

# For Sale

Asking Price: €1,650,000

Sherry  
FitzGerald  
O'Neill



Outline for indication only. Not to be relied upon.

Vale Cove, Ardnaturrish Beg, Glengarriff,  
Co. Cork, P75 Y500

BER B1

sherryfitz.ie

## ***A PRIVATE WATERFRONT RETREAT ON GLENGARRIFF HARBOUR***



Vale Cove sits on a dramatic rocky headland historically known as Yellow Rock, this exceptional detached residence occupies a wonderfully private setting at Ardnaturrish Beg, Glengarriff, with nearly 300 meters of direct water access and spectacular south and west-facing views across the harbour. Extending to approximately 2.67 hectares (6.6 acres), the property combines luxurious modern living with the tranquillity and natural beauty of one of Ireland's most sought-after coastal locations.

Approached by a winding gravel driveway through mature woodland and beautifully landscaped gardens, the residence immediately impresses with its peaceful atmosphere and remarkable setting. Carefully positioned to maximise the surrounding scenery, the home enjoys ever-changing views over the water, with large picture windows and glazed doors throughout drawing natural light deep into the interiors.

The accommodation which extends to approx. 192 sq. m. (2,066 sq. ft.) has been thoughtfully designed for both comfort and entertaining. At the heart of the home is an exceptionally spacious living room with wood-burning stove and expansive glazing, framing the harbour views. A sliding door opens directly onto a sun-drenched stone patio, creating a seamless connection between the interior and the surrounding landscape. The contemporary kitchen is complemented by a separate utility room, while the generous entrance hall and dining room further enhance the sense of space throughout.

There are two substantial bedroom suites, both enjoying beautiful views over the grounds and water. The first suite features direct access to the terrace along with a luxurious en-suite bathroom complete with freestanding bath positioned to take full advantage of the spectacular coastal views. The second suite is accessed by passing through the private study and includes an ensuite bathroom and an additional room, currently in use as a study but easily adaptable to a generous walk-in wardrobe.

Finished to an excellent standard throughout, the property benefits from a B1 energy rating. Energy-efficient upgrades have included solar panels for electricity generation and solar thermal tubes for water heating, double-glazed windows, re-roofing which included an attic insulation upgrade and gas-fired central heating system. Additional upgrades include a wastewater treatment plant and newly bored well.





GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



The grounds are a particularly special feature of the property. Mature trees, manicured lawns and flowering shrubs create a wonderfully sheltered and private environment, while pathways lead towards the shoreline and direct water access, ideal for sea swimming, kayaking and enjoying the natural harbour setting. A full-size private tennis court further with artificial grass elevates the lifestyle offering and ranks among the most spectacularly positioned courts in Ireland, enjoying panoramic coastal and mountain views. A large, detached garage provides excellent storage and additional practicality.

Despite its wonderfully secluded atmosphere, the property is conveniently located just a short drive from the vibrant village of Glengarriff, renowned for its restaurants, cafés, scenic golf course, sailing facilities and beauty. Bantry is within easy reach, while Cork City and Cork Airport are accessible in approximately seventy-five minutes, making this an ideal luxury coastal retreat or full-time residence.

This is a rare opportunity to acquire a turnkey waterfront home in one of West Cork's most exclusive and naturally beautiful coastal settings.



**NEGOTIATOR**

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**VIEWINGS**

Strictly By Appointment Only

**ENERGY RATING**

BER: B1  
Cert No.: 103499786  
EPI: 99.87 (kWh/m<sup>2</sup>/yr)

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myhome.ie  
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