



Raffeem
Scilly • Kinsale • Co Cork



RAFFEEN

Scilly • Kinsale • Co Cork • P17 K529

SURFACE AREA MAIN HOUSE c. 320 SQM

SURFACE AREA BOAT HOUSE c. 230 SQM

LAND c. .5 acres

FACILITIES Boat House, Waterfront, Pontoon, Mooring

PRICE Euro 4,900,000

E&V ID W-02MRN2

Title to Raffeen is held in the Register of Freeholders of County Cork, at Folio No CK 172418F

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Classic Georgian Residence

Raffeen is an iconic property, a distinguished early 18th Century private residence, situated in the most sought-after area of Scilly, Kinsale. The house is literally on the waterfront, enjoying a southerly aspect overlooking the magical seaside town of Kinsale. The property includes a large two storey boat house and manicured gardens.



Key facts

- Classic Georgian Residence
- Private waterfront & floating pontoon
- Southerly aspect
- Detached boathouse with FPP for change to residential use
- Manicured gardens
- Easy walking distance to Kinsale town
- Reception Rooms: 2
- Bedrooms: 5
- Bathrooms: 3 (1 en-suite), Guest WC
- Land: c. 0.5 acre
- Services: Mains Water, Mains Drainage, GFCH, Broadband
- BER: Exempt



Raffeen

Raffeen is an idyllic family home where classic Georgian elegance meets modern day comfort and convenience.

The house exudes character and has a lovely energy, enhanced by its south-facing aspect, water frontage and exceptionally high 4m ceilings. At all times the house feels light and bright thanks to its high Georgian windows. It has been meticulously refurbished by its current owners who were at all times very conscious of preserving the integrity of the home, mindful that they were caretakers of this unique landmark property for future generations. This house is in turn key condition. It is a dynamic house - being both a very comfortable and private family home and also perfect for entertaining. It enables living literally "pieds dans l'eau" in the rich natural and historical heritage of Kinsale. On its doorstep is the beautiful Scilly Walk leading to Summercove, Charles Fort and beyond. Cork airport is a 20 minute drive with no traffic lights or roundabouts along the route!

A very special feature of the property is the waterfrontage. The gardens lead down, via beautiful stone steps, to a private floating pontoon. It has unrestricted water access and also enjoys a mooring buoy located on the waterfront. Unusually, the title to the property extends some distance into the harbour thus allowing for the location of the floating pontoon with stair access. The pontoon rises and falls with the tide on guide rails, thus easy access at all times. For safety, the waterfront is guarded by a stone wall and glass panels.

The house has remained in private ownership and appears to have remained in the ownership of a single family since the 1900's up to the purchase by the current owners in 2013.



View to Kinsale Marina



Gardens & Exterior

Fully landscaped gardens complement the beauty of the period home and invite you to enjoy the outside of the property.

In 2015 the entire garden was completely re-landscaped. Over 40 mature trees were planted to provide more privacy. An outdoor seating and dining area was created by the waterside on Kilkenny Limestone. A new cobbled entranceway was created with electric gates. A full irrigation system was installed along with a robotic lawnmower so the garden is effectively maintenance-free. The front garden is laid out with gravel parking area, with space for three to four cars. Manicured lawns with inset paving tiles leading to the front door. To the left of the house is a private garden screened by mature hedging, which can be accessed directly from the family sitting room.

A further feature of the property is the two-storey boat house, probably used, in the earlier part of the 20th century and the latter part of the 19th century by fishermen

to keep their small boats and in the loft repair sails and fishing nets. The boathouse benefits from a planning permission, which is live until October 2023, to renovate the first floor space which is stunningly beautiful and has so much potential. The planning allows for change of use and to add significant glass frontage to the southern and eastern aspects of the building. This is an exceptional large space with old beams and a beautiful old brick wall which could lend itself to a multitude of purposes, such as conversion to a stunning loft apartment.

In front of the boathouse is a flag stone terrace, with seating. The glass frontage allows for uninterrupted views of the harbour.





Drawing Room

Raffeen House

The house is entered through a period style glazed porch, very much in keeping with the overall aspect of the main front elevation. From the porch, through double doors, one enters the reception hall with fine plaster work detail, including open arch to the staircase hall. To the right is the main drawing room with three large period windows on two elevations, overlooking Kinsale Harbour. Plain plaster cornice with oakleaf central ceiling rose. Large open fireplace with marble chimney piece. To the rear, a door leads to the wine cellar and glass pantry. To the left of the main hall is the large modern kitchen and dining area, both of which enjoy vistas over the harbour and side garden through four large windows on two elevations. The kitchen dining room are filled with natural light. The hand made bespoke kitchen with marble worktops and central preparation island, combined with the casual dining area give rise to a comfortable family space. To the rear of the kitchen is the family sitting room, previously the kitchen. The evidence of this rooms previous use is demonstrated by the old meat hooks situated in the ceiling. The room is fitted with bookshelves and modern wood burning stove. At the foot of the stairs a door leads to the cloak room. The hall to the rear of the stairs give access to the utility room and back door.

The easy rising staircase is wonderfully lit by a large arched window on the first-floor return. To the right of the first floor return is a family bathroom and a guest bedroom. To the left a concealed staircase leads to the attic space, part of which has been converted to a quiet and tranquil private office.

Off the first-floor landing there are four bedrooms and the large family bathroom. The three front bedrooms enjoy open vistas over Kinsale Harbour and are filled with light emanating from the large period windows. The fourth bedroom overlooks the side garden. The large family bathroom has a period style roll top bath, WHB, bidet, WC, walk-in shower and fitted cupboards. The first bedroom is a large, light filled double bedroom with windows on two elevations. The second bedroom is a smaller double bedroom with window over the front door and looking out over the harbour and fitted wardrobes. The third bedroom is the main bedroom, with windows on two elevations and adjoining ensuite bathroom. The ensuite bathroom includes, double WHB, Walk-in shower and WC.

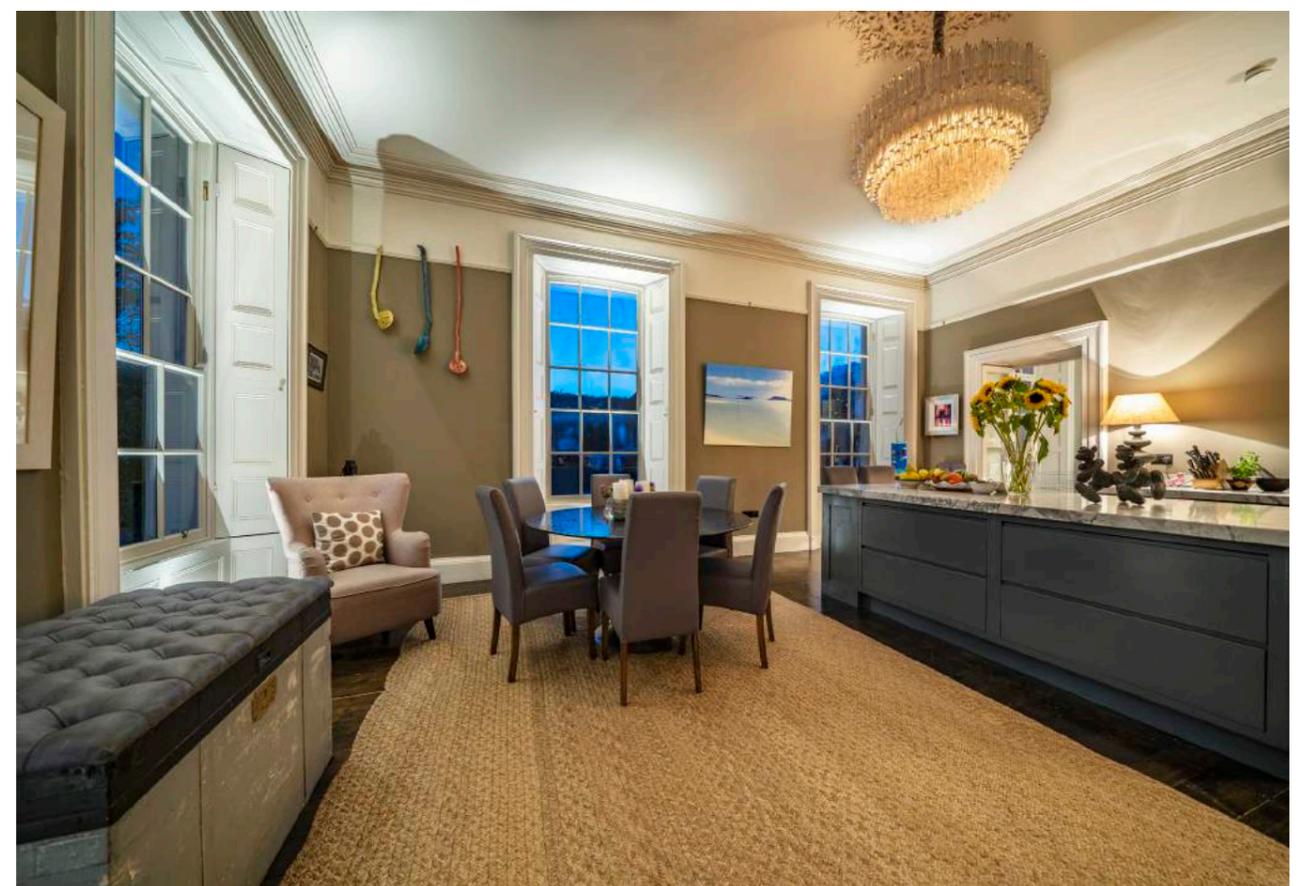
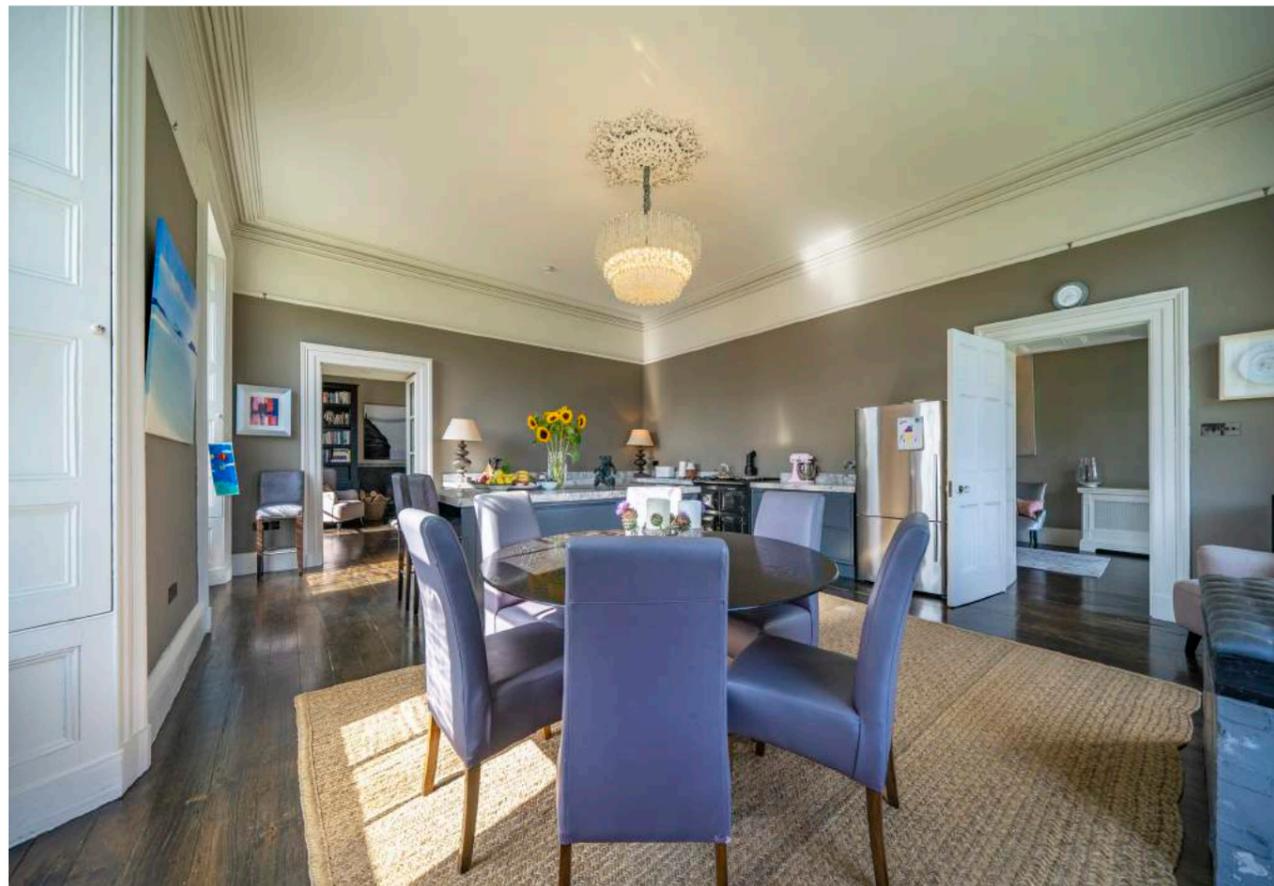




Kitchen cum Dining Room



Kitchen cum Dining Room

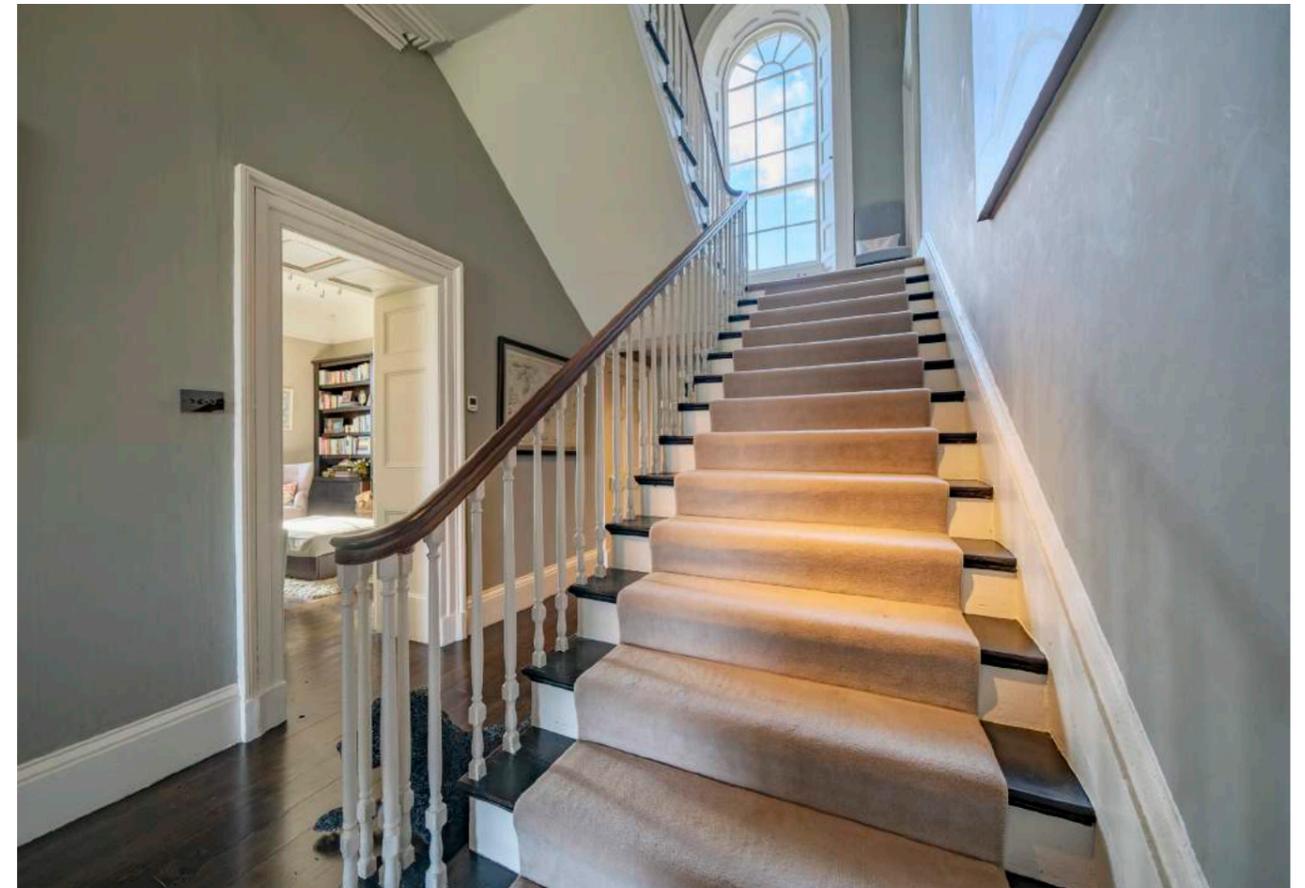




Sitting Room

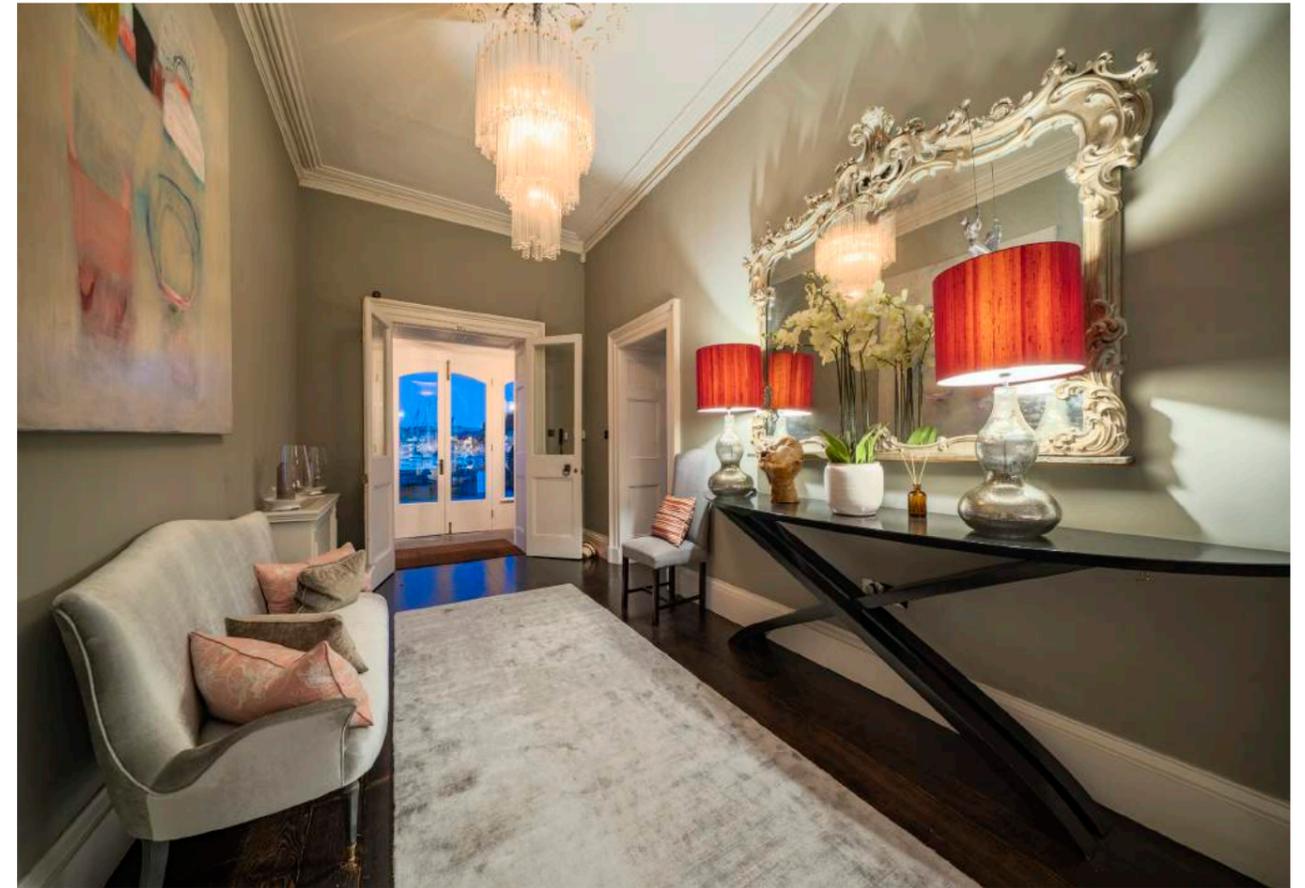


Sitting Room

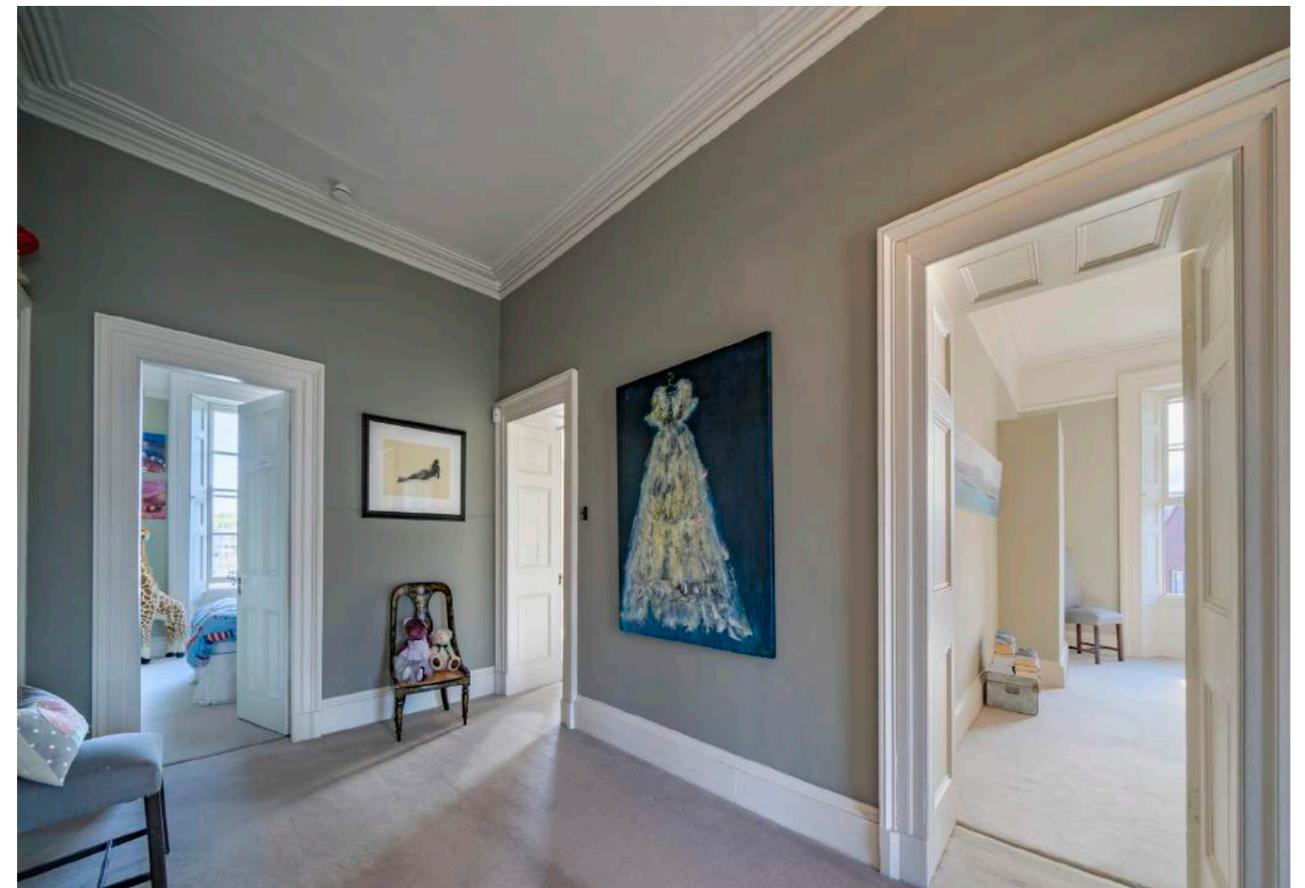




Hallway



Top: Hallway, Bottom: Landing





Master Bedroom



En-Suite



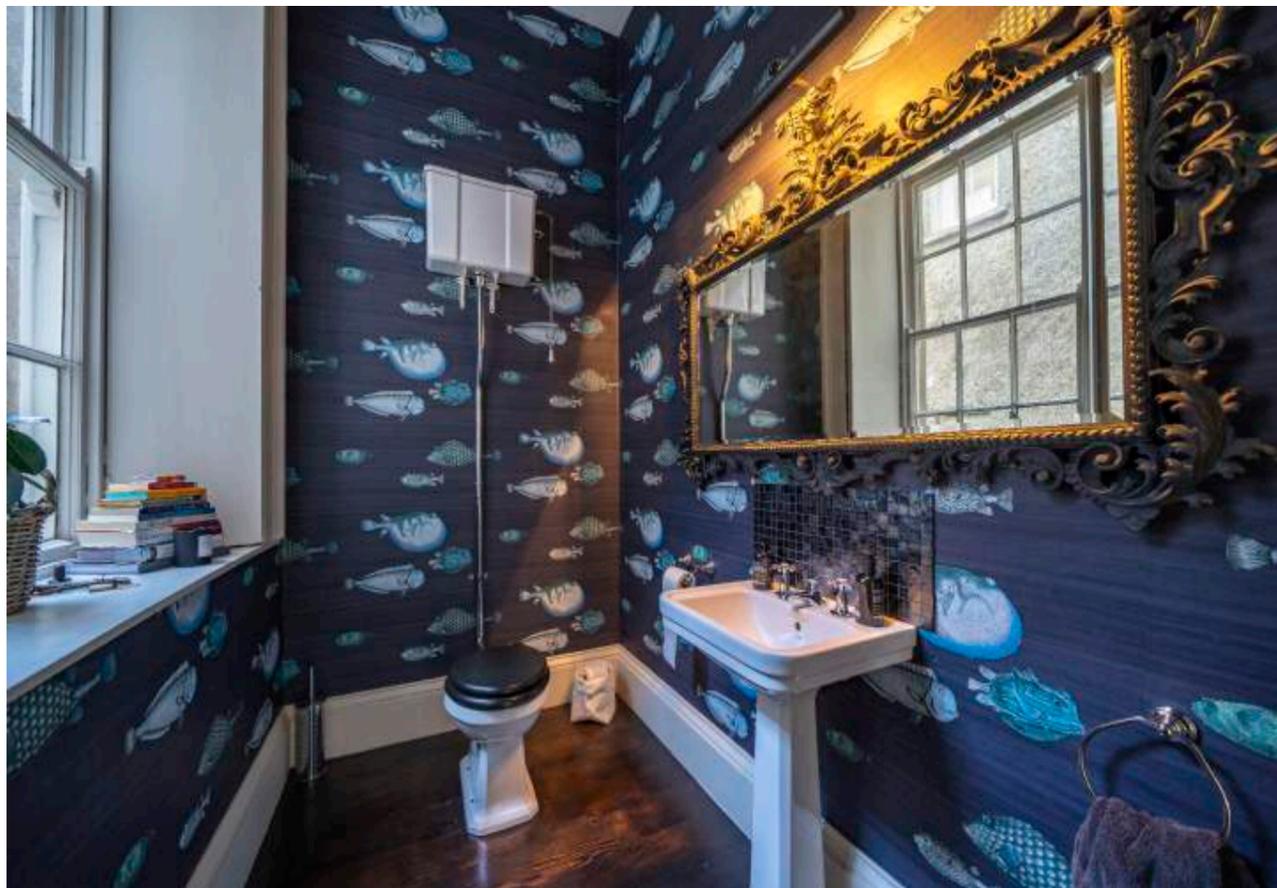




Top: Family Bathroom, Bottom: Guest WC



Top: Family Bathroom, Bottom: Guest Bathroom

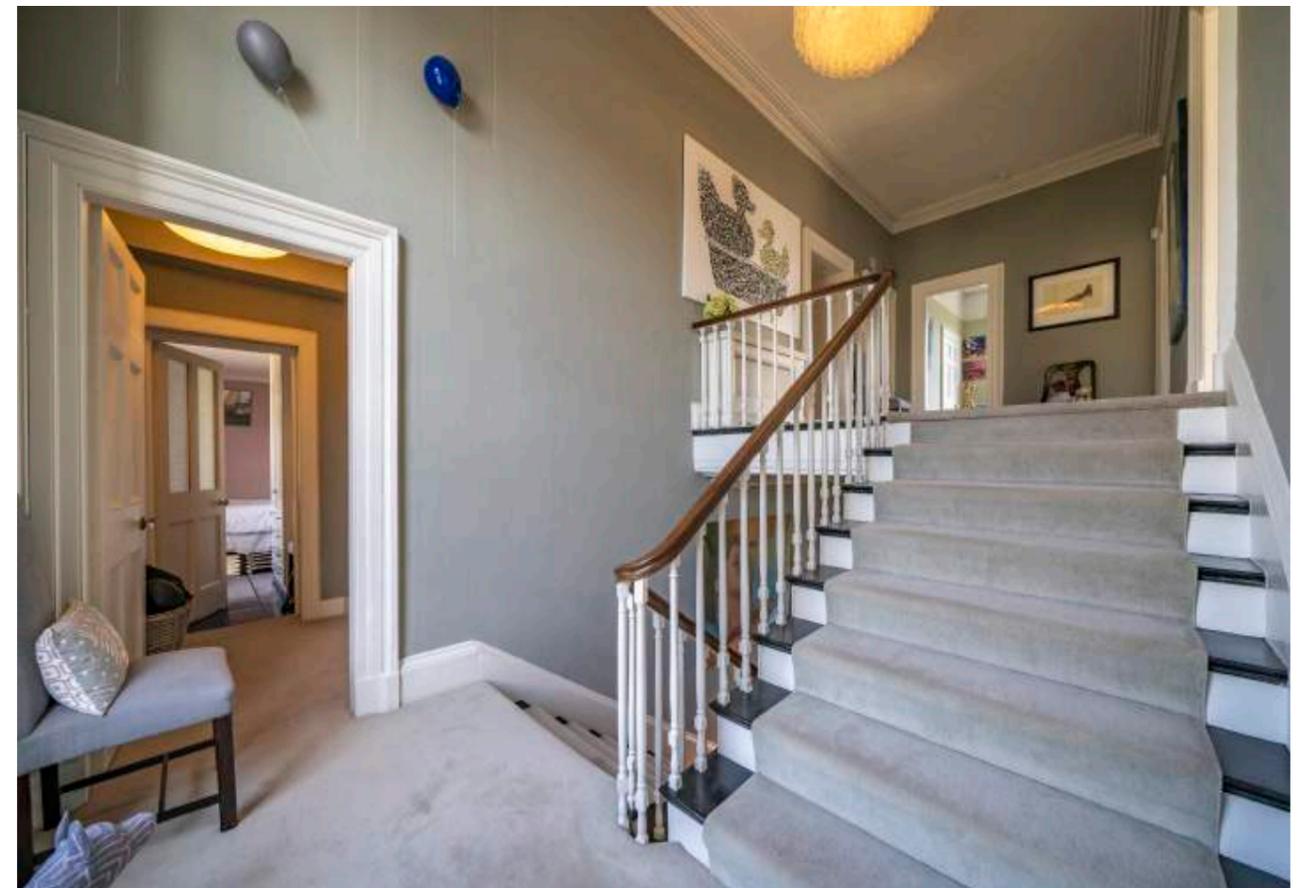




Top: Wine Cellar, Bottom: View from the Kitchen



Top: Study, Bottom: Half Landing





Restoration

The house required major restoration and modernisation when acquired by its present owners to bring the accommodation and services up to modern day standards.

The restoration and modernisation were conducted under the careful management of the current owners in conjunction with their architects.

The extensive restoration of Raffeen, undertaken by the present owners with the assistance of Jack Coughlan Associates, paid close attention to the detail and character of the property. The extent of the works being such that where required elements were replaced; however, the emphasis of the restoration was to retain as much of the character of the property,

even when adding modern family living requirements. The works included rewiring, replumbing, replastering, reflooring, the replacement where required of windows and shutters. The windows are all double glazed with the exception of the wine cellar.

Raffeen, is listed in the Cork County Council Development Plan, as a protected structure in the Record of Protected Structures at reference no. RPS ID – 00730.



Left: Birds Eye View, Top: View to Ardbrack & Summercove, Bottom: View to Kinsale town

Location

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.

Kinsale was originally a medieval fishing port and is known far and wide for its beauty and rich history. Kinsale, from the Irish Ceann tSaile – “Head of the Sea”. Situated 25km south of Cork City and Cork International Airport, 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, outstanding harbour, much influenced by its mediaeval history.

Apart from the architecture and harbour, Kinsale is also internationally known as the “The Gourmet Capital of Ireland” with numerous cafes, public houses and restaurants catering for all tastes and budget.

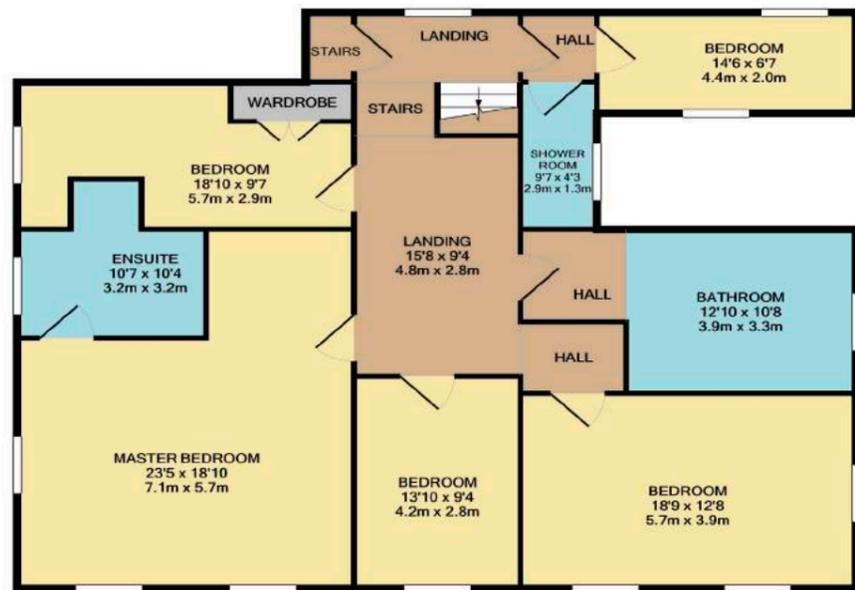
Leisure activities are well catered for, Kinsale provides excellent sailing, yachting and fishing facilities from its two marinas. There are two world class golf courses including the renowned Old Head of Kinsale. Other recreational pursuits include walking, bathing, surfing, horse riding and field based 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, Cork Film Festival, Kinsale Gourmet Festival. Cork city has several fine theatres, and Cork Opera House hosts many exceptional productions throughout the year.

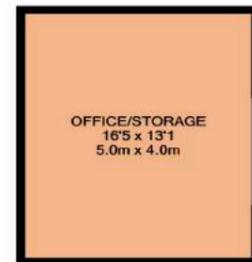




GROUND FLOOR
APPROX FLOOR
AREA 1592 SQ.FT.
(147.9 SQ.M.)



1ST FLOOR
APPROX FLOOR



3RD FLOOR
APPROX. FLOOR
AREA 215 SQ.FT.
(20.0 SQ.M.)



Land Registry Map - For guidance only.

Fixtures & Fittings

All fitted carpets and curtains will remain in the property on closing and will become the property of the purchaser. The light fittings, which are vintage Venetian Murano chandeliers by Venini and Tronchi, furniture and any other chattels within the house or other buildings are excluded from the sale, as are the garden statuary ornaments, but could be purchased subject to agreement.

Rights of Way

The property is offered for sale subject to and with the benefits of all matters and rights of way which affect the property. It is understood there are no Rights of Way across the property,

Building Energy Rating

Building Energy Rating (BER) is an indication of the energy performance of a dwelling. It covers energy use for space heating, water heating, ventilation and lighting, calculated on the basis of standard occupancy. Raffeen is a Protected Structure and thus exempt from the requirement to have a BER Certificate.

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(vi) Transfer fees, i.e. stamp duty, solicitor fees etc, are not included in the sales price and have to be paid by the buyer. The commission will be paid by the seller.

PROPERTY PHOTOS: Jakub Walutek Photography

