



Colliers

9 Father McSweeney Terrace

Ardbrack, Kinsale, Co Cork
P17 KW93

For sale

Price on Application



Ardbrack, Kinsale, Co Cork.

Overview

A rare opportunity to acquire a unique property in this much sought-after location. Exceptional views over the natural harbour and entrance to Kinsale, within walking distance of Kinsale's vibrant Town Centre.

Constructed in the 1950's 9 Father McSweeney Terrace is one of 14 semi-detached houses perched high on the hillside in Ardbrack overlooking the southern approaches to Kinsale Harbour.

Nearly all these south-facing properties have been extended, upgraded and improved over the years to capitalise on the breathtaking elevated views over Kinsale's picturesque harbour, looking towards the town, the marina, and the forts.

In 2016 the house was extended and totally modernised to an exceptional standard with generously proportioned accommodation designed to capitalise on the truly outstanding panoramic views, stretching from the inner harbour and town of Kinsale over to the famous James Fort, across the estuary then down the approaches to Charles Fort, both of which protected Kinsale during the Williamite Wars in Ireland from March 1689 to

October 1691.





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Accommodation

The house extends to approximately 210 sq.m. (2,250 sq ft.) and is entered through a porch opening to a generous bright entrance hall with spacious understairs storage area and cloakroom / guest wc.

Down 3 steps you enter the feature Kitchen / Living room / Family room with its unusually high ceilings, supersized work counter and feature kitchen. An extended box bay window specifically designed to maximise the views over the beautifully landscaped cascading terraced gardens and panoramic views over the entire of Kinsale Harbour.

Large glazed sliding doors allow access to the sunny terrace perfectly set up for al fresco dining and BBQ's

Off this spectacular living space there is a small but fully functional office area wired for internet etc . Beside this a large opening allows seamless access to the sumptuous sitting room area with woodburning stove and windows both front and rear

Polished oak flooring with underfloor heating ties all these areas together and carries your eye to the magnificently landscaped gardens beyond.

Upstairs there are 3 double bedrooms all with extensive range of built in wardrobes. The master bedroom has a full ensuite bathroom and a similar box bay window with even better aspect over the harbour and all that Kinsale has to offer.

The natural sloping topography of the site creates an extremely private garden and living space, at the same time enhancing the spectacular over the historic and majestic coastal location.





Ardbrack, Kinsale, Co Cork.

The Setting

Kinsale was originally a medieval fishing port and is known far and wide for its natural beauty and rich history. Kinsale, from the Irish Ceann tSaile – “Head of the Sea”. Situated 25km south of Cork City and Cork International Airport, it is deemed to be the gateway to the scenic region of “West Cork” and the start/finish of the much-acclaimed “Wild Atlantic Way”.

The town is a cacophony of brightly coloured buildings, an outstanding harbour, and is much influenced by its mediaeval history. Apart from the architecture and harbour, Kinsale is a vibrant, thriving town, also internationally known as the “Gourmet Capital of Ireland”, with numerous cafes, public houses and restaurants catering for all tastes and budgets.



Ardbrack, Kinsale, Co Cork

The Setting

Leisure activities are well catered for, Kinsale provides excellent sailing, yachting and fishing facilities from its two marinas. There are two world-class golf courses, including the renowned Old Head of Kinsale. Other recreational pursuits include scenic coastal walks, bathing, surfing, horse riding and field-based sport activities through the local sports clubs.

There are numerous cultural events held throughout the year, such as the world-famous Kinsale Arts Festival, the Cork Jazz Festival, the Cork Film Festival, Kinsale Gourmet Festival. Cork City has several fine theatres, and Cork Opera House hosts many exceptional productions throughout the year.

The harbour is a destination port for the yachting enthusiast, whether on passage or looking to keep a boat within the West Cork area with the most magnificent coastal and sailing scenery.







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The Grounds

The property is approached via gravel courtyard providing parking for 3 cars To the side is a pedestrian access.

To the rear, the south-facing gardens feature cascading terraces that have been designed to immerse yourself in an array of colourful plants specifically chosen to thrive in this enviable coastal location.

A surprise Summer house with fitted kitchen units is hidden out of site at the end of the garden

Features:

- Extended, totally modernised and upgraded to exceptional standard
- C 210 sq m. 3 bed 2 bath 2 receptions semi detached.
- Air to Water underfloor heating throughout the house
- 5.5 K Solar Panels

- Stunning panoramic views overlooking the entire Kinsale Harbour
- Walking distance of Kinsale town and Summercove village.
- Beautifully presented and in immaculate condition.
- Feature Gardens with Summer House to Rear
- Off-street parking to front and large garden and terraces to the rear
- High Ceilings.

Services:

Mains Water, Sewage, and Broadband

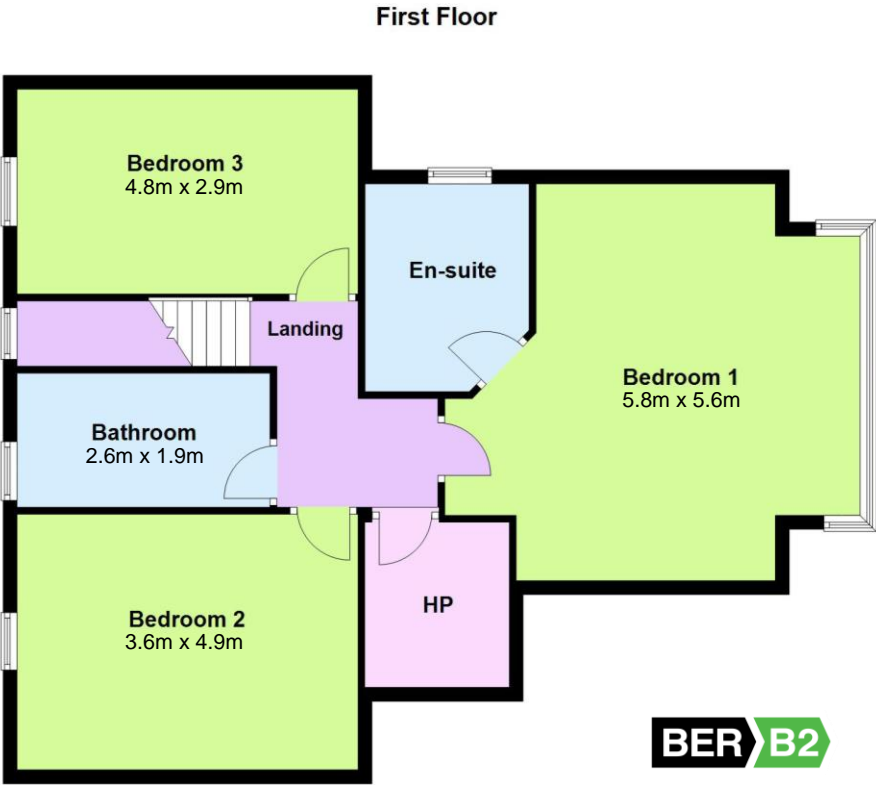
Price Guide: On Application

Viewing Strictly by appointment

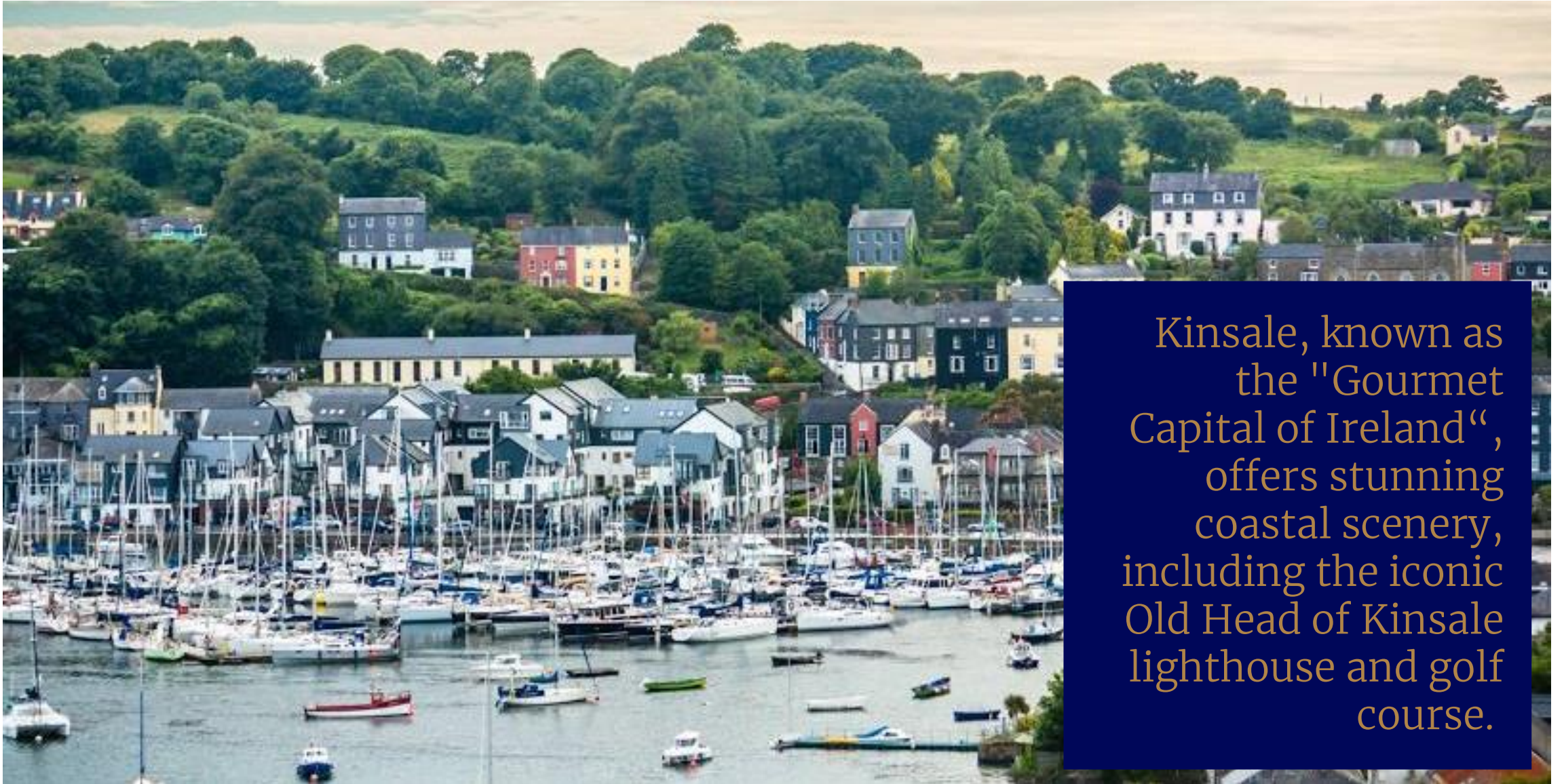


Ardbrack, Kinsale, Co Cork.

Floorplans



BER B2



Kinsale, known as the "Gourmet Capital of Ireland", offers stunning coastal scenery, including the iconic Old Head of Kinsale lighthouse and golf course.



For further information

Learn more about this property listing by contacting our expert.

Paul Sherry & Callum Bain

Residential Country

Homes & Leisure

T: +353 86 255 5161

paul.sherry@colliers.com

callum.bain@colliers.com

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