

For Sale by Private Treaty

## Strand Lodge, Curraghbinny Carrigaline CO. CORK P43 PF96



A magnificent family home (4,773 sq.ft.) in an idyllic setting with uninterrupted views of Royal Cork Yacht Club, Marina, and Crosshaven Village. Nestled close to Currabinny Woods, this fantastic house has been cleverly constructed with all living accommodation and most bedroom accommodation facing due south over the water.

The house is in excellent decorative condition throughout and bursts with charm and character that belies its true age. There are three attractive reception rooms in addition to the sizeable kitchen and sunroom and all bedroom accommodation is spacious and appealing.

The house sits beautifully in the centre of an acre site surrounded by a shelter belt of trees, together with large, magnificent flowering camelias, rhododendrons and hydrangeas which give an all year round colour and interest. This microclimate of a garden was designed by the well-known and much revered Cork gardener Nancy Minchin in the late 1970s. It is one of the few properties with extensive direct water frontage (75m) and a separate, well-equipped, boat house facilitates water launches from the private slipway.

**Detached**  
**4 BED—3 BATH**  
**443.42sqm /4,773sqft**

**BER D2**

**Agent:** Jackie Cohalan  
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**Viewings Strictly By Appointment**



## Accommodation

### Ground Floor

Double doors into entrance porch.

#### Entrance Hallway **4.3m x 3.9m**

Impressive double height space, cloak room, double doors leading into lounge room.

#### Lounge Room **8.0m x 5.1m**

Magnificent room with large south facing window over garden and water views towards Crosshaven. White carved marble fireplace with Georgian Brass insert and gas fitted fire. Corniced ceiling. Extra height ceiling (2.8m), carpet floor covering.

#### Dining Room **6.2m x 4.1m**

Corniced ceiling, large south facing picture window, carpet floor covering.

#### Guest Suite (Bed 2) **8.3m x 3.1m (max)**

Fitted floor to ceiling wardrobes, French doors to garden, corniced ceiling, carpet floor covering.

#### Ensuite Shower Room **3.1m x 3.0m**

Large walk in shower unit, his and her wash hand basins, fitted presses, storage, recessed lighting, tiled floor, corniced ceiling.

#### Guest Toilet **3.1m x 2.2m**

Wash hand basin and wc.

#### Family Room /Day Room **8.2m x 3.8m**

Beamed ceiling, stone fireplace with wood mantle, gas fitted fire, French doors leading out to south facing patio.

#### Sun Room **5.4m x 3.0m**

Four large floor to ceiling windows overlooking the garden and facing south over the water towards Crosshaven, painted timbered ceiling, tiled floor.

#### Kitchen **6.8m x 2.8m**

Very well fitted and equipped with Neff double oven, heating tray, ceramic hob, extractor hood, double bowl stainless steel sink unit, Miele dishwasher, granite worktops, Amtico flooring, integrated fridge and microwave. Recessed lighting, breakfast bar area (finished in Mahogany).



#### Dining Area **4.8m x 3.0m**

With connecting door from sunroom, carpet floor covering.

#### Utility Room **3.7m x 2.8m**

Large storage area and fitted presses, double bowl stainless steel sink unit, Amtico flooring, plumbed for automatic machines.

Back Hall and Back Door.

## First Floor

### Master Bedroom 5.9m x 4.4m

Fitted storage cupboards, large bay window facing south.

### Ensuite 4.3m x 3.7m

Double size bath, his and her wash hand basin, mirrored back storage units, separate shower, separate toilet and bidet, sauna and access to storage space under roof.

### Bedroom 3 4.6m x 2.7m

Currently fitted out as a dressing room, fully fitted with floor to ceiling wardrobes, recessed lighting, wash hand basin, bay window facing due south.

### Bedroom 4 5.9m x 4.4m

Complete wall of fitted wardrobes, door out to balcony overlooking garden and over to Crosshaven.

### Ensuite Bathroom 3.9m x 2.2m

Sunken bath, wash hand basin, bidet and wc, shower on bath.

## Outside

### Fuel House / Store House 3.7m x 1.9m

Power, lighting and storage cabinets. Outside WC.

### Double Garage 6.3m x 5.3m

Up and over door. Pull down Stira into attic space above the garage for storage.

### Boiler House (off garage) 3.2m x 2.7m

Oil fired system.

### Garden Shed 3.5m x 2.5m

### Gardens

In the garden are fine examples of specimen trees and rare shrubs. In spring the daffodils, hellebores and tulips give a magnificent show of colour that is followed by flag irises, azaleas and many over flowering evergreen shrubs. In summer the front bank overlooking the river looks magnificent, with roses in full bloom and the



spectacular rose 'Bantry Bay' framing the wall at the back of the pond. Autumn brings magnificent colours to the hydrangeas, deciduous trees and many acers that are in the garden.

### Boat House 6.0m x 6.1m

Detached purpose built structure, steps up to loft storage, built in cabinets and storage, sink unit and bath for washing sails, electric power winch and trailer, double up and over door onto the slip way leading down to the water.

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