villages, dramatic cliffs, and hidden coves, all within easy reach of Knockerra's tranquil setting.

History buffs will find themselves captivated by the surrounding area. Imagine exploring the ancient ruins that whisper tales of times gone by. Kilrush, the nearby town, boasts a rich maritime heritage, with captivating stories of seafaring adventures waiting to be discovered. Venture further afield and delve into the captivating history of County Clare, from medieval monasteries to imposing castles that stand as testaments to the region's fascinating past. Knockerra provides the perfect base for exploring the rich tapestry of Irish history and culture.

While Knockerra may be a small village, its location offers easy access to the best of County Clare. Imagine spending a day exploring the dramatic Cliffs of Moher, where breathtaking views of the Atlantic Ocean will leave you speechless. Delve into the captivating Burren National Park, a unique karst landscape where an otherworldly mix of limestone pavement and wildflowers create a tapestry of natural beauty. For the adventurous, the Wild Atlantic Way, a scenic coastal driving route, beckons with endless opportunities for exploration. Knockerra serves as the perfect gateway to the captivating beauty and rich heritage of County Clare.

## MAiN FEATURES:

- \* 75m<sup>2</sup> of living space after redevelopment a possible 200m<sup>2</sup>
- \* 11000m<sup>2</sup> plot room to develop further (2.7 acres)
- \* 4 Bedrooms after redevelopment
- \* 3 Bathrooms after redevelopment
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants



- \* Great base from which to discover other fantastic areas of Ireland
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## **Allgemein**

Schlafzimmer: 4  
Badezimmer: 3  
Fertige m<sup>2</sup>: 75 m<sup>2</sup>

## **Mietbedingungen**

Verfügbar ab:

## **Zusätzliche Informationen**

URL der virtuellen Tour: [https://www.youtube.com/embed/pklE6UmrW4?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent](https://www.youtube.com/embed/pklE6UmrW4?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent)

## **Kontaktinformation**

IMLIX ID: IX5.834.463

