

Swiss Cottage, Dromderrig, Compass Hill, Kinsale, Co. Cork P17AF82



Swiss Cottage is a unique property in a very fine setting on the edge of Kinsale Town.

The property stands on an elevated site, (0.34 acres approx.) taking in panoramic water views incorporating views of the 17th Century Forts namely James Fort and Charles Fort.

Swiss Cottage offers purchasers a chance to acquire a fine property in a peaceful setting but within walking distance of the busy town of Kinsale and all it has to offer. This heritage town has an abundance of cafes, restaurants, gastro pubs, boutique shops and of course the history of Kinsale.

The accommodation laid out over two floors is well proportioned and configured with practical living in mind. Boasting great harbour views particularly from the reception rooms on upper and lower floors.

A large lawn with low maintenance trees and shrubbery surrounding it lead to extensive paved terraces to the east and south of the property.

This fine property has great potential having the benefit of a detached building to the rear of the property which could be developed STTP.

DETACHED
4 BED, 3 BATH
325.2 sq.m.
(3,500 sq.ft.)

BER C2

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Viewings Strictly By Appointment With Joint Agents



ACCOMMODATION

Ground Floor

Entrance Porch (2.96m X 5.17m)

Fitted presses, ceramic tiled floor, sliding doors to garden

Guest W.C. (2.51m X 1.41m)

Fully tiled, W.C., wash hand basin, bidet, shower unit with electric shower

Open Plan Kitchen/Dining Room (6.44m X 5.19m)

Ceramic tiled floor, Belling 5-ring electric stove with double oven and grill, pine fitted kitchen, Belfast style sink, ceramic tiled worktop, double Belfast sink with preparation area.

Open Plan Living Area (8.97m X 3.77m)

Solid fuel stove, ceramic tiled floor, fireplace with marble mantle, stone hearth, step down to conservatory.

Conservatory (4.77m X 2.53m)

Door out to south facing patio with magnificent views over the inner and outer harbour.

Utility/Storeroom

Fully tiled, sink unit, plumbed for washing machine, Sliding door out to side of house.

Master Bedroom (4.86m X 4.17m)

- Ceramic tiled floor, corniced ceiling, (ceiling height 2.92m), raised bed platform. Fantastic sea views

Ensuite

- Electric shower, wc, whb, fully tiled, feature stained glass window, door to rear garden

Rear Hallway

- Mahogany staircase

Boiler Room

- Oil boiler, storage space

First Floor

Landing

- Ceramic tiled floor, eaves storage

Bedroom 2 (Lounge) (5.49m X 5.14m)

- Ceramic tiled floor, windows on either side, sliding doors to large balcony with glazed walling, spectacular sea views over Kinsale Harbour, slate fireplace with tiled insert and gas fire

Bedroom 3 (3.07m X 3.10m)

- Ceramic tiled floor, fitted pine desk and wardrobes. Views over Kinsale inner harbour.

Bedroom 4 (4.39m X 4.02m)

- Ceramic tiled floor, double pine fitted wardrobe.

Viewing Strictly By Appointment Only

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Main Bathroom

Ceramic tiled floor, Jacuzzi bath, wc., whb, bidet, storage cupboard, fully tiled walls, separate shower, heated towel rail. Views over the Bandon river

Outbuilding

Home Gym/Store Room

Detached garage / store with attached glazed storeroom and separate garden store, mezzanine floor, all with potential for conversion to guest living accommodation (FPP).

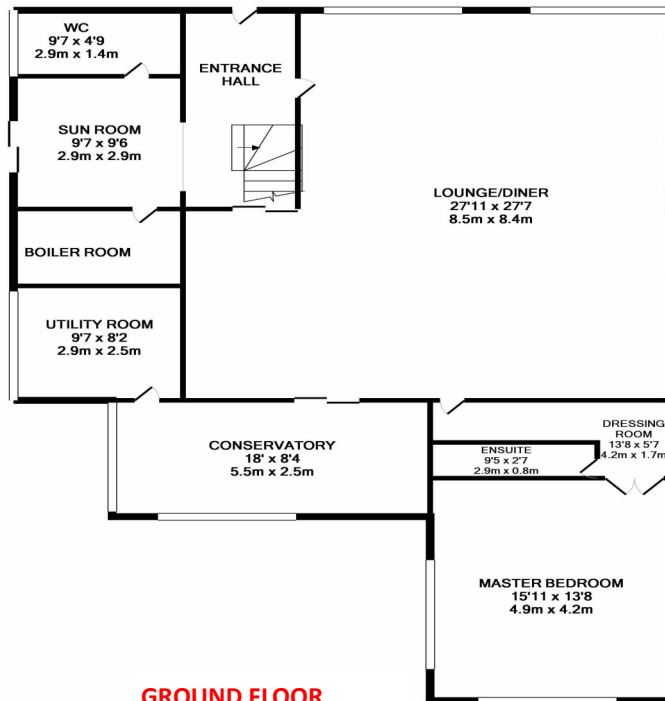
Outside

- > Extensive paved terrace which wraps around two sides of the house, access from conservatory, master suite, dining area
- > High stone wall to front and western boundary with stone pillared entrance
- > Tarmac driveway & gravelled parking area for several cars
- > Large tiled balcony at upper floor level
- > Lawned area with mature trees and shrubs
- > Garden shed with veranda
- > Detached storage/garage suitable for conversion to living accommodation (Full planning permission)



Features

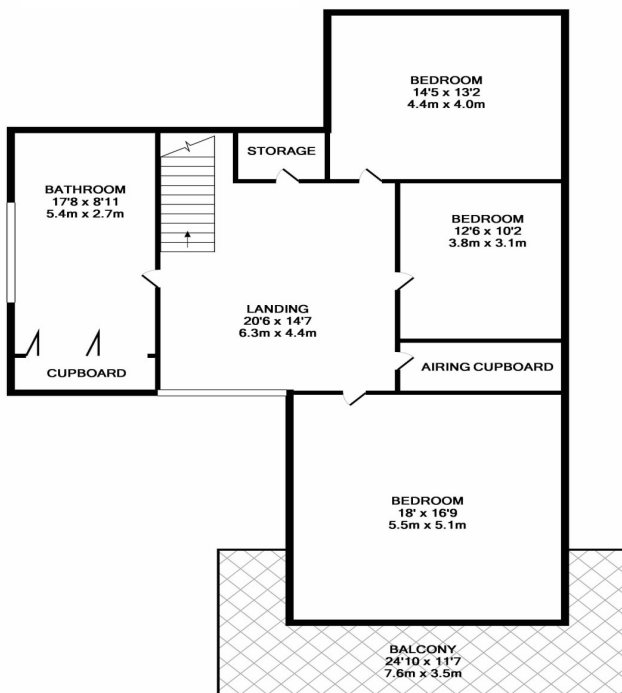
- > Elevated site extending to 0.14 ha / 0.34 acres (Approx.) with panoramic views.
- > Detached storage/garage suitable for conversion to living accommodation (Full planning permission)
- > Mains water
- > Septic tank
- > Oil Fired Central Heating
- > Freehold title
- > Within 5-minute walk of Kinsale town centre
- > 20 mins drive from Cork Airport



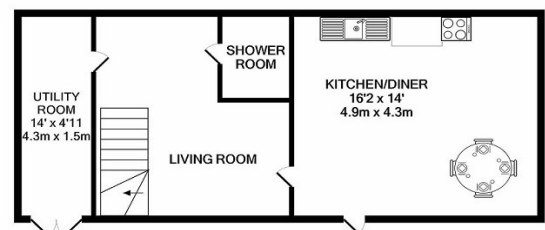
GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FIRST FLOOR



OUTBUILDING



GROUND FLOOR
APPROX. FLOOR
AREA 475 SQ. FT.
(44.1 SQ. M.)



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