

## **Clifton Cottage, Barnavalla, Ballyduff**

### **Starting Bid: €252,000.00**



For sale via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](https://iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Charming Hillside Cottage with Blackwater Valley Views & Garden Sanctuary.

Nestled in the peaceful countryside of Ballyduff Upper, just a short drive from the beautiful heritage town of Lismore, Co. Waterford, this one-bedroom, one-bathroom cottage offers the perfect blend of character, privacy, and natural beauty.

Set on over half an acre of mature gardens, the property boasts spectacular panoramic views over the Blackwater Valley, making it a tranquil retreat for nature lovers, creatives, or anyone seeking a slower pace of life.

Inside, the home is filled with warmth and light. Original timber floors, soft neutral tones, and large windows create a calm, inviting atmosphere. Though compact, the space is thoughtfully designed, with a mezzanine loft that offers a versatile bonus area—ideal as a home office, guest bed, or creative nook.

The cosy bedroom overlooks the garden, while the well-kept bathroom and kitchen retain the home's simple charm. Every detail reflects a balance of comfort and functionality.

Step outside and you're surrounded by nature. The gardens are filled with mature planting, quiet sitting areas, and winding paths—all perfectly positioned to enjoy the incredible valley views.

Located just minutes from Lismore's shops, cafes, and historic castle, and within easy reach of the River Blackwater and surrounding trails, this cottage is ideal as a permanent residence, weekend hideaway, or investment in a truly special location.

A rare opportunity to own a piece of West Waterford magic. Viewings by appointment

BER G / BER No. 105255236

Floor Area 56.71 m2

## Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

## Disclaimer

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