

THE CUSKINNY HOUSE ESTATE

GREAT ISLAND | COUNTY CORK





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GREAT ISLAND | COUNTY CORK | P24 HW20

Cobh 3 km | Midleton 18 km | Cork 23 km | M8 Motorway 15 minutes | Cork Airport 30 minutes | Shannon Airport 120 minutes | Dublin Airport 180 minutes
(All distances and times are approximate)

A wonderful coastal estate with the handsome late Georgian Cuskinny House commanding a magnificent position at the water's edge overlooking Cork Harbour

Cuskinny House with Entrance Hall | Staircase Hall | Drawing Room | Dining Room | Library | Music Room | Conservatory
Kitchen/Breakfast Room | Utility | Gallery Landing | Six Bedrooms | Two Bathrooms | Attic floor with Four Rooms and Bathroom

Garden Apartment | Stable Apartment | House Yard with Coach House

Wonderful Gardens and Pleasure Grounds with Beech Wood and Rhododendron Walk | Circa 800 metres of Shore Frontage
with Beaches, Boat House and Dry Dock | Panoramic Views over Cuskinny Bay and Cork Harbour

Gate Lodge | Farmhouse | Cottage | House Farmyard with separate access

Agricultural Land in first class Tillage and Pasture | Farmyard

Derelict Farmhouse and Cottage with Development Potential (Subject to Planning Permission)

FOR SALE FREEHOLD BY PRIVATE TREATY AS A WHOLE OR IN LOTS AS DESCRIBED

Lot 1: Cuskinny House with 14.97 hectares (37 acres) | **Lot 2:** Agricultural Lands comprising 10.11 hectares (25 acres)

Lot 3: Agricultural Lands comprising 32.38 hectares (80 acres) | **The Entire: 57.5 hectares (142 acres)**



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

THE CUSKINNY HOUSE ESTATE

The Cuskinny Estate comprises a character coastal property set in a wonderful maritime setting on Cuskinny Bay, a small horseshoe bay off Cork Harbour. Surrounded by delightful gardens and pleasure grounds Cuskinny House enjoys a commanding position overlooking Cork Harbour, with exceptional uninterrupted views south to the harbour entrance at Roche's Point.

Cuskinny House incorporates a medieval castle keep which once stood guard on this strategic site over the approaches to the inner harbour and to Cork itself. The original house, the seat of the French family,

is believed to date from the 18th Century and was subsequently enlarged and given a new front circa 1837 by Cork architect Henry Hill. This included a three-bay front with two- storey canted bay windows, a gabled entrance porch together with bipartite sash windows and bracketed eaves. Descendants of the family have continued as custodians of the property to this day.

The house benefits from a bright sunny position and is laid out over two floors plus attic. The generous and well-proportioned accommodation is lit by bay and large bipartite sash windows to the principle

rooms. Extending to circa 996 sq m (10,720 sq ft), the accommodation includes reception hall, four reception rooms, six bedrooms and three bathrooms. There is further former staff quarters together with two self contained apartments to the Eastern Wing.

The house has a wonderful approach with a sweeping tree-lined gravel drive running along the waters' edge to a large gravel forecourt with lawns, framed by mature trees, running over one hundred metres to the foreshore. The gardens and pleasure grounds are an exquisite and particular

feature of the property and extend to circa 9 ha (22.40 acres). They include beech wood, rhododendron walk, walled garden and beaches along Cuskinny Bay with swimming possible year round, for the hardy.

The entire property extends to c. 57.5 hectares (142 acres) and includes three lodges, with one guarding the main entrance and two flanking the farm drive. Outside the demesne, the agricultural lands are in two blocks, of 10.11 ha (25 acres) and 32.37 ha (80 acres) respectively. Within the demesne wall there are c. 5.25 ha (13 acres) in pasture and farmyard.



The Boathouse

GREAT ISLAND

Cuskinny House is located on Cuskinny Bay on the peaceful southern shore of Great Island, the largest island in Cork Harbour, one of the world's finest natural harbours. The property is well placed for many amenities and facilities as well as for Cobh, the county's second largest settlement and a thriving and historic port town, forever associated with the White Star liner, the Titanic. The town offers a comprehensive range of shopping and financial facilities together with many restaurants and character pubs.

There is easy access to Cork city, via road and rail, as well as to Cork International Airport which is within a 30-minute drive. Cobh railway station and the cross-harbour ferry to Monkstown are within 10 minutes. The M8 Dublin motorway is within 15 minutes.

There are many leisure facilities nearby with Rushbrooke Tennis & Croquet Club, one of the oldest in the country together with golf courses at Cobh, Monkstown and championship courses at Fota Island Resort and Cork Golf Club at Little Island all within 10 minutes' drive. Likewise, with two sailing clubs with marinas at Whitepoint and East Ferry. The Royal Cork Yacht Club which hosts the popular bi-annual Cork Week is a short rib ride across the bay at Crosshaven.

Cuskinny Nature Reserve is on the doorstep. The reserve has an array of habitats within a relatively small area, from shoreline to lagoon and grassland to woodland. These support a great variety of wildlife including common wetland and woodland birds which are found throughout the year.

'Cuskinny House enjoys a commanding position overlooking Cork Harbour.'

LOT 1 - CUSKINNY HOUSE

ACCOMMODATION

Ground Floor

The house is approached via a gravel forecourt, with stone flagging adjacent the house. The main reception rooms are light, well-proportioned and well laid out – most have fireplaces. An entrance vestibule opens to an entrance hall with a polished pine floor and doors to staircase hall. There is a library with a bay window overlooking the gardens and harbour. The drawing room has views to the south and west overlooking the gardens and harbour with conservatory off. The dining room has three full sash windows overlooking the gardens and grass tennis court. A music room looks over the sunken garden. The kitchen/breakfast room has a range of fitted units, together with an Aga and two stainless steel sink units. Adjacent to this are the domestic offices, comprising a butler's pantry, utility room and a rear hall that opens onto the house yard.

First Floor

The first floor, served by two staircases, has a main landing with six bedrooms and three bathrooms, all are light and with lovely views of the gardens.

Second Floor

This comprises mainly attic with four rooms, offering the potential to either extend the bedroom accommodation or to be used as storage.

GARDEN AND STABLE APARTMENTS

Incorporated to the rear of the main house, is the Garden Apartment with a hall, kitchen and utility room and on the first floor a sitting room, two bedrooms and a bathroom.

Adjacent is Stable Apartment with, on the ground floor, a hall, utility room and bedroom and on the first floor a sitting/dining room, bedroom and bathroom.



OUTSIDE

Directly to the rear of the house is the gated house yard with traditional whitewashed stone under slate, former coach house and stables with loft over, accessed by external steps. Adjacent to the rear door is the Boot Room/Boiler House with Firebird oil fired boiler. The coach house now serves as garaging (5.70 m x 4.40 m) with the stables serving as workshop, wood store and kennel with run. There is also a coal store and car port.

GARDENS & GROUNDS

The gardens are rightly acknowledged as one of the most beautiful in East Cork. They are a special and particular feature of the property, surrounding the house and providing much privacy and seclusion. They are framed by many specimen and unusual trees planted over 100 years ago and include a huge variety of plants and shrubs including a spectacular rhododendron walk with stone steps rising to the west. A beech wood runs west along the foreshore providing excellent protection for the house and gardens with walks and red squirrel population. Lawns wrap around three sides of the house with a grass tennis court to the east and sunken garden to the west. The gardens, grounds and beech wood extend to some 9 hectares (22 acres).



The Boathouse

Directly to the north of the house is the delightful walled garden, which has high 3 metre stone walls, in good condition with unusual, curved corners enclosing an area of approx. 0.50 hectares (1.25 acres). Mainly laid to lawn, there are paths around the perimeter and radiating from a centre circle with many fruit trees including apple, cherry and fig together with glass house, potting shed, soft fruit cages, cold frames and hen house and run.

The property is bounded by the sea to two sides with some 800 metres of shore frontage. To the front of the house the lawns sweep down to the waters' edge with steps down for foreshore access. To the eastern side there are shingle and sandy beaches for swimming, together with a stone boat shed and channel leading to a stone dry dock.

'The gardens are rightly acknowledged as one of the most beautiful in East Cork.'

GATE LODGE

A single storey gate lodge which is located just inside the entrance gates, with a kitchen, sitting room, utility room, two bedrooms and bathroom.



Approximate Gross Internal Floor Area:

Gate Lodge - 62.6 sq m

For identification only, not to scale.



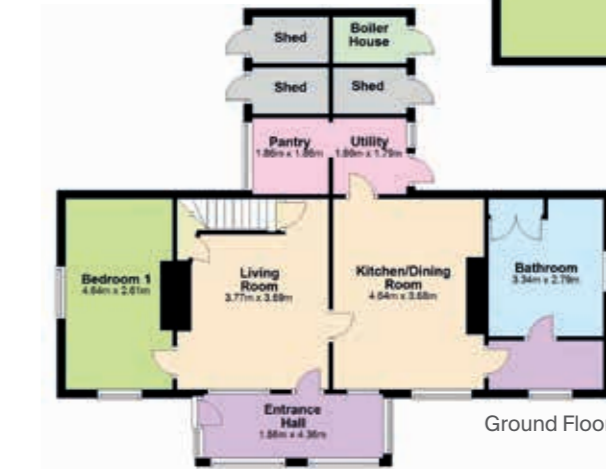
Ground Floor

FARMHOUSE

This is a lovely two storey house which was recently renovated and located adjacent to the Farm drive. It comprises on the ground floor of a porch, sitting room, kitchen, a bedroom and a bathroom and on the first floor, three bedrooms and a bathroom.



First Floor



Ground Floor

Approximate Gross Internal Floor Area:

Farmhouse - 147.2 sq m

For identification only, not to scale.

KING'S COTTAGE

This a two-storey cottage also flanking the farm drive and comprises: porch, sitting room, dining room, kitchen to the

ground floor with two bedrooms and bathroom to the first floor. This is subject to a life tenancy.



First Floor

Approximate Gross Internal Floor Area:

King's Cottage - 99.2 sq m

For identification only, not to scale.



THE FARMYARD

The farmyard is located adjacent to the walled garden and is served from the internal roadway and also by its own separate access to the public road. It comprises of

the original whitewashed stone under slate traditional outbuildings, in need of repair, together with a modern steel portal storage barn (12.50 m x 8.00 m).

THE LANDS

The farm lands are comprised of first class tillage and pasture. To the south of the public

road and within the demesne wall are circa 5.30 ha (13 acres) of pasture in Lot 1.

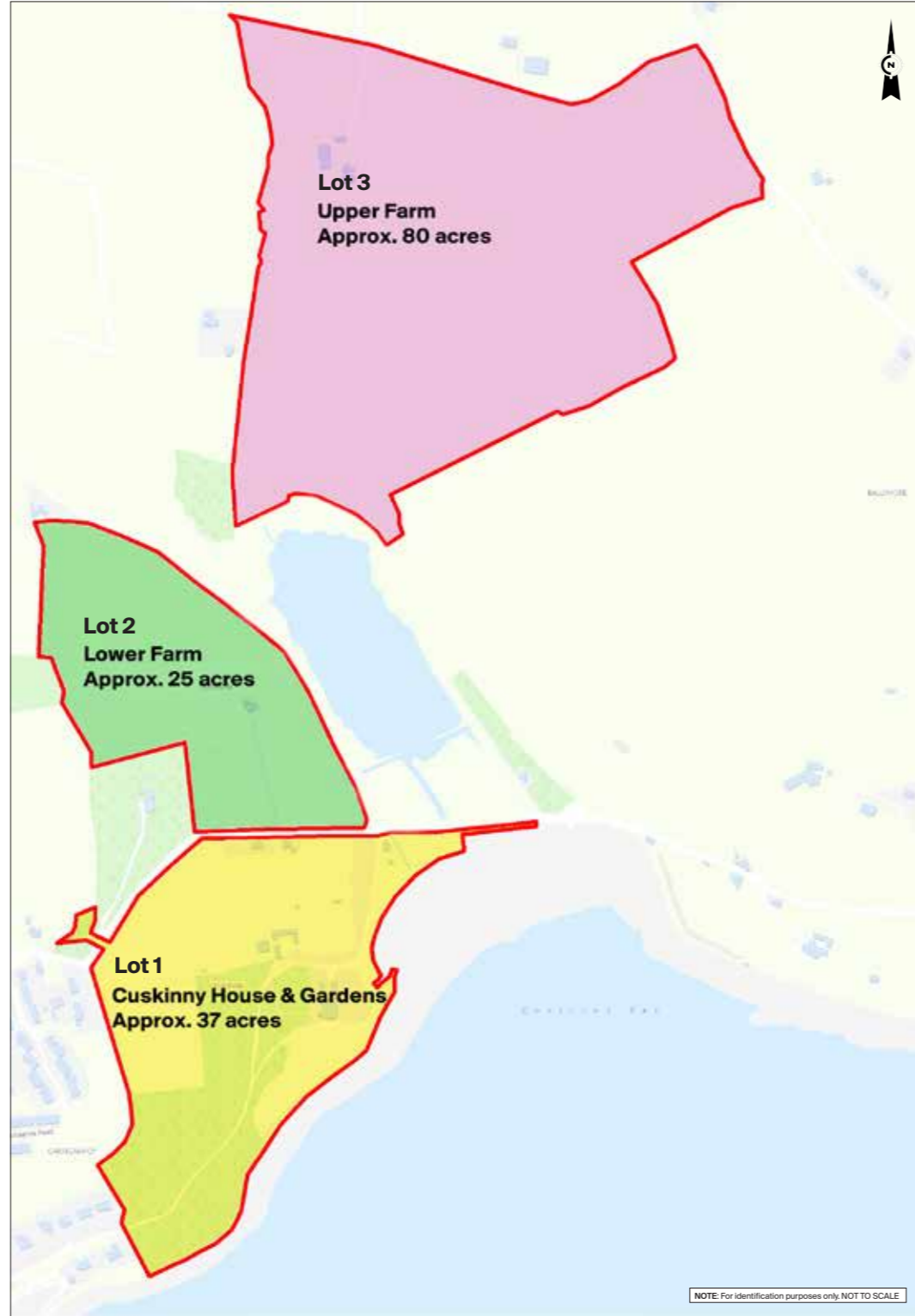
LOT 2

Directly across the public road to the north, Lot 2 comprises of circa 10.11 ha (25 acres) of pasture in 3 divisions together with a derelict cottage ruin with development potential.

LOT 3

Lot 3 is located at a distance to the north east and comprises circa 32.38 ha (80 acres) of top class tillage in 7 main divisions. Here there is a farmyard with modern cattle shed and equipment storage together with derelict farmhouse with development potential.





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GENERAL REMARKS AND STIPULATIONS

TENURE AND POSSESSION

The property is offered for sale freehold by private treaty sale with vacant possession of all properties, given upon completion, excepting The King's Cottage, where occupancy is subject to a life tenancy.

LOTING

The vendors and their joint agents, whom we are, reserve the right to offer, or to sell the property in one or more lots or, in lots other than those described in these particulars.

HOLDOVER

Various rights of holdover may be required, depending on the date of completion.

SERVICES

Mains electricity, water and drainage supplied to all properties. Oil-fired central heating to all properties.

FIXTURES AND FITTINGS

Only those mentioned in these particulars are included in the sale. All other items including those items known as tenant's fittings together with garden effects, ornaments and statuary are expressly excluded.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is offered for sale, subject to and with the benefit of all rights of way, either public or private, all wayleaves and easements whether specifically mentioned or not.

BER CERTIFICATION RATING

Cuskinny House - D2 | Stable Apartment - E
Garden apartment - F | Gate Lodge - E2
Farmhouse - E2 | King's Cottage - E1

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey of Ireland and are for reference only. All measurements are approximate only. Room measurements are maximum dimensions. They will be deemed to have been checked by prospective purchasers who will have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale or entitle either party to compensation in respect thereof.

SOLICITORS HAVING CARRIAGE OF SALE

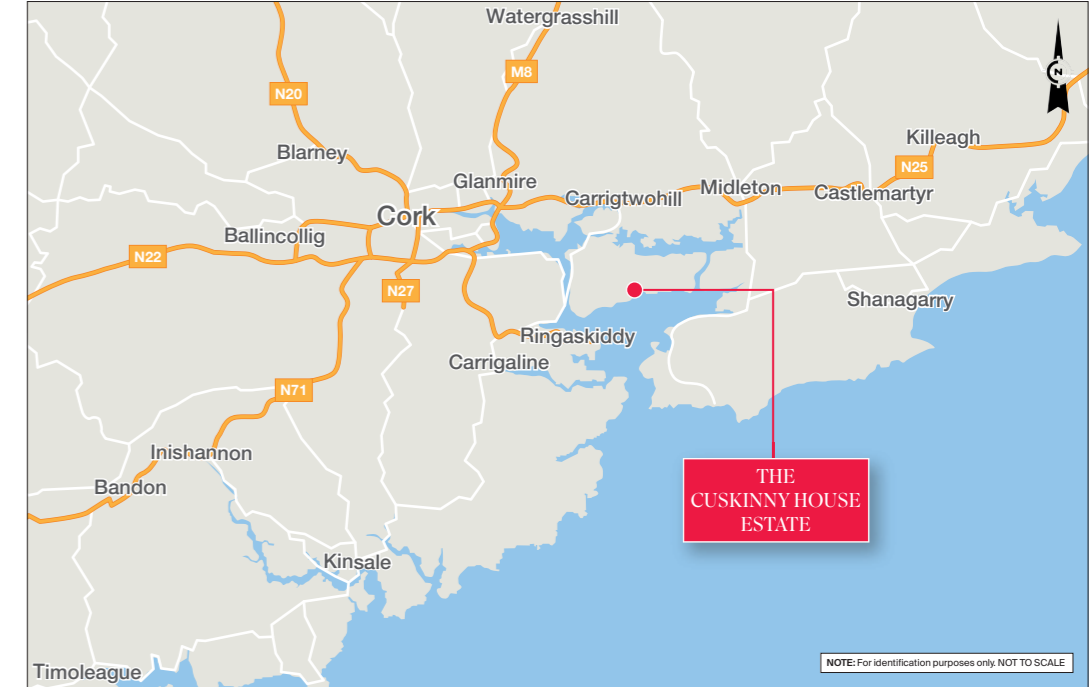
Mr Eoin Tobin, RDJ LLP.
2 Park Place, City Gate Park, Mahon Point, Cork. Tel: +353 21 480 2700.

VIEWING

Strictly by prior appointment with the joint sole agents.

DIRECTIONS

On crossing Belvelly bridge on to Great Island, turn immediately left passing Belvelly Castle and proceed for approx. 3 km, then turning left on to Tay Road, signposted Cuskinny. Proceed for approx. 2.5 km, passing Cuskinny Nature Reserve. On reaching the T-junction the entrance gates to the property will be seen directly ahead. Please note that no signboards are erected at the property.



Viewing strictly by appointment only. Please contact:

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