

Cohalan  
Downing



WALTON COURT, OYSTERHAVEN, KINSALE, CO. CORK

## THE PROPERTY

- > Magnificent coastal waterfront historic property dating from 1776 extending to 660sqm (7,104sqft)
- > Water and beach frontage of 200 metres with direct access to Oysterhaven Bay.
- > C. 5 acres adjoining waterfront land with a number of outbuildings and staff accommodation offering further development potential
- > Commercial kitchen and guest bar
- > Award winning café/restaurant
- > Swimming pool
- > Courtyard of five guest cottages & apartments  
Second adjoining gated courtyard of seven two storey mews houses (built 2006)
- > Super high speed fibre broadband now available
- > Cork International Airport 20 minutes,  
Kinsale 10 minutes.





## OYSTERHAVEN

Walton Court is situated in an idyllic position on the edge of Oysterhaven Bay, enjoying delightful sea views.

On the Wild Atlantic Way, the property is located just 9km (6miles) from the picturesque, fishing and tourist town of Kinsale, which is widely regarded as the Gourmet Capital of Ireland, voted 2018 "Foodie Town of Ireland". With its many bars, restaurants and tourist attractions, numerous primary and secondary schools the locality provides all the requirements of everyday living.

County Cork now boasts four Michelin Star restaurants, with an additional number of highly acclaimed restaurants in the area.

The golf enthusiast is well catered for with excellent nearby golf clubs such as Kinsale Golf Club and the world class Old Head Gold Links nearby.

Kinsale's coast offers a multitude of water sports for the energetic such as sailing, windsurfing and boating. The keen angler can avail of the many fine spots for fishing along the coast and also the Bandon river. Walton Court is well placed for those who enjoy horse riding with many equestrian centres located in the area and for hunting locally Kinsale lies in the centre of the South Union Country.

Communications are excellent with Cork International Airport 32km (20miles) away offering international and domestic air services. Cork City is just 28km (18miles) with its wide range of shops, shopping centres, boutiques, restaurants, primary and secondary schools.







### Accommodation

The house has bright, spacious and well proportioned rooms, arranged over three floors, with the principal rooms enjoying breath taking and unspoilt views of Oysterhaven Bay.

The entrance to the house is approached via stone steps rising to the front door. There is an attractive and spacious entrance hall with antique French limestone tiled floor, underfloor heating and delightful staircase rising to the first floor.

Doors lead off the principal reception rooms, including the generous drawing room and dining room with full height sash windows with shutters, hard wood floors, centrally positioned Adam marble fireplaces and intricately detailed ceiling cornices. To the rear of the house is a charming breakfast room with pantry.

There is a commercial kitchen with access to the gardens and an air conditioned conservatory with views over the courtyard. On the first floor landing there is a library with wonderful views over the bay.

The bedroom accommodation in the main house is arranged over two floors. The master bedroom suite is a well portioned room with a central French marble fireplace and ensuite bathroom. There are two further bedroom suites with views to Oysterhaven Bay and the orchard and gardens. On the second floor there are three attic style bedrooms with a kitchen and sitting room/play area, ideal for staff accommodation.

The lower courtyard has five self-catering cottages/apartments, which have been carefully restored to give a peaceful country warmth with exposed stone walls and beams. There is a conference/cinema room, award winning Courtyard Café, indoor pool and various store rooms.

### Ground Floor

- > Entrance Hall
- > Drawing Room
- > Dining Room
- > Cloakroom / WC
- > Breakfast room
- > Glass room/pantry
- > Commercial kitchen
- > Verandah
- > Dry store
- > Conservatory and guest bar

### Second floor

- > Three attic bedrooms,
- > one en-suite
- > Additional shower room
- > Kitchen
- > Sitting room area
- > Attic storage

### Gardens and grounds

- > Lawns leading down to Oysterhaven Bay
- > Orchard
- > Two staff cottages
- > Various outbuildings
- > Wild flower gardens and small wooded area
- > 200 m water frontage to Oysterhaven Bay
- > c. 5 acres water frontage land to the West of the main house

### First Floor

- > Hall/library with views to
- > Oysterhaven Bay
- > Master bedroom suite
- > Two guest bedroom suites
- > Linen store

### Lower Courtyard

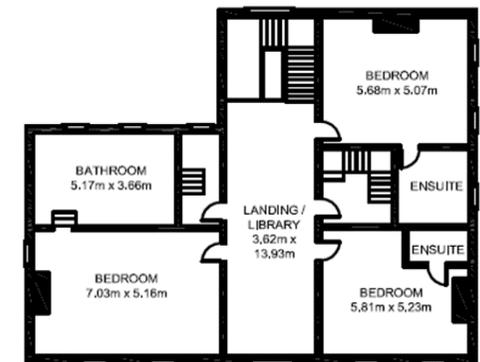
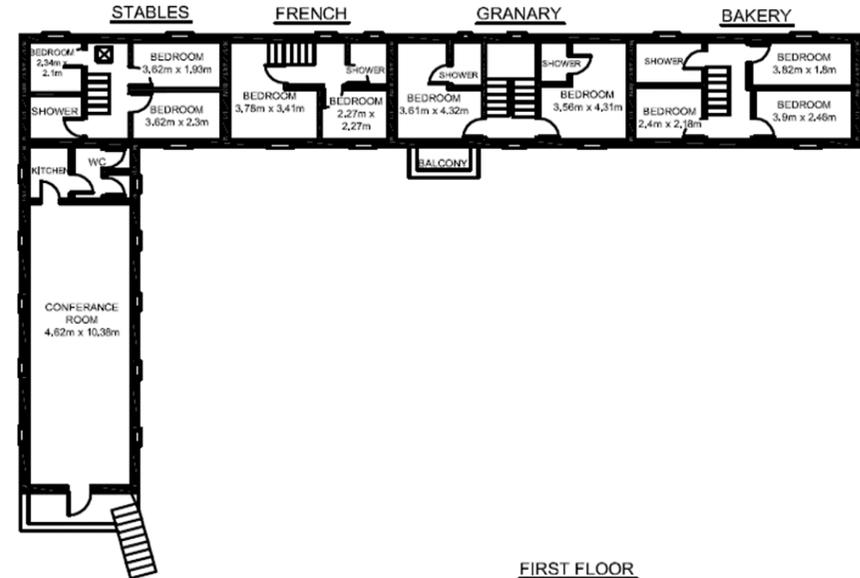
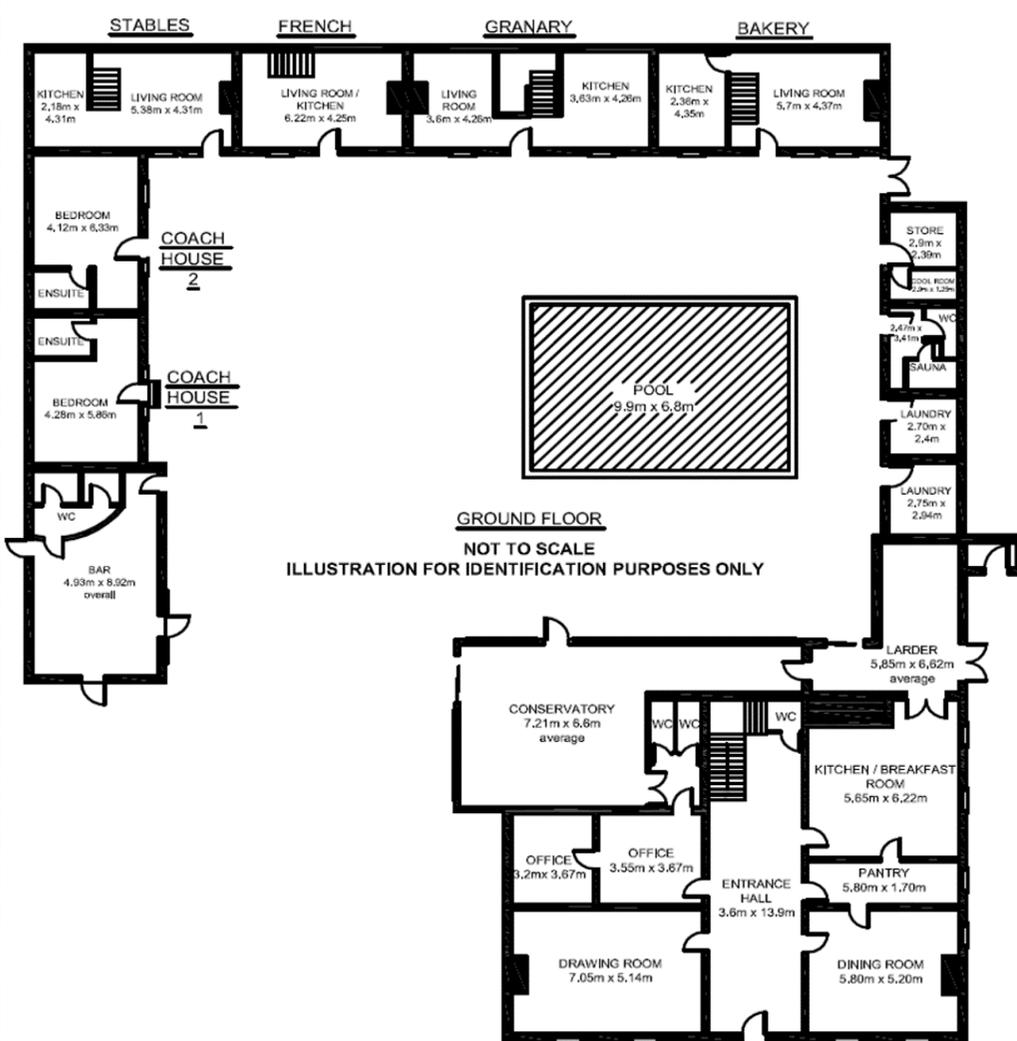
- > Five self-contained cottages and apartments.
- > Conference room/cinema
- > Indoor Pool
- > Sauna
- > Award winning Café
- > Gardens and kitchen herb garden

### Upper Courtyard

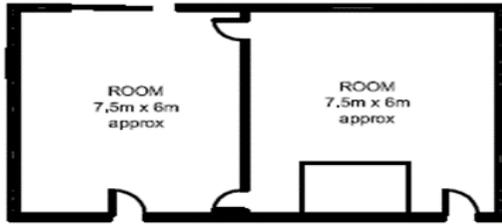
- > Second adjoining gated courtyard of seven two storey mews houses (built 2006) each 98 sq m with 14 secure parking spaces.



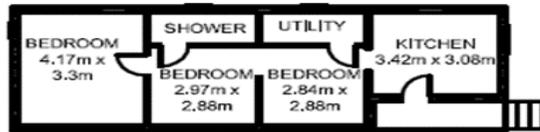
# FLOOR PLANS



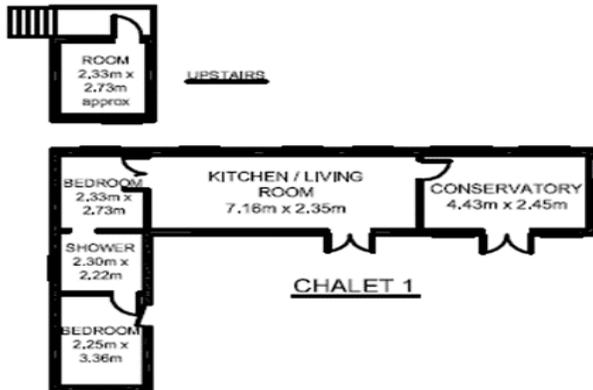
**FLOOR PLANS**



CHALET 3



CHALET 2



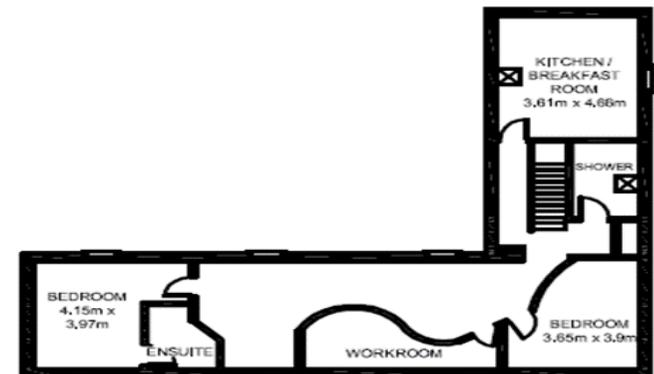
CHALET 1



GRANARY

SECOND FLOOR

NOT TO SCALE  
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY





## MEWS HOLIDAY HOMES



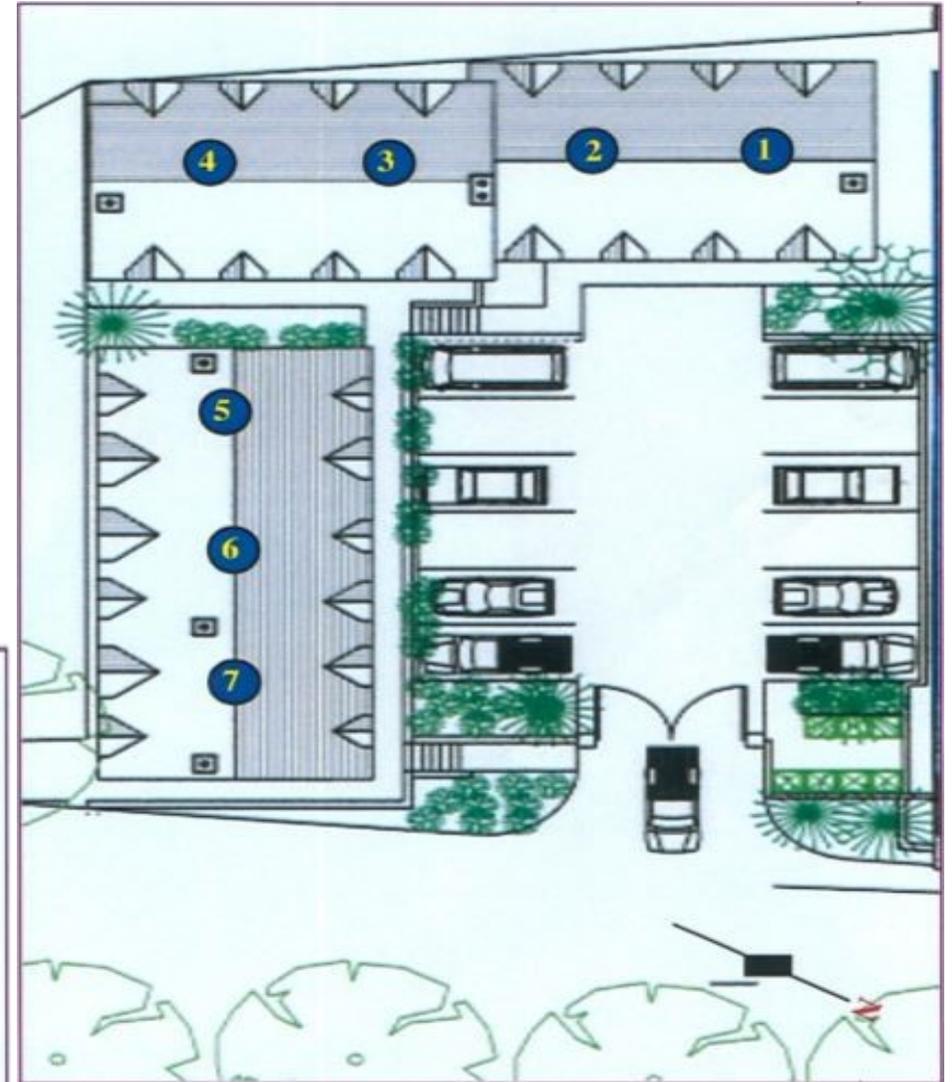


## MEWS HOLIDAY HOMES



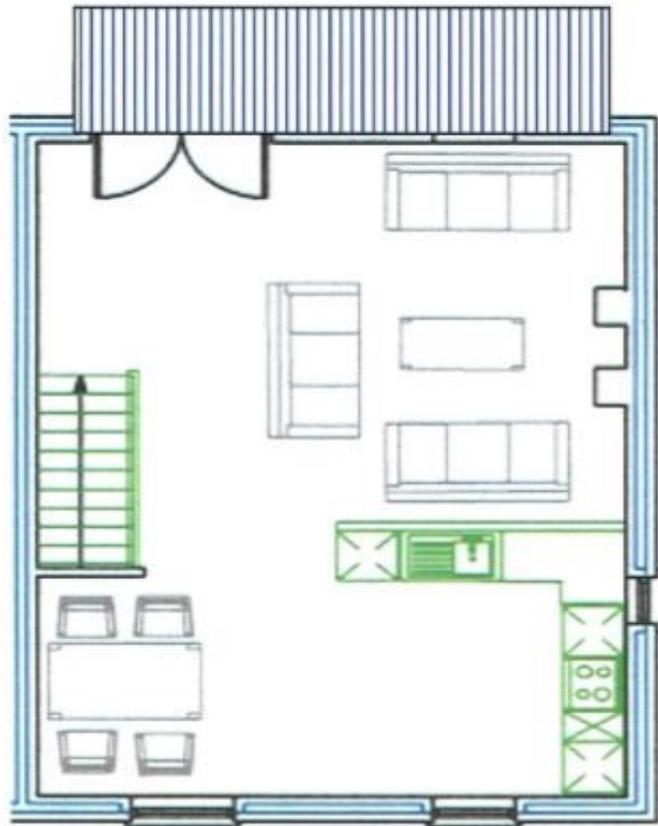
## MEWS HOLIDAY HOMES

- > Units 1-4 have views to Oysterhaven bay across open fields and trees.
- > Each house totals 92.7 sq.m.
- > First floor lofted sitting room with doors to large balcony (2m x 5m), fully fitted kitchen with NEFF appliances, granite/beechno block work surfaces and fireplace.
- > Low tariff slimline electric storage heating throughout.
- > Ground floor: two double bedrooms, each en-suite (en-suites have heated marble floors).
- > Bedroom to rear has double French doors opening to terrace.
- > Secure gated courtyard with automatic gates.
- > Each property has two secure car parking spaces.
- > Super high speed fibre broadband now available.
- > Monitored security alarm systems.

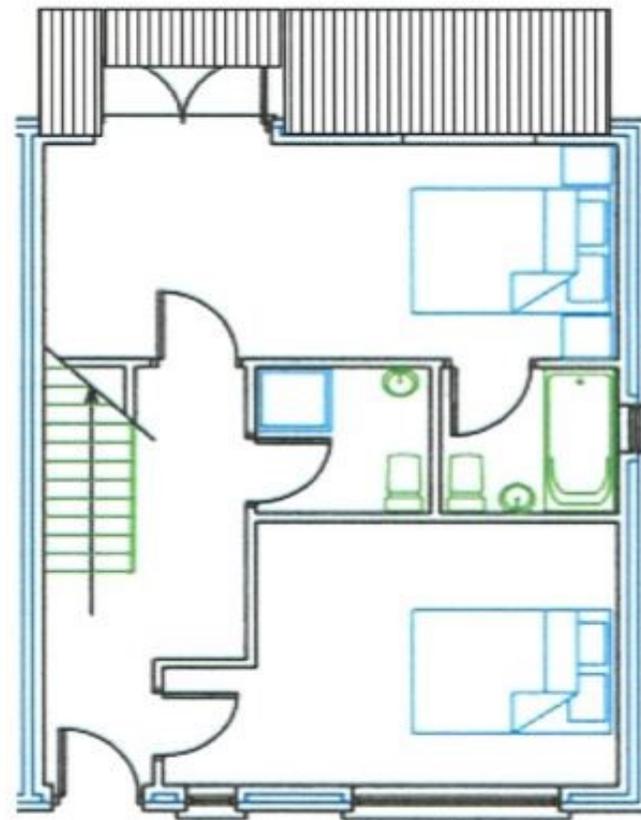


**MEWS HOLIDAY HOMES**

**First floor with lofted ceiling  
and large balcony**



**Ground floor with terrace**



*These layout plans are  
not to Scale, and are  
for illustration  
Purposes only.*

*Details subject  
to revision.*

**BER EXEMPT**



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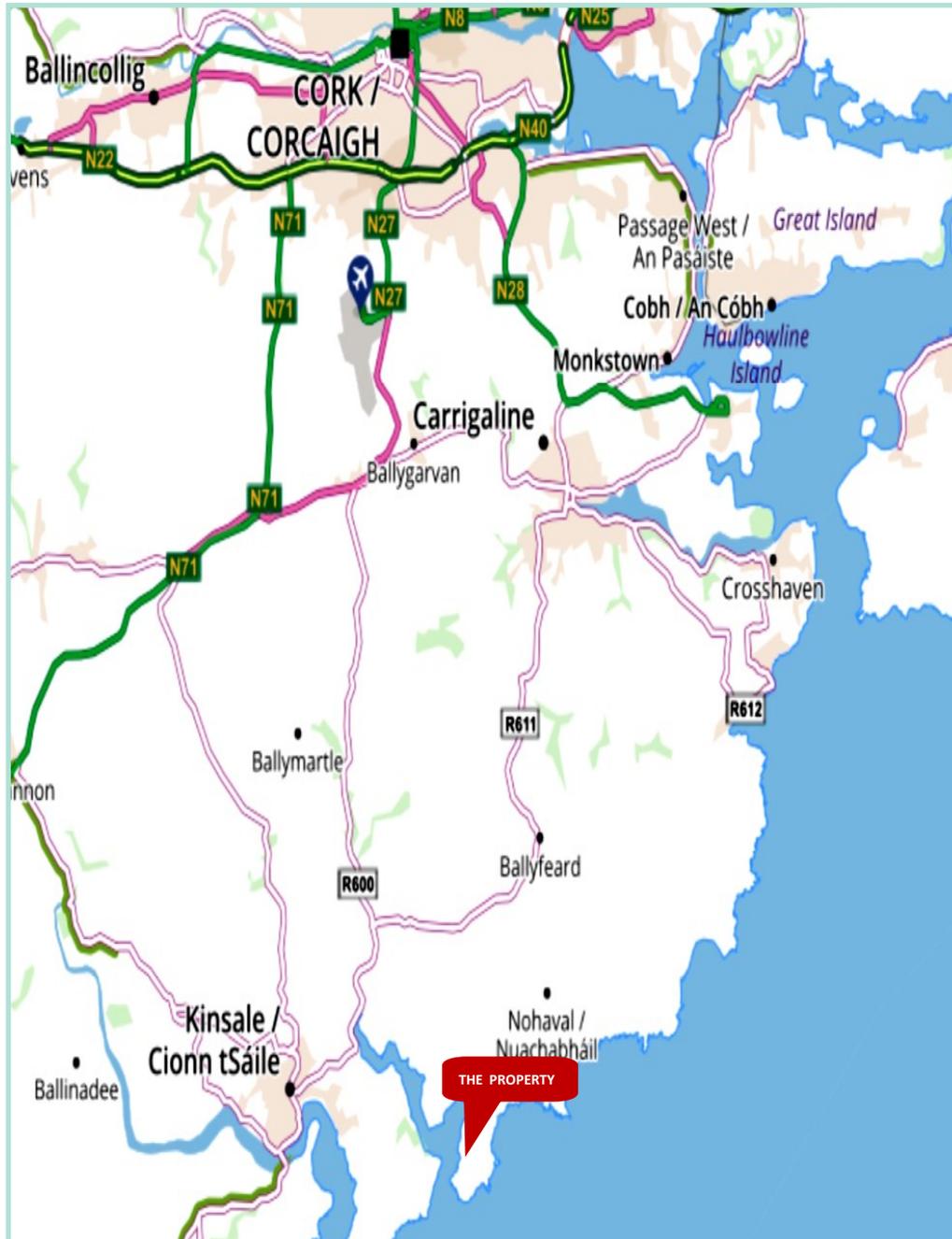
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