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## **Floods Cottage, Burrin, Finavarra**

### **Starting Bid: €325,000.00**



For sale by New Quay Real Estate 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://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

#### **CASH BUYERS ONLY**

We are delighted to bring to the market this gorgeous quintessential Irish coastal cottage of grand proportions set on a substantial prime site in the exceptionally picturesque village of Finavarra on north Clare's jaw dropping Burren and Atlantic coastline. The village has multiple access points with breath-taking ocean, inlet, farmland, woodland and mountain views in all directions. From the south the causeway through Muckinish Bay brings you directly to the property, the east, past the Flaggy shore and the west, to the Martello tower and Galway Bay and the open Atlantic beyond.

The cottage itself is deceptively spacious with vaulted ceilings giving additional head height along with rooms of generous proportions. On entering this charming residence, one is presented with a very inviting open plan space affording a multitude of configuration options. The traditional country kitchen design is exemplified by cream cabinets with

vintage style cast iron handles and dark countertops paired with a classic tile splashback along with plenty of space for expansion to include a large central island with fixed seating if desired. Foodies and large families will love the six-ring dual fuel Rangemaster with separate grill, twin ovens, proving drawer and full width extraction. Three separate sash style window bays along with the partially glazed front door and original external door now serving the new annex together deliver lots of natural light and a feeling of space which is sometimes difficult to achieve in the traditional cottage setting.

The living area is defined by a beautiful solid wood floor and served by a Nestor Martin multi-fuel stove set on a tasteful black marble hearth. Bespoke pendant lighting adorns the ceiling adding to that cosy cottage feeling while a multitude of substantial free-standing cabinetry examples barely put a dent in the space.

The huge master bedroom is bursting with charm with its vaulted wood paneled ceiling, three sash windows, solid wood floor and gorgeous ornate cast iron feature fireplace. In fact, it is large enough to accommodate a quadruple sleeping setup with ample remaining space for circulation, wardrobes, bedside lockers, storage and vanity. The master en suite continues the theme of cottage luxury with a two-tone split tile design, traditional Savoy ceramic ware and a fabulous vintage cast iron claw foot free standing bath with shower mixer.

Close to €200,000 has been invested over the past number of years in the renovation of the core cottage accommodation and the construction of the new wing. It is often the case, in similar style cottages, that retro-fitting heavily insulated studs will result in very small room sizes sacrificing space over warmth however, in this instance, the best of both worlds has been achieved.

The new annex just off the kitchen/living area is accessed by what was the original exterior door, maintained to guarantee that feeling of authenticity. This secondary living area has direct and separate access to the front of the property through beautiful fully glazed timber effect French doors which along with two separate sash style windows flood the space with natural light. Neutral colours and large grey porcelain tiles add to that bright and airy feel. Opposite is access to a double bedroom with lovely views over the garden and the Burren woodland hillside of Knockvorreen. While this room is currently in use as a single it has been designed to accommodate a bunk bed with additional single which would be ideal for the younger members of the family. Adjacent is the guest bathroom again with split tile design and new dual head electric power shower.

On the first floor accessed by way of a L-shaped solid pine staircase is a generous loft affording a variety of office or storage configurations. The vaulted ceiling and beautiful walnut engineered wood flooring makes it all that more inviting and includes extensive eaves storage on either side. The extension is insulated in part with open cell spray foam insulation.

This truly gorgeous home is nestled on a mature site extending to 0.45 acres and commands a prime position in the heart of Finavarra. The deep sense of homeliness and charm is not just confined to the cottage itself but is evidenced throughout the entire grounds of this postcard property. Vintage cast iron farm style gates in vibrant red grant access to the ample driveway. Master masonry is included by way of beautiful Burren Crag

dry stone walls both on the perimeter and internally separating elements of the property to dramatic effect. A pea graveled patio to the front of the cottage, enclosed with a trellised fence and an adorable garden swing seat, creates a sun trap that, with the beautiful thatch overhang and the yucca trees, is like something you would see on a travel brochure for a tropical getaway – just add the cocktail bar! A further side gate gives way to a handy lean-to tool shed and more nooks and crannies. Mature apples trees producing kilos upon kilos of fruit along with additional species such as beech, Scots pine, sycamore, ash, hazel and laurel further compliment the grounds and a substantial grassed lawn offers yet more exterior space to enjoy. In fact, the area afforded by the site has scope for an additional standalone structure which could be used as a workshop/office/studio/summer room etc. SPP. The front of the property sits facing a gated central triangle with an oh so sweet seating area with decorative stone dolmen and tire swing for the enjoyment of the local community with views to the open ocean beyond.

Finavarra Demesne is quite unique in that it has not been over-developed allowing it to retain its west coast village charm. The topography serves to create a micro climate which counters the kind of coastal exposure experienced in other areas in the west. The area is void of noise pollution and reputed to have some of the best air quality in the country and grade A waters. The peninsula is a mecca for walkers and cyclists with intertwining roads of little traffic and a new spectacular vista around every turn. A short stroll from the property in any direction will bring you to a multitude of landmarks and natural gems including the Flaggy Shore beach and Atlantic walk, the Martello Tower, Scanlan's Island, Lough Murree, Muckinish Bay and Mount Vernon to name a few. Also, within a few minutes' walk is Linnalla's Ice Cream Bar & Café, the Russell Art Gallery & Café and Linnane's world famous Lobster Bar. Want to eat in? Then why not pop in to Burren Seafoods at New Quay pier for some fish straight off the boat and compliment with Nolan's wonderfully fresh and tasty home grown produce from The Veg Box directly opposite the cottage.

We believe this to be one of the best locations on the Wild Atlantic Way for both its unique scenic beauty and unrivalled access to all the major cities of Ireland, equidistant from Limerick and Galway and a straight run east to Dublin. While other locations on the Wild Atlantic Way such as Donegal and West Cork are without question beautiful they do not have the same convenience of proximity to principal national infrastructure.

Given the prime location of outstanding natural beauty and its popularity on the Irish tourism circuit this dual faceted property represents a fantastic investment opportunity with occupancy all but guaranteed. The annex with its separate entrance could be easily operated as a holiday let with demand likely to be very high leaving the main cottage for the enjoyment of the new home-owner.

**IMPORTANT NOTES:** Permission for the retention of the extension has been granted by Clare County Council and Certificate of Compliance signed off by the engineer subject to the replacement of the septic tank and percolation area (quoted by a local contractor to cost between €13,000 and €15,000) from the existing septic tank and percolation area currently serving the residence. The property was 'Sale Agreed' at €431,000 to a mortgagor who was prepared to absorb the cost of the replacement of the wastewater treatment system along with a number of minor works flagged during their engineer's assessment but their lender was not prepared to finance the purchase so we expect that this will be the case for all mortgagors. For cash buyers, however, this presents a prime opportunity to avail of a

massive discount for a postcard property in one of the most beautiful locations on the Wild Atlantic Way. Also, new insurance policies are available with fire cover with quotes in place.

Kitchen/Living Room

7.74m x 4.56m

Master Bedroom

5.27m x 3.8m + 1.14m x 0.81m

Master Ensuite/Bathroom

2.34m x 2.27m + 0.86m x 0.78m

Annex Living Room

5.33m x 3.46m

Bedroom 2

4.42m x 3m + 1.7m x 1.45m

Loft

3.16m x 2.53m

Bathroom 2

2.53m x 2.01m

WITHIN 2KM

Linnanes world famous Lobster Bar

Flaggy Shore beach where the locals swim all year round

The Russell Fine Art Gallery & Cafe

Flaggy Shore Oysters

Burren Seafoods with everything from Mackerel to Lobster

Pier, rock and shore fishing including harvesting of razor clams on a low spring tide

The Flaggy Shore Walk which runs from East to West right on the water's edge and faces out onto the Atlantic to the horizon

The Abbey Hill Walk which is set on an elevated position overlooking Galway Bay with views to the Twelve Bens Mountain range in Connemara National Park over 100km away.

The Finavarra Loops Walk which link Mortyclough, Finavarra and New Quay

New Quay National School with its pre-school and after-school care facilities

The Burren National Park

The Martello Tower

Scanlan's Island

Lough Murree

Linnalla Irish Ice-cream Parlour.

Ballyvelaghan Lough

Artisan and organic locally sourced foods along with arts and crafts can be found in the local markets in Kinvara and Ballyvaughan. The Hazel Mountain Chocolate Factory is also just a five-minute drive away.

It can be sometimes difficult to portray with words and pictures how truly special a place can be yet this is one of those places – you have to see it in the flesh!

To say that this is a rare opportunity in Finavarra is the mother of all understatements as property, in particular, facing the central park, seldomly if ever comes to the market. Given the location and multitude of merits to this dream property we believe it represents exceptional value for money.

New Quay National School – 2 mins  
Ballyvaughan - 12 mins  
Kinvara - 12 mins  
Gort (M18) – 20 mins  
Kilcolgan - 22 mins  
Clarinbridge - 25 mins  
Galway - 45 mins  
Ennis - 40 mins  
Shannon Airport - 45 mins  
Limerick - 1 hour

### Key Features

Dream Postcard Property in Breath-Taking Coastal Setting  
Wild Atlantic Way Property  
Extremely Rare Opportunity in a Coveted Location  
Highly Lucrative Investment Opportunity  
Renovated Throughout  
Current Insurance Policies Available Including Fire Protection  
BER E1 / BER No. 117662379  
Floor Area 147.64 (m2)

TO VIEW OR MAKE A BID Contact New Quay Real Estate or iamsold, [www.iamsold.ie](http://www.iamsold.ie)

### 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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