

# Facefield

BALLYNAMAU, RIVERSTICK, CO. CORK - P43 YH51

BEAUTIFUL FIVE BEDROOM  
DETACHED COUNTRY HOME  
ON APPROX. 5 ACRES

FOR SALE BY  
PRIVATE TREATY



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# Beautiful five bedroom detached country home on approx. 5 Acres

CKK220376



## FEATURES

- ▶ Beautiful five-bedroom detached country home
- ▶ House Approx. 521 sq m / 5,610 sq ft
- ▶ Garage Approx. 35 sq m / 386 sq ft
- ▶ Private landscaped garden Approx. 2.023 Ha / 5 Ac
- ▶ Immense charm, space and beautifully presented
- ▶ Landscaped gardens with impressive selection of trees
- ▶ Solid Mahogany doors throughout
- ▶ High speed broadband in area
- ▶ Heat recovery ventilation system / solar panels
- ▶ OFCH / Septic tank / Alarm
- ▶ Concrete slab flooring / wired for sound in all rooms
- ▶ Central vacuum system / Gated entrance
- ▶ Strategically located -Cork International airport 20 mins, Cork city 30 mins and Kinsale 10mins

## BER DETAILS

- ▶ BER: C1
- ▶ BER Number: 115533648
- ▶ Energy Performance Indicator 154.61 kWh/m<sup>2</sup>/yr

## DESCRIPTION

Savills is delighted to present Facefield, a picture perfect and truly beautiful, detached country home that was built in 2002. It is situated on approximately 5 acres of fantastic private gardens with an impressive array of mature trees and lawns. Located only 10 minutes from Kinsale and half an hour from Cork city this perfect house is ideal for those who yearn for a peaceful country lifestyle with the conveniences of urban amenities nearby.

Approaching Facefield through the gated entrance, up the dramatic sweeping tarmac drive, you will pass through the large front lawn bounded by a magnificent display of beautiful native Irish trees, all adding to the sense of privacy and seclusion. Arriving at the house you will see a large set down area with plenty of parking options.

Making your way toward this magnificent house you will be impressed by its classical design and impressive proportions.

Upon moving into the entrance hall, you will go through the lovely inner glass double doors to the main reception hall which features two embellished alcove's. Before you is the beautifully craft bifurcated mahogany staircase leading to the sleeping accommodation above.

On your right is the first of many reception rooms. The drawing room has a lovely vista overlooking the front garden and has an antique ornate marble fireplace as its focal point as well as a coving feature throughout. Next is the generously sized west facing family room with a fitted Henley multi-fuel stove and with windows giving 180-degree panoramic outstanding views and afternoon light. A superb room for all the family to relax.

Through the glass double doors beyond is the extremely spacious sunroom with outstanding views overlooking the patio and garden with it getting all day light.

The kitchen and diningroom, to the rear of the house, also has direct access to the patio area and is something special, with a magnificent bespoke fully fitted cherry wood contemporary kitchen, complete with matching island, magnificent granite worktops and a selection of premium appliances. Ideal for those who enjoy food and of course is very ergonomic.

The morning room, with its double doors to the sunny patio and garden, is a great room to relax with a cup of coffee and read a book and is adjacent to the kitchen, with the utility, pantry and guest WC just beyond.

Also on this floor is a reception room, a lovely large room with its own tastefully tiled en-suite and ideal as a guest bedroom or perhaps as a home office if needed.

Ascending the classically designed staircase one arrives at the landing area which has a gallery looking down to the main hall below and a beautifully embellished alcove. Just off the landing and located over the entrance hall is the light-soaked gallery room which has large glass windows surrounding it and giving commanding views over the front garden and the countryside beyond.

On this floor are four very generously sized double bedrooms, all impeccable in their presentation and their own beautifully tiled en-suites and walk-in wardrobes. The beautifully presented master bedroom is overlooking the back garden and has the largest en-suite and walk-in wardrobe.

Also on this floor is a very spacious study and hidden staircase to the second floor.

On the next floor you will find a large open space used primarily as a gym but with a myriad of other potential uses including as a home cinema, a studio or as a workspace. There is a large double bedroom on this floor with its own en-suite and a large storeroom.

The garden is most impressive with a beautiful display of mature broadleaf trees and shrubs, including silver birch, Californian redwood, oak, tulip tree, sycamore, ash, elm, columnar yew tree and copper beech.

There is a south facing patio just off the kitchen, morning room and sunroom allowing you to follow the sun and dine outside throughout the day and evening. Great care has been given to the landscaping with a picturesque garden pond and flower beds surrounding the house and of course great countryside views. The property is a haven for nature and nature lovers.

Overall, this very special property that gives one an opportunity to acquire the ideal family home convenient to all the very best amenities this area has to offer. The property is only 10 minutes' drive from historic Kinsale, one of the most sought-after addresses in Ireland attracting a diverse population from all corners of the globe.

Kinsale is full of charm and character with its harbour and marks the beginning of scenic Wild Atlantic Way. It is internationally known as the the Gourmet Capital of Ireland with numerous restaurants, cafes and bars catering for all tastes and budget.

Kinsale has the usual requirements for family living with a local bus service to primary and secondary schools, Bandon Grammer and Kinsale Community School known for its excellent academic results.

Kinsale is popular among the sailing and golf community with Kinsale Yacht Club, Old Head of Kinsale and Kinsale Golf Club on the doorstep. It also has many sports and social clubs and water based activities catering for both adults and children.

The nearby large villages of Riverstick and Innishannon are a 10 minute drive away in either direction from the property, both with its cafes, bakeries and many local amenities

## ACCOMMODATION

### Ground Floor

#### Entrance Hall

A large entrance hall with double doors to main hall, includes a tiled floor, recess light fittings.

### Main Hall

The magnificent main hall is grand in its design and does impress with a wonderful mahogany staircase leading above. Includes recessed alcoves, carpet, recess light fittings and corniced ceilings.

### Drawing Room

Overlooking the front garden, this lovely room has a large bay window, a beautiful antique marble fireplace with an integrated gas fire, carpets, ornate corniced ceiling, wall lighting, curtains, TV point and double door from the main hall.

### Family Room

Located on the western side of the house, this very large room is filled with light and includes a Henley multi-fuel stove, quality laminate wood flooring, corniced ceiling, TV points, curtains, blinds, recess light fittings and glass double doors to the sunroom.

### Sunroom

This is a very generous space with truly breath-taking views of the garden and access to the patio. This lovely room includes a tiled floor and recess light fittings. Ideal space for entertaining.

### Kitchen & Diningroom

Overlooking the rear garden, this beautiful room includes a fully fitted cherrywood contemporary style kitchen with a matching island unit and stunning granite worktops. There are a great selection of appliances including a Zanussi range cooker with a four-ring gas hob and four-ring electric hob, electric ovens and grill, a Samsung fridge/freezer, and a Bosch dishwasher. There is also a double sink, extractor, tiled floor and recess light fittings.

### Morning Room

This cosy room has its own patio doors and is bright. It includes a laminate wood floor, TV point, corniced ceiling and built-in shelves and cabinets.

### Guest WC

Beautifully tiled with WC, WHB and light fitting.

### Reception Room

Overlooking the front of the house, this large well-proportioned room is a perfect setting for use as a home office and could double as a sixth bedroom. It includes a bay window, a carpet, curtains and ceiling coving.

### En-suite

Beautifully tiled and including WC, WHB, shower and ceiling coving.

### Utility Room / Pantry

Tiled floor and generous storage. Washing machine and sink.

### First Floor

#### Gallery

Carpets, recess lighting, ornate wall lights and ceiling coving.

### Gallery Room

Catching the evening light this large room has commanding views over the garden and includes a semi-solid timber floor and light fittings.

### Master Bedroom One

This beautiful double bedroom is overlooking the back garden and includes, a bay window, carpets, ceiling coving, curtains and TV point.

### Ensuite

Features attractive tiling with a jacuzzi bath, his/hers WHB, WC, bidet, shower, large mirrors, cabinets, curtains, coving and recess light fittings.

### Dressing Room

Bright and spacious room with carpet, light fittings.

### Bedroom Two

Overlooking the front of the house with lovely views room includes, carpet, ceiling coving and TV point.

### Ensuite

Tiled, WHB, WC, bath, shower, light fitting, mirror.

### Dressing Room

Carpet, light fitting.

### Bedroom Three

Overlooking the front of the house with lovely views includes, carpet, ceiling coving and TV point.

### Ensuite

Tiled, WHB, WC, bath, shower, light fitting, mirror.

### Dressing Room

Carpet, light fitting, shelving.

### Bedroom Four

Overlooking the rear of the house with lovely garden views includes, a bay window, carpet, ceiling coving and TV point.

### Ensuite

Tiled, WHB, WC, bath, shower, light fitting, mirror.

### Dressing Room

Laminate wood flooring, light fitting, shelving.

### Study

Carpet, ceiling coving, light fitting.

### Second Floor

#### Gym / Studio

A large room with carpet, recess light fittings, TV point.

#### Bedroom 5

Overlooking the gable of the house this spacious room includes a carpet and light fitting

#### En-suite

Beautifully tiled with a WC, WHB, bath, light fitting, mirror.

### Storeroom

A large room with plenty of storage, plumbed for sauna, if fitted.

### Garage

Accessible through the utility room this large garage is ideal for storage, as a workshop or other use. There are double access doors and a WC along with a Belfast sink hot and cold-water supply.

### Outside

Facefield has a magnificent and very private garden (approx. 5 acres). There is a long tarmac drive with lighting and generous parking. The garden has been planted with an impressive selection of mature trees, specimen shrubs and flowers.

There are beautiful level lawns surrounding the house, flower/shrub beds strategically located in key areas around the garden and a large feature garden pond. The patios areas are ideal for dining in the summer evenings or as a play area for children.

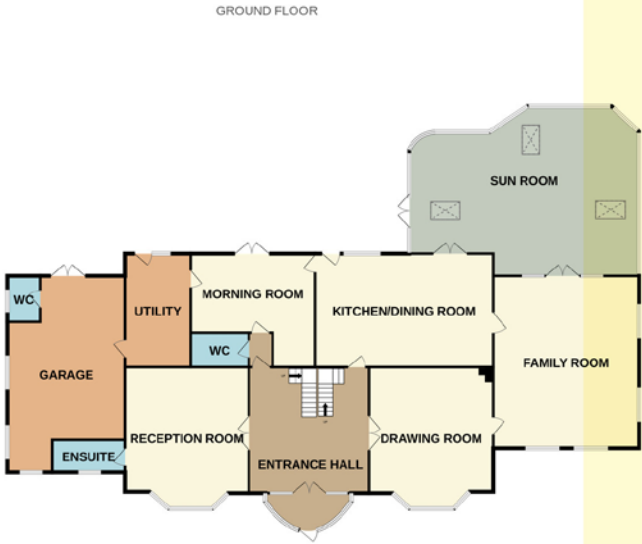
## LOCALITY & AMENITIES (APPROXIMATE)

- ▶ Kinsale Golf Club – 5.5km
- ▶ Riverstick – 7.2km
- ▶ Belgooly – 7.5km
- ▶ Innishannon – 7.5km
- ▶ Kinsale – 8.5km
- ▶ CUH – 17km
- ▶ Cork Airport – 17.5km
- ▶ Carrigaline – 18km
- ▶ UCC – 19km
- ▶ Cork City – 23km

## DIRECTIONS

Use SatNav or Google Maps  
Eircode - P43 YH51

# Floor Plans



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