



# SUMMERVILLE

OYSTERHAVEN, KINSALE, CO. CORK

BER B2

savills





## SUMMERVILLE

For Sale by Private Treaty  
CKK190134

- Pristine detached home with panoramic water views
- Approx. 167 sq m / 1,800sq ft
- Outbuilding Approx. 33 sq m / 355 sq ft
- Built on the shores of Oysterhaven Bay
- Stunning sea and countryside views
- Superb decorative order throughout
- Outstanding light filled accommodation
- Private mooring
- Geothermal Energy Heating/ Alarm
- Kinsale can be easily accessed by boat or car

## DESCRIPTION

Savills is delighted to introduce Summerville, a generously sized, architecturally designed 4 bed detached property, taking full advantage of its Oysterhaven Bay views and west facing orientation. This home is in superb decorative order, with quality craftsmanship evident throughout the property. Positioned just on the waters edge, there is a concrete slipway with private moorings offering the perfect opportunity for any boating or water sport enthusiast.

Upon arrival at this fantastic home, you will find a beautifully designed and landscaped front garden and patio space. With an uninterrupted west facing orientation, the front

garden is composed of a mixture of Indian sandstone slab paving, light gravel and level lawn space.

Stepping inside reveals a spacious reception style hallway with convenient access to under stairs-storage that serves as a cloakroom. Making your way to the living accommodation, you will find a kitchen/dining room the kitchen is of solid walnut with timber units and a detailed dental cornice. Double doors from the kitchen fittingly lead out to the front patio area, serving as an ideal space for alfresco dining and entertaining. The lounge is adjacent to the kitchen and is flooded with natural light from a double height panoramic

window, encapsulating the bay in tremendous fashion. There is a large fireplace with a stove insert, making this property not only suitable in the summer but the ideal cosy winter getaway spot. You will find underfloor heating at ground level while radiators service the first floor.

Awaiting you upstairs is a large open-plan living/dining area. With solid oak flooring and double height ceilings, this room proves to be the ideal elevated vantage point from which to appreciate the bay. The fireplace and stove insert can again be appreciated in this wonderful room. The master bedroom can be found turning right from the staircase and overlooks the front of the property with water views. This room is serviced by both an en suite and walk-in wardrobe.

The rear garden has a south facing aspect and provides for additional gated parking space. There is a large outbuilding made up of a services room, utility room and large storage area. It is of solid block-built construction and is plumbed for water services including a washer and dryer.

Summerville comes to the open market as a truly special home located on a sheltered inlet on Cork's coastline whilst the ever popular Kinsale is only a short drive or boat trip away.

Don't delay, arrange your viewing today.

## ACCOMMODATION

### Ground Floor

#### Entrance Hallway

Wide and welcoming entrance with tiled flooring and access to an under-stair's cloakroom.

#### Kitchen/Dining room

Bright space with tiled flooring and hand-crafted eye and floor level kitchen units. Double door access to front patio area.

#### Living Room

Light filled living space located to the front of the property with panoramic views of Oysterhaven Bay, tiled flooring,

recessed lighting and a large Saey stove.

#### Bedroom 2

Double bedroom located to the rear of the property with marble tiled flooring, built-in wardrobe space and serviced by an en suite.

#### En suite

WC. Whb with tile splashback. Shower. Tiled flooring and walls.

#### Bedroom 3

Double room located to the front of the property with water views, marble tiled flooring and built-in wardrobe space.

#### Bedroom 4

Large single bedroom located to the rear of the property with marble tiled flooring and built-in wardrobe space.

#### Guest Bathroom

WC. Whb with tiled splashback. Shower.

### First Floor

#### Living/Dining Room

This is a large and bright open-plan space with double height ceilings, exposed rafters and exceptional water views. There is solid oak timber flooring throughout and a large fireplace with a Saey stove insert.

#### Master Bedroom

Double room located to the front of the property with solid oak timber flooring and water views. This room is serviced by both an en suite and walk-in style wardrobe space.

#### En Suite

WC. Whb with tiled splashback and shower unit.

#### Walk-in Wardrobe

Built in shelving, timber flooring and access to services.

## DIRECTIONS

From Cork head south passing Cork Airport. Continue straight through the roundabout, following signs for Kinsale. After approx. 14.5kms you will pass through Belgooly. Take your next left for 'Cramers Court' approx. 350m after Belgooly. Follow this road for approx. 1.2 kms before meeting a cross roads and turning left for Oysterhaven. Keep right taking a right at the next cross roads. From here continue straight and pass the Oysterhaven Centre on your left hand side. Keep right and continue for approx. 1 km. You will see the concrete slipway with the property just behind. See sign. Eircode P17 HD68.

## BER DETAILS

BER No: B2

BER Number: 109936435

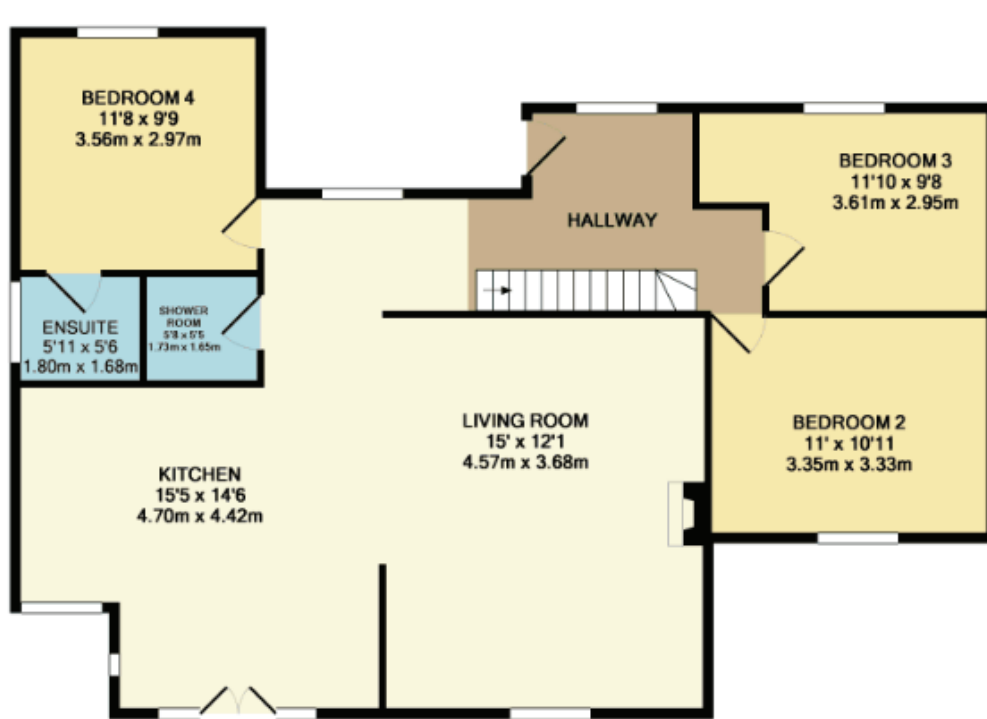
Energy Performance Indicator: 119.52

## VIEWING

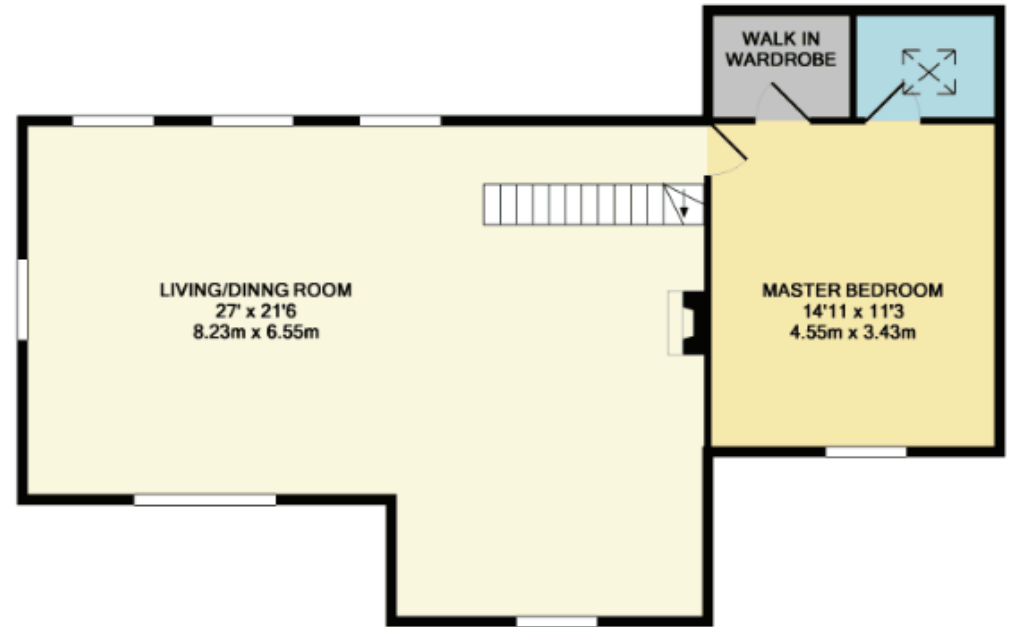
By appointment with Savills Cork  
(021) 427 1371 or email: [cork@savills.ie](mailto:cork@savills.ie)



## FLOORPLANS



GROUND FLOOR



FIRST FLOOR

For identification purposes only, not to scale



Savills Cork  
11 South Mall,  
Cork  
cork@savills.ie  
+353 (0)21 427 1371  
PSRA No: 002223

**Important Notice:** Savills Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it. All maps produced by permission of the Ordnance Survey Ireland Licence No AU 001799 © Government of Ireland.







