

BAYWOOD

RUSHANES, GLANDORE, WEST CORK



BER B2

savills



BAYWOOD

For Sale by Private Treaty
CKK190100

- Majestic residence overlooking Glandore Harbour
- Approx. 464 sq m / 5,000 sq ft
- Grounds – Approx. 3.60 ha / 9 acres
- Boathouse with roller door and high eaves – Approx. 69 sq m / 750 sq ft
- Stable block with three stables, tack and feed store – Approx. 130 sq m / 1,400 sq ft
- Private and mature site professionally landscaped
- Excellent internal layout and user friendly design
- Two large enclosed paddocks
- Two recently installed fenced tennis courts
- South facing patio and lawns with glorious coastal views
- Pressurized and zoned heating system
- Fibre optic broadband – 1,000 mg
- Electric gates/OFCH/ Well water
- House, Boathouse & Stable block total Approx. 664 sq m / 7,150 sq ft

DESCRIPTION

Savills proudly presents Baywood, an impressive home set on a majestic site approx. 9 acres of grounds that offer breath-taking views of Glandore Harbour, and the West Cork coastline.

Upon arrival you are greeted by electric gates that grants access to a sweeping driveway that whisks you down a tree lined driveway to a courtyard that provides ample parking. From here, you get your first glimpse of Baywood, it has a sympathetic external finish to blend into its surrounds, whilst internally, the property boasts an exceptional open plan design that is both practical and clever to allow the accommodation avail of the coastal views that are on offer from this wonderful site. Stepping over the threshold of Baywood reveals a wonderful reception hallway with a double height ceiling and solid fuel stove. From here you can make your way into the family room that connects directly into the kitchen/dining area, both rooms are married by a large sunroom that is a pure delight. This space captures panoramic views from Glandore harbour to Mount Gabriel in Schull 40km away and provides access onto the south facing

patio. Right alongside, a relaxing lounge awaits and also provides superb coastal views and direct access onto the patio. Here on the ground floor you will also find a study, playroom, library, boot room/utility room, guest WC and the two-car garage. An independently accessed guest apartment which comprises of a living room and bedroom with en suite can be accessed from the main courtyard.

Making your way up the gradually ascending staircase brings you to a large mezzanine landing area that overlooks the hallway. From here, you can access 5 bedrooms, 4 of which are en suite, a reading room and linen room, the master bedroom also benefits from a dressing area, vaulted ceiling and double height feature window that frames the amazing coastline views.

The grounds themselves are a real oasis of calm and privacy with one of the best backdrops you are likely to find in West Cork. Baywood itself is situated almost in the centre of the site to allow for a substantial cushion of grounds to encompass the main house, this allows for great privacy and a perch that enjoys the best of the views, with the site benefitting from the

sun from sunrise to sunset. The property is bounded by mature hedging and traditional Irish dry-stone walls. Located just off the main driveway is the stable block with tack room, feed room and 3 internal loose boxes, a boathouse with high eaves and roller shutter door, two recently installed full size state of the art tennis and basketball courts that are fenced, a landscaped pond, streams an outdoor hut tub which is sheltered and enjoys stunning harbour views. A pump room houses for a recently upgraded wellwater filtration system. The property's ground has the added advantage of two independent vehicular access points. The picturesque Glandore village is a short stroll away which offers, a national school, Church, bars, award winning restaurants and easy access to water activities whilst Union Hall is within a 5 minute drive.

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Baywood comes to the open market posing as an ideal family home in one of Cork's premium coastal addresses.

Don't delay, contact us today to discuss this rare opportunity.

DISTANCE BY CAR:

Roscarberry – Approx. 10 mins
Clonakilty town – Approx. 20 mins
Cork International Airport – Approx. 1 hour
Cork City – Approx. 1 hour 15 mins

ACCOMMODATION

Ground Floor

Porch

Accessed via a solid wood door flanked by external wall lights. Tiled floor with cloakroom to your left.

Entrance Hallway

Welcoming space with double height ceiling, solid fuel stove, solid oak wood floor, recessed lighting and traditional rough plaster finish on reception walls.

Lounge

Spacious room that is awash with natural light thanks to its dual aspect. Solid fuel Jetmaster stove, direct access to patio. This room links the sunroom and library. Uninterrupted coastal views.

Family Room

Inviting room with access to both the sunroom and kitchen/dining room, this room benefits from a solid fuel stove, oak wood floor and exposed ceiling beams.

Kitchen/Dining room

A spacious room with direct access to sunroom and utility/boot room. This area benefits from eye and floor level units, solid oak wood floor, granite worktops, and island unit, AGA cooker, recessed lighting, exposed ceiling beams, larder, three aspects and accompanying coastal views.

Utility/Boot Room

Spacious room with tiled floor and splashback, Belfast sink, storage units, side access point and direct access to garage.

Garage

Large garage with electric solid teak wooden doors leading into courtyard. Approx. 38 sq m / 409 sq ft.

Guest WC

WC. Whb. Tiled floor.

Library

Fully shelved space which doubles as a rear hallway. Solid oak wood floor. Coastal views.

Study

Private room located towards to the rear of the property.

Playroom

Spacious room with three aspects and side access point. Exposed ceiling beams. Coastal views.

First floor

Master bedroom

Spacious double room with feature double height window framing the spectacular West Cork coastline views. Open plan dressing area and built in wardrobes. Two skylights.

En Suite

WC. Whb. Tiled shower unit. Recessed lighting. Wainscoting on walls. Coastline views.

Bedroom 2

Double room with a dual aspect, walk in closet which is plumbed for an en suite if desired.

Bedroom 3

Double room located towards the rear of the property.

En Suite

WC. Whb. Tiled floor and walls. Skylight.

Bedroom 4

Double room with superb coastline views. Located off a reading room.

En Suite

WC. Whb. Corner bath. Tiled walls. Skylight.

Bedroom 5

Single room located to the rear of the property. Also located off the reading room.

En Suite

WC. Whb. Shower unit.

Bathroom

WC. Whb. Tiled floor and walls. Skylight. Bath. Wainscoting on walls.

Bathroom

WC. Whb. Bath. Tiled walls. Solid beech wood floor.

APARTMENT

Living area

Open plan living space independently accessed off the courtyard.

Mezzanine area

Bright open plan space with a dual aspect.

En Suite

WC. Whb. Bath. Shower unit. Tiled throughout.

DIRECTIONS

From Cork City, make your way onto the N71 heading West. Stay on this road passing through Innishannon, Bandon, Clonakilty and onto Roscarberry. Once you reach Roscarberry, take a left turn after the Celtic Ross hotel, signed for Glandore. Follow the signs for Glandore taking a right after St Facthna's Church making your way past the National School which will be on your right hand side. Follow the road for approx. 0.5 of a mile taking your very first left turn. Baywood is the first house on your right hand side. Eir Code: P81 K883

BER DETAILS

BER: B2
BER No.: 101263549
Energy Performance Indicator: 30.73 kgCO2/m2/yr

VIEWING

By appointment with Savills Cork
(021) 427 1371 or email:cork@savills.ie







FLOORPLANS



BOAT HOUSE



STABLES



For identification purposes only, not to scale



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