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Ryan's Cottage, Corraige, Knockalough, Kilrush

Starting Bid: €220,000.00



For sale by Arthur & Lees Estate Agents via the [iamsold](https://iamsold.ie) Bidding Platform

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

We are delighted to present the opportunity to acquire a charming 200 year old Irish cottage retreat. A hidden haven for nature lovers and sustainable living enthusiasts.

This truly unique, traditional 2 bed farm cottage is set on private 1.08-acre site, in a rural countryside location. Positioned a short distance (1.5km) from the N68 (a regional road which links the Ennis to Kilrush). The villages of Kilmihil (5.5km) & Lissycasey (8.5km) are within a 5-10-minute drive.

There is a substantial stone outbuilding adjacent to the main dwelling (with power & water connected). Not forgetting additional features such as barn/workshop area, chicken coop, poly tunnel and 3 ponds.

Escape the hustle of modern life and retreat to Ryan's Cottage — a lovingly preserved, 200-year-old traditional Irish farm cottage nestled in the peaceful countryside of County Clare.

Tucked away on a tranquil circa 1-acre site, this unique property offers a rare blend of rustic charm, natural beauty, & sustainable living.

Step into a world where the loudest sounds are birdsong, bees buzzing, and the occasional friendly bray from a local donkey. Just 1.6 km from the nearest neighbour, this secluded sanctuary offers total privacy & an unmatched connection to nature.

Surrounding the cottage is a thriving organic garden, perfect for those eager to learn or practice sustainable living. A polytunnel is in place for year-round vegetable and fruit growing, while the biodiverse garden and wild spaces attract bees, butterflies, and a wide array of native birds.

A small, private woodland of mixed deciduous trees provides a refuge for local wildlife.

The cottage itself maintains its authentic feel, complete with traditional stone outbuildings and a cozy, lived-in atmosphere. There are spaces for outdoor relaxation, an inviting covered patio, and pathways winding through a flourishing cottage garden.

While the setting feels wonderfully remote, you're still within a short drive of some of Ireland's most treasured coastal spots. Explore the Cliffs of Moher, the Burren, Loop Head, Lahinch, and the colourful towns of Ennis and Kilkee — all within an hour's reach. Shannon Airport is just 40 minutes away, making access surprisingly easy for such a hidden gem.

The accommodation comprises of the following:

Kitchenette:

A compact yet bright and highly functional kitchen featuring a rear aspect window that provides ample natural light. Fitted with built-in wall and base units, complemented by a tiled splash back and durable tiled flooring. Includes a single and half drainer sink and a high-performance Ninja Foodi 10-in-1 Multifunction Oven. There is also designated space for a dishwasher and a fridge freezer.

Living Room/ Dining Room:

Entrance to rear garden via a traditional style half door, dual aspect windows to the front and rear, high vaulted ceiling with painted timber clad finish, Victorian style ceiling clothes airer, dry stone surround fireplace with DRU multifuel stove. Doors to bedrooms 1 and 2 and rear connecting hall way.

Bedroom 1:

Master bedroom. Semi-solid timber flooring. dual aspect windows.

Bedroom 2:

Double/ twin bedroom. Semi-solid timber flooring. Rear aspect window.

Bathroom:

Practical bathroom featuring a carefully curated mosaic mural artwork that adds a unique

touch to the room. Low level WC, wash hand basin with overhead wall mounted mirror cabinet, panel bath with phone shower attachment, tiled flooring. Space for washing machine.

Outbuildings:

Large old stone outbuilding (formerly cow cabins). Barn/workshop area with fully operational log splitter, chicken coop & poly tunnel.

Features

- 200-year-old traditional Irish cottage
- 1.08 acre property with gardens, woodland & outbuildings
- Biodiversity haven with birds, bees, and local wildlife
- Organic gardening and polytunnel for self-sufficiency
- Abundance of firewood on site
- Total privacy and seclusion
- Newly installed oil fired central heating system
- Folio CE57805F

This building offers the incoming purchasers possible potential to earn a rental income. The current owner has hosted many visitors via Airbnb over the years. It has achieved the "Guest Favourite" status meaning it is one of the most loved homes on Airbnb according to guests.

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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