



THE BALLINACURRA HOUSE ESTATE

Ballinacurra, Kinsale, Co. Cork. *Approx. 9.3 ha (23 acres) P17YF76.*

Colliers

THE PROPERTY

A delightful small water fronted estate which is registered with Failte Ireland since 2003 as a 4 star self-catering property. The estate comprises a truly magnificent Georgian manor house, three other houses and approx. 23 acres only 4km from the historic town of Kinsale, now recognized as Ireland's gourmet capital and only 30 minutes from Cork city and airport. Ballinacurra House which dates from the 1770's has been totally restored and extended and has been run as an exclusive holiday rental with 14 ensuite bedrooms and additional accommodation available through the converted coach house, stone cottage and newly built stone lodge.

The property enjoys considerable frontage to the Ballinacurra and White Castle creeks which flow to the Bandon river and which are lined by the estates private woodland which is interspersed with woodland walks.



HISTORY

John Swete, the High Sherriff of Cork built Ballinacurra in the early 1770's and in 1791 sold the estate to the Bleazby's a prominent family from Cork city. In 1831 William Bleazby built the matching wings which included the stately ballroom. Over 150 years later the Bleazby's sold Ballinacurra to John Danford, a recognised artist and inveterate explorer and traveller. Upon John's death in 1970 the estate passed to an order of nuns who had cared for him in Africa when he was ill. The property went through two further ownerships before being bought in 2000 by Des and Lisa McGahan and they spent the next three years restoring, extending and improving the property including the grounds to what it is today.

LOCATION

Nearby Kinsale is situated at the start of the now famous Wild Atlantic Way and is recognised not just as a noted sailing centre but as one of Irelands most sought after locations. Cork city, Irelands second city is a thirty minute drive with Cork International Airport even closer. For the golfer, as well as local clubs "The Old Head Kinsale" is renowned. Numerous harbours from which to sail and fish and the golden beaches of the south coast are within easy reach.



ACCOMMODATION

Main House

The centre portion of the property is the Georgian House which has been extended and remodelled and the wing to the left is the bedroom wing and to the right the entertainment wing with the bedrooms over.

On entering the reception hall the original reception rooms are to the left and right, over which are two ensuite bedrooms, with the family kitchen to the rear. In the left wing you have the library, massage room/study and six ensuite themed bedrooms. The wing to the right has been laid out for commercial use and would need reconfiguration if the house was required as a family home. The original wing which has a bar and a ballroom which opens to the 120 sqm conservatory and to which was added cloak rooms, office, commercial kitchen and ancillary stores. Upstairs is a residents lounge and six ensuite bedrooms. The conservatory opens on one side to a covered outdoor area with barbeque and toilets and to the other side a spacious sun terrace.











THE GROUNDS

The grounds are a feature of Ballinacurra particularly to the front where they slope gently, passing an ornamental pond, down to the river and to the extensive woodland walks. To the rear and side of the house are lawns, paddocks, stables and a walled garden. The famine wall is the boundary to the county road and the estate has two main access driveways through electric gates. The main entrance to the manor house is via a winding avenue which sweeps through the lawns to the front courtyard which is flanked by the bedroom and entertainment wings. The avenue separates to lead to the services area to the back of the house with ample parking.



THE STONE LODGE

This detached 1.5 storey house was built in 2008 and is located at the western corner of the overall site, keeping it very private from the rest of the estate. The property benefits from a private garden and separate driveway and takes full advantage of its south facing elevation. The property is a timber framed construction with a natural stone / timber clad external finish. Accommodation downstairs includes double height living room with stone surround chimneypiece, open plan kitchen / dining area, laundry room, office and 3 bedrooms (2 ensuite) with separate WC. The upstairs includes a grand master suite with ensuite and separate dressing room and a further 2 bedrooms sharing a bathroom.





THE STONE COTTAGE

This two storey stone fronted house was extensively restored and extended in 2004 and has an open plan living/dining/kitchen, utility room, separate wc and four ensuite bedrooms.

THE COACH HOUSE

The two storey brick fronted Carriage house was converted in 2005 and which has a galley kitchen, three ensuite bedrooms and a living/dining room which can double as a bedroom as it has an ensuite.

FEATURES

- Spacious restored Georgian manor house, c. 1,709 sq.m
- Newly built stone lodge, c. 261 sq.m
- Restored stone cottage, c. 166 sq.m
- Restored coach house, c. 107 sq.m
- 23 acres of private gardens, woodlands and paddocks
- River frontage with jetty and remains of boathouse

FUTURE POTENTIAL

Given the scale, layout, facilities and location, this property could easily appeal for a number of potential uses such as private home, exclusive rental, boutique hotel, wedding venue, wellness centre to name but a few. There is also considerable scope to further develop the grounds around the main house to provide additional accommodation.

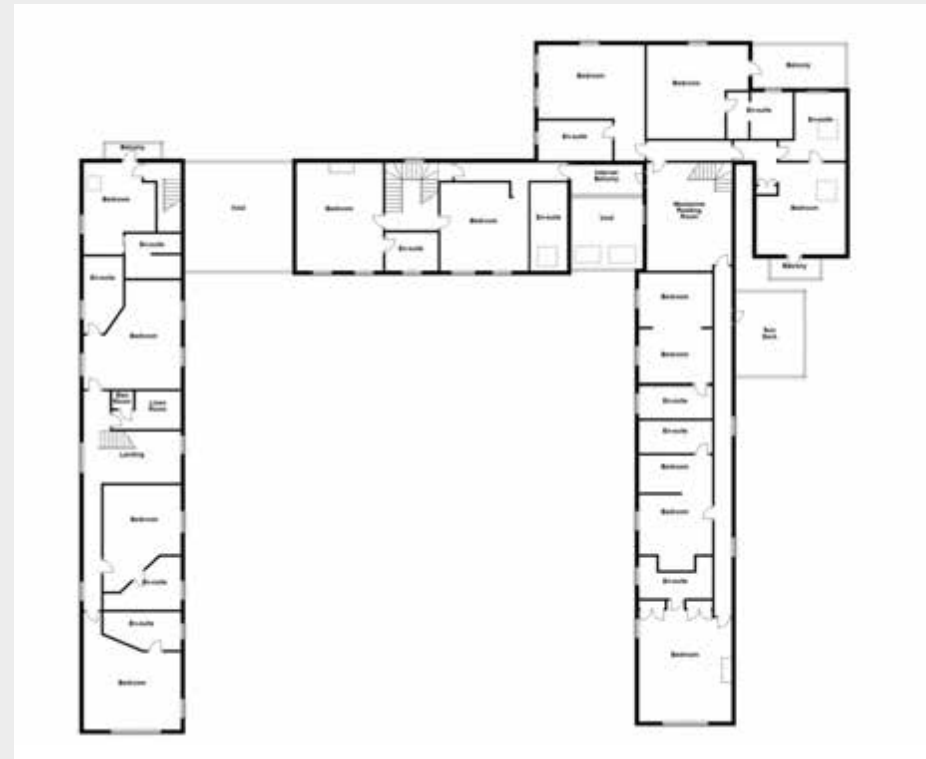


FLOOR PLANS

MANOR GROUND FLOOR



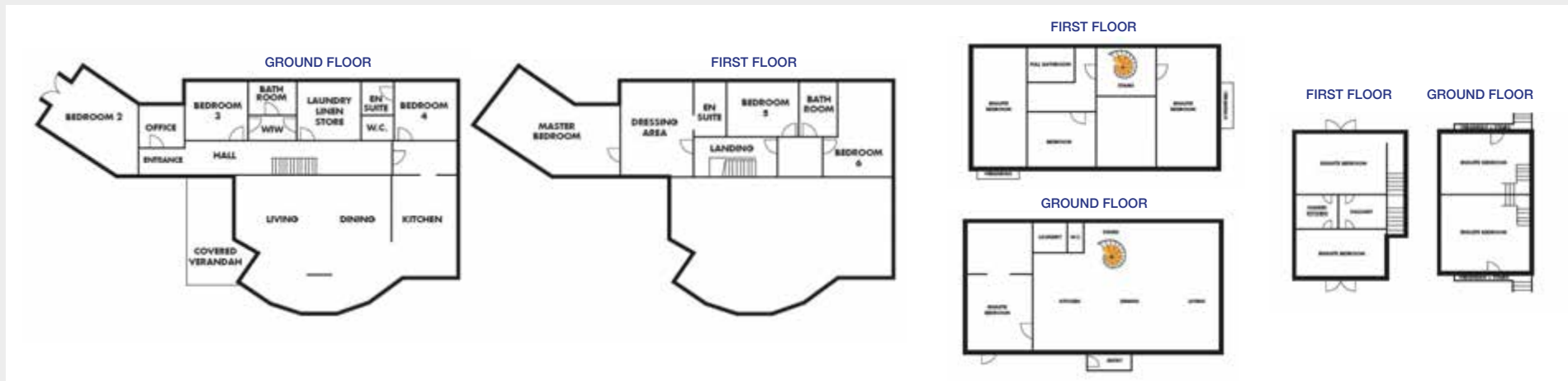
MANOR FIRST FLOOR



STONE LODGE

STONE COTTAGE

COACH HOUSE



SERVICES

- Mains electricity both single and three phase.
- Mains water with private well available
- Oil fired central heating with zoned areas.
- Wastewater bio cycle treatment unit
- All buildings with commercial grade fire alarm

Guide Price €3.75 million

Viewing strictly by prior appointment

BER: Main Building **BER D2**

Coach House **BER G**

Stone Cottage **BER G**

Stone Lodge **BER C1**



CONTACT



PSRA Licence No. 001223

Colliers
Hambleden House,
19-26 Lower Pembroke Street
Dublin 2
T: + 353 1 633 3700
W: www.colliers.com

Marcus Magnier

M: +353 86 255 5161

E: marcus.magnier@colliers.com

Gillian Earley

M: +353 87 965 4555

E: gillian.earley@colliers.com



Receiver:

Rory Cotter
Crowe

40 Mespil Road,
Dublin 4.

Solicitors



Eoin Pentony
Healy Pentony Solicitors LLP
12 Merrion Square North, Dublin 2