THE MOORINGS

Bantry, Co. Cork, P75 XE97

BER D1

Sherry FitzGerald

exclusive affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

THE MOORINGS, BANTRY, CO. CORK, P75 XE97

SECLUDED BEACH HOUSE WITH EXTRAORDINARY COASTAL VIEWS

FIVE BEDROOMED HOUSE WITH PRIVATE BEACH ACCESS, SLIP AND MOORING ADJACENT TO BANTRY GOLF COURSE.

Approximately 230.6sq.m (2,482sq.ft)

For Sale by Public Auction unless previously sold

BER: D1 | BER Number: 112370861

SPECIAL FEATURES

- Secluded private location in an inspirational setting
- Well maintained modern design
- Spectacular coastal views
- Five bedrooms
- Generous reception rooms
- Home office
- Direct private beach access
- Own private mooring and slip
- C 1 ha (2.47 acres) of sheltered grounds with mature planting
- Secret garden, barbeque and patio areas
- Adjacent to Bantry Golf Club

DESCRIPTION

With its modern A-frame design, The Moorings has been created to catch the light, and make the most of its extraordinarily beautiful location. Opening up to views of the sea, inside and outside blend beautifully, with places to enjoy the amazing sunsets al fresco, or cosy up to the open fire and solid fuel stove on cooler days.

Built by the owners in the 1970s, the house has been very well maintained over the years. The proportions are manageable, yet generous, with five bedrooms and a flexible downstairs layout that means you can immediately enjoy the house, which is presented in turnkey condition. Or reconfigure on the spacious template to make it entirely your own.
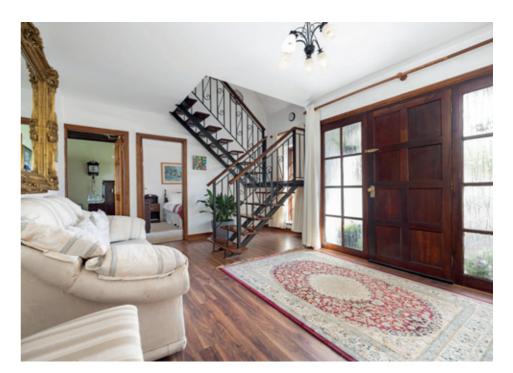
Add the completely private location and well-matured grounds, private beach access and slipway, to complete the ingredients that make The Moorings unique. It is an ideal holiday home, investment property, retirement retreat with space for the extended family, or simply a wonderful place to raise your family in pure tranquillity that is adjacent to all the amenities of Bantry and this idyllic part of the Wild Atlantic Way.

THE MOORINGS

The Moorings welcomes you in with a generous entrance hall, before opening up to astonish with its incredible views of the sea. To the right of the hall is a downstairs bedroom, offering future proofing and flexibility, while to the left, a family room leads to a utility room, bathroom and home office to the front, and on to the kitchen / breakfast room at the sea-side of the house.

The generous kitchen / breakfast room has French window access to the sea terrace, while beside this, the living room and dining room are stunning spaces, linked by arched stone work, and including an open fire. The family room is a cosy spot with an electric fire.

Upstairs the four further bedrooms are all doubles, there is a family bathroom and the master is en-suite. Over all, the c. 230.6sq.m (2,482sq.ft) of space offers a wealth of opportunity to meet your needs. A side-entrance

downstairs also means that the suite of rooms to the left could lend themselves to au-pair accommodation or a semi-private space for guests or longer-stay relatives.

GARDENS AND GROUNDS

Reached via a quiet cul de sac that also leads to Bantry's spectacular 18 hole coastal Golf Club, The Moorings is in a gloriously secluded spot. Bounded by mature planting, the c1 ha (2.47 acre) grounds include patios and a generous terrace on the sea-sides, and plenty of parking to the garden side.

Lawns wrap around the house, and run down to the sea, where there is private access to the shore, and your own mooring and slip. Maintained and matured for more than 45 years by the current owners, the grounds are screened by mature trees, which are home to many species of birds, and also accommodate swings and places to play for the younger generations of your own family and friends.

A small stream runs through the property, adding its tones to the sounds of the sea, and a more recent addition is the secret garden with sheltered seating and a barbeque area. Throughout the property are the glorious and uninterrupted coastal views that make The Moorings so special and unique.

LOCATION

Famed for its beauty, and bounded by the Sheep's Head and Beara Peninsulas, Bantry Bay is an idyllic place on Ireland's Wild Atlantic Way. Anchoring the necklace of smaller seaside spots that string the bay, Bantry itself is a thriving cosmopolitan town. At the head of one of the Bay's sheltered inlets, it has a wide range of shops, bars, cafés and restaurants. A wonderful holiday destination, as well as a year-round town, there are good schools, a weekly farmer's market and a friendly welcoming community.

The huge range of leisure activities on your doorstep include golf, swimming, canoeing, paddle boardingwalking, sailing, fishing, equestrian sports, rowing, GAA and football. In summer, the West Cork Literary Festival and the West Cork Chamber Music Festival bring devotees from around the world to the town, while visitors also enjoy Bantry House, the magnificent stately home and gardens that has been home to the White family since 1739.

- 3km / 5 mins to Bantry
- 15 km / 15 mins to Glengariff
- 42 km / 45 mins to Kenmare
- 74 km / 1 hr to Killarney
- 81 km / 1 hr 20 mins to Cork City
- 83 km / 1 hr 20 mins to Cork Airport
- 339 km / 3 hr 50 mins to Dublin International Airport

All distances and times are approximate.

TECHNICAL INFORMATION

SERVICES | Mains electricity, mains water, oil-fired central heating, septic tank, Fibreoptic broadband

SALE METHOD | Private Treaty.

FIXTURES & FITTINGS | All fitted carpets, curtains, oven, dishwasher, fridge, freezer & white goods.

TENURE & POSSESSION | The property is offered for sale freehold with vacant possession being given at the closing of sale.

VIEWING | Strictly By Private Appointment

FLOOR PLANS

Ground Floor
Approx. 126.8 sq. metres

Living Room
5.31m x 3.47m

Kitchen/Breakfast Room
3.62m max x 5.76m

Dining Room
4.00m x 3.30m

Family Room
3.36m x 4.56m max

Entrance Hall
3.98m x 4.45m

Bedroom 4
3.02m x 3.30m

Utility Room
2.54m max x 3.00m

En-suite
1.55m x 1.80m

Study
3.96m x 4.56m

First Floor
Approx. 103.8 sq. metres

Bedroom 1
5.33m x 5.05m

Bedroom 2
3.06m x 4.95m max

En-suite
2.12m x 2.87m

Landing
3.96m x 5.80m

Bedroom 3
2.96m x 3.25m max

Bathroom
2.99m x 4.41m

Linen Cupboard
1.78m x 1.80m

HRC

Bedroom 5
6.68m x 3.04m

Total area: approx. 230.6 sq. metres

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