

**Cohalan
Downing**

For Sale by Private Treaty

Ref No: 20375

021 427 77 17

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Dromderrig House, Compass Hill, Kinsale, Co. Cork



Dromderrig House is one of the finest period residences in Kinsale and occupies a position on Compass Hill that is second to none. This fine Georgian House (c1820) has been fully restored and renovated (c2000) while still retaining all of its original features.

The house which is laid out over three floors extends to approximately 4500sq.ft of luxury accommodation.

Dromderrig House occupies a superb elevated position with panoramic views of the inner & outer Harbour and has a very fine south facing garden to the rear which is not overlooked.

**Cohalan
Downing**

Viewing strictly by appointment with sole selling agents.

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Ground Floor

Entrance Hall

Tiled floor

17' 9" X 7' 3"

Drawing Room

Marble fireplace. Gilded over mantle Mirror. Windows overlooking Kinsale Harbour.

19' 10" X 15' 8"

Dining Room

White marble fireplace with over mantle.

19' 10" X 15' 8"

Kitchen

Oil fired four oven Aga. Very well fitted with good quality light oak kitchen units. Integrated appliances including Belling ceramic hob and double oven. De Dietrich dishwasher. Microwave.

18' 10" X 14' 7"

Sun Room

Tiled floor. PVC windows and door. Access to south facing garden.

15' 3" X 8' 6"

Inner Hall

Staircase to first floor. Access to lower ground floor.

Guest Toilet

W.c and Wash hand basin.

Cloak Area

Heated towel rail. Tiled floor.

Study

Fitted book shelves. White marble fireplace with gilded over mantle mirror. French door to side of house.

14' 8" X 13' 6"

Ground Floor ceilings are all 12ft high.

Lower Ground Floor

Wine Storage Area with door out the Alley

Laundry Room

Belfast sink. Plumbed for automatic machines. Hot water cylinder.

10' 9" X 5' 3"

Office

Fitted presses. Storage.

14' 4" X 12' 9"

Family Room

Magnificent room ideally suited for family or entertainment use. Incorporating antique mahogany bar with pitch pine shelving. Bar area is fully equipped. TV area Inglenook fireplace with solid fuel stove. Part panelled wall. Hardwood flooring. Door to the Alley.

48' 0" x 15' 0"

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Guest Bedroom 5 14' 8" X 13' 6"
Double fitted wardrobes. Dressing table unit. Door out to side of house.

Bathroom
Bath. W.c and wash hand basin.
Lower Ground Floor Ceiling height 8 feet

First Floor

Master Bedroom Suite

Master Bedroom 17' 6" X 15' 8"

Dressing Room 14' 7" X 13' 4"
Fully fitted with an extensive range of fitted wardrobes incorporating storage area. Dressing table unit. Built in shower unit.

Separate Toilet Area 11' 0" X 5' 0"
W.c. Wash hand basin. Bidet.

Bedroom 2 15' 0" X 11' 8"

Bedroom 3 17' 8" X 15' 0"

White marble fireplace.

Bedroom 4 14' 8" X 10' 7"

Fireplace. Built in storage/cupboard area.

Main Bathroom
Power shower. Bath. W.c. Wash hand basin. Bidet. Heated towel rail. Fully tiled floor and walls.
Ceiling Height at First Floor Level 9 feet 4 inches.

Features

Most original period features have been retained throughout the property including corniced ceilings, centre roses, window shutters, marble fireplaces and varnished wooden floors. All windows were factory reconditioned.

Pressurised water system throughout the property. Excellent views from all main rooms, Oil fired central heating, Alarm fitted.

Grounds

Dromderrig House forms part of a gated development of four houses. It stands on its own grounds extending to approximately 0.75 acres which have been landscaped and very well maintained.

Solicitor: Mr John Jermyn, Ronan Daly Jermyn,
12 South Mall, Cork.

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