

An aerial photograph of a coastal estate. In the foreground, there are several buildings, including a large white house and several smaller structures, surrounded by green fields and a large, light-colored field. In the middle ground, a large, blue lake or bay is visible, with a marina and many sailboats. The background shows a town and rolling hills under a clear sky.

The Hermitage
Castlepark, Kinsale

OVERVIEW

The Hermitage House, additional Cottage and two stone out buildings is a unique gem in Kinsale set on a private one acre property positioned on the Castlepark head land with amazing Ocean views of the Old head .There are vast opportunities to extend the Hermitage house and the additional cottage with two stone out buildings.The main residence extends to approximately 145 sq m/1,550 sq ft. Both the main residence and cottage benefit from their own private water supply with a well on site. The house enjoys breathtaking vistas from its large patio to include the Old Head of Kinsale and its lighthouse, Kinsale bay, Kinsale Harbour and West Cork sunsets. The Hermitage is in close proximity to the coastal heritage town of Kinsale, Irelands Gourmet Capital and starting point for the Wild Atlantic Way. Irelands second city Cork and its International Airport are within easy access, being only 30 minutes away. The property is only a short walk from Castlepark Marina, Castlepark sandy beach, Dock Pub and Jamesfort which is a wonderful place to go for a walk, let the dog off the lead while enjoying the panoramic views of Kinsale harbour. The Dock Pub affords a large patio area, perfect for drinking a pint while watching the sun go down over the marina. Exceptional amenities on the doorstep of The Hermitage include: Sandycove Island sea swimming, the award winning Old Head Golf Resort, Garrettstown beach renowned for swimming, surfing and kite surfing and finally Kinsale Equestrian Centre.



MAIN HOUSE

The main house is accessed via a drive entrance with ample parking. The ground floor accommodation comprises an entrance hall, with polished Teak flooring, painted ceilings, shiplap panelling and carpeted staircase with cloaks area/storage beneath the stairs.

To the right of the hall is a cosy living room filled with natural light, high quality polished Teak flooring, woodburning stove with tiled hearth, with recessed lighting. The soft blue painted walls and shiplap panelled ceilings all add to the nautical theme this room offers reminding one how close they are to the sea.

On the other side of the hallway is a well equipped kitchen/ dining area. The high quality Teak timber flooring is continued in this area. The Kitchen is fitted with wall mounted kitchen units, electric cooker and oven, stainless steel sink and drainer. This incredibly bright space feature the original iron range on a raised tile platform. Just off the kitchen is a fully equipped utility room with ceramic tile floor, floor and wall mounted units together with in ACV water heater pump.

On the first floor we find a family bathroom with floor to ceiling tiling, underfloor heating, bath, glazed walk in shower and vintage style vanity unit. The bright landing offers outstanding views of the sea and Old Head of Kinsale and leads us to 3 bedrooms, each with their own breathtaking views. From the landing there is access to the partially floored attic via a stira staircase. Outside the main house is an adjoining store-room. The large garden provides amazing opportunity to extend the main house to take full advantage of the spectacular views.















COTTAGE

A traditional single story cottage of approximately 83 sq.meters/ 900 sq.ft which has been thoroughly refurbished and upgraded to provide extra luxury accommodation adjacent to the main house.

A glazed half door accesses the cottage via the patio area. From here one is led to the living area featuring polished timber floors, stove and electric storage heating. A main feature of this room is the eye-catching timber beamed ceiling and panelling. Off this room is the kitchen/dining area complete with Belfast sink, electric cooker/fitted kitchen units, shelving and tiled splashback. The bathroom has tiled flooring, part tiled walls, toilet, wash hand basin, shower cubicle with Triton electric shower, electric wall heater and recessed lighting.

Above the main accommodation is a loft area providing space for one bedroom, with a solid painted timber floor, recessed lighting and skylight. This area is accessed by an open staircase from the accommodation below. The cottage is accessed via a separate drive entrance with ample parking.









OUT BUILDINGS & EXTERIOR

The courtyard features its own drive entrance and is surrounded by two traditional stone buildings with corrugated roofing and solid concrete flooring. Both buildings are accessed by timber doors. These outbuildings lend themselves to endless potential ie home office, gym, sauna, stables, studios. The central courtyard is gravelled with ample room for parking.



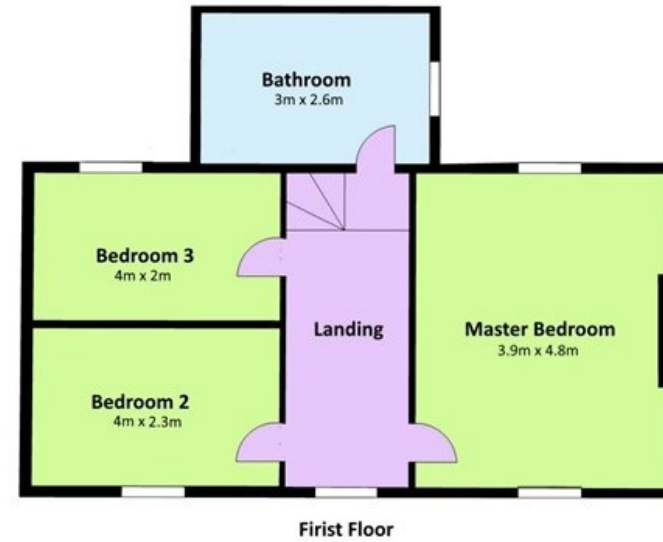
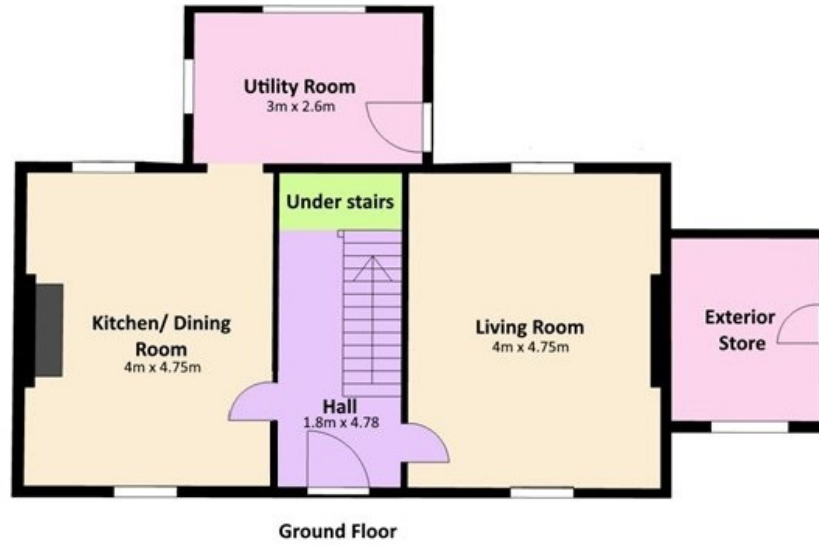
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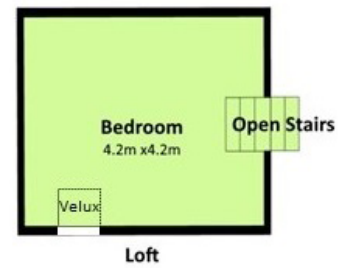




FLOOR PLANS MAIN HOUSE



The Cottage



Kinsale

Kinsale is a 10 minute drive away with expansive marinas, picturesque landscapes and world renowned outdoor activities. Known as the “Gourmet Capital of Ireland” and “Irish Riviera”, it has established itself into an award-winning heritage town. The town itself boasts a fine selection of amenities and activities, including excellent leisure facilities, cafes and Michelin-starred restaurants.

It has a fantastic location on Ireland’s “Wild Atlantic Way” which is the longest defined coastal drive in the world. Other amenities in Kinsale also include the Kinsale Yacht Club which has a berth available for super yachts up to 65m and a depth of 8m.

On the doorstep of Cork City, Ireland’s second city, it has a burgeoning business scene with a variety of international corporations choosing it as their Irish or European headquarters.



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