

For Sale

Asking Price: €850,000

Sherry
FitzGerald
O'Neill



Signal Hill, Wet Lane, Courtmacsherry,
Co Cork, P72 RY27

BER B2

sherryfitz.ie



SIGNAL HILL IS UNIQUE IN ITS ENVIABLE SETTING. A CHARMING, MODERN, COTTAGE STYLE RESIDENCE, ON A PRIVATE, ELEVATED, 2.7 ACRES APPROX. SITE WHICH BENEFITS FROM EXCEPTIONAL VIEWS OVER COURTMACSHERRY BAY WHILE BEING UNDER 250 METERS FROM THE HEART OF THE VILLAGE.

The entrance, to the rear of the house, is by an open porch area with benches for discarding muddy boots. A central entrance hall connects to the main living areas with a stairs to the first floor which includes built in storage. It features an attractive natural slate floor which continues to the kitchen/dining room, office and downstairs bathroom.

The property benefits from oil fired central heating with radiators. This is augmented by an open fire place in the sitting room and a stove in the kitchen/dining room.

The large sitting room has wonderful light with a triple aspect. Glass double doors open to the patio which captures the sea views while the open fireplace maintains the traditional feel.

The kitchen and dining room with glass double doors to the patio area is ideal for entertaining. The fitted kitchen with painted units includes a granite countertop. Off the kitchen is located a family bathroom, utility room and the master bedroom with ensuite.

The master bedroom benefits from a large feature corner window with garden and sea views while also having direct access to the garden terrace. The space includes built in wardrobes on two walls while the ensuite is set up as a wet room with underfloor heating and a vanity unit with storage underneath.

The first floor comprises three double bedrooms, a family bathroom with marble countertop to vanity unit and a large lockable walk-in wardrobe/store room.

SURROUNDED BY WONDERFUL COASTAL SCENERY, THE PROPERTY EXUDES CHARACTER





SPECIAL FEATURES

- o Superb property built c.2005 and extended shortly afterwards set on a sheltered elevated site overlooking Courtmacsherry Bay.
- o Well-proportioned living room and kitchen/dining room, both with direct access to the sun terrace with elevated and commanding views.
- o Accommodation extending to 218sq.m. (2,347sq.ft.) approximately.
- o 1.09 hectares (2.7 acres) approx. of private gardens, bordered by mature trees and hedging, laid out in a combination of lawns and wild areas.
- o Excellent B2 energy rating which qualifies the house for green mortgages.
- o Less than 250 meters from the popular coastal village of Courtmacsherry.

SERVICES

- o Oil fired central heating
- o Private water supply
- o Mains sewerage
- o Broadband available

GARDENS AND GROUNDS

Signal Hill boasts approx. 1.09 hectares (2.7 acres) of mature gardens. The property is bordered by mature trees and hedging which provide great privacy. The gardens are a combination of lawn interspersed with wild areas and includes a hard standing driveway which skirts the boundary to a viewing area at the highest point in the site where the flagstaff once stood. A water connection and electricity supply is available at this point.

The garden is perfect for relaxation, with a patio that is ideal for entertaining guests or enjoying a quiet moment on a sunny day to take in the wonderful views.

A tarmac driveway leads up to the property with the areas surrounding the house laid out in a gravel finish. The gardens also benefit from two sheds.



LOCATION

Courtmacsherry is a sheltered harbour village with some of West Cork's finest scenery and is located between the popular tourist towns of Kinsale and Clonakilty.

The village is noted for its sea activities from the local pier, pubs and restaurants. The picturesque walking trails of the Seven Heads Peninsula take in the nearby scenic coastal path which loops back to the village.

To the west towards Clonakilty there are opportunities for sea-swimming at the renowned Inchydoney Beach while nearby sandy beaches include Dunworley, Moloney Strand, Broad Strand and Blind Strand.

Heading east towards Kinsale, you'll find beaches at Harbour View, Coolmain, Howe Strand, Garretstown and more with the area famed for sailing, fishing, surfing, kitesurfing, kayaking and other water sports, while the Old Head is one of the most renowned golf courses in the world.

- o Short stroll to Courtmacsherry village
- o 7 minutes / 5 km to Timoleague
- o 17 minutes / 15 km to Clonakilty
- o 37 minutes / 29 km to Old Head of Kinsale Golf Links
- o 50 minutes / 46 km to Cork International Airport
- o 315 km to Dublin International Airport

All distances are approximate.



HISTORY

Access to Signal Hill from the village is via Wet Lane. The lane takes its name from a spring, which was an early source of drinking water for the inhabitants.

As the lane rises up over the streetscape, you pass the former Courtmacsherry Coastguard Station with its distinctive central watchtower that commands the bay. First occupied in 1867, it was reported to be the heaviest fortified station in Ireland at the time.

The grounds on which Signal Hill sit, were formerly part of the Coastguard Station. The house takes its name from a permanent flagstaff which stood at the highest point of the site. Prior to the development of wireless stations in the early 1900s, shore-to-ship communication was done via a system of flag signals to ships within visual range.



NEGOTIATOR

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VIEWING

Strictly by prior appointment only.

BER

Rating: B2
BER No.: 116574765
EPI: 124.73 kWh/m²/yr

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