

FERRY POINT

RATHMORE, KINSALE, CO CORK, P17HP21

FOR SALE BY
PRIVATE TREATY



An aerial photograph of a coastal residence named Ferrypoint. The property is situated on a green hillside overlooking Oysterhaven Bay. The main house is a large, light-colored building with a dark roof, surrounded by lush green fields and some trees. In the background, the Atlantic coastline is visible, featuring several small islands and a clear blue sky.

Ferrypoint is an exceptional coastal residence
in a spectacular waterfront setting overlooking
Oysterhaven Bay, the Sovereign Islands and the
Atlantic coastline beyond

SPECIFICATION

- Exceptional architecturally designed coastal residence
- Approx. 585 sq m / 6,300 sq ft
- Situated on an immensely private coastal site measuring approximately 0.97 hectares / 2.4 acres
- Private gated entrance with extensive parking areas
- Built to maximise natural light and panoramic south-facing coastal views
- Beautifully maintained grounds with mature trees and shrubs
- Large open-plan kitchen, dining and family living space
- Indoor swimming pool complex with barrel vaulted ceiling
- Substantial barn suitable for workshop or storage use
- Large greenhouse with power and raised planting beds
- Solar panel array and EV charging point

The Property

Savills are delighted to present Ferrypoint, Rathmore, Kinsale, an exceptional coastal residence occupying a truly spectacular and private setting overlooking Oysterhaven Bay, the Sovereign Islands and the dramatic Atlantic coastline beyond.

Positioned on approximately 2.4 acres of beautifully maintained grounds and located just 5km from Kinsale town, Ferrypoint represents a rare opportunity to acquire a substantial family home in one of Cork's most scenic and desirable coastal locations, while remaining within easy reach of the town's renowned restaurants, sailing amenities, schools and vibrant harbour atmosphere.

Approached through a private gated entrance with extensive parking areas, the property immediately conveys a wonderful sense of privacy and tranquillity. Large level lawns surround the residence, complemented by a mature selection of trees and shrubs which further enhance the secluded and low-key nature of the setting. The home enjoys a prized southerly orientation, maximising natural light throughout the day while framing the magnificent panoramic coastal views from many of the principal rooms.



LOCATION & AMENITIES

- Cork International Airport - 23 km
- Kinsale town - 5 km
- Cork City - 29 kms
- Oysterhaven - 9 km
- Belgooly - 8km
- Riverstick - 12 km
- Old Head Golf Links - 19 km
- Kinsale Hotel & Spa - 1.8 km



Extending to approximately 585 sq.m / 6,300 sq.ft, the residence has been thoughtfully designed to provide an exceptional balance of formal and informal living accommodation, perfectly suited to modern family life while also offering wonderful spaces for entertaining and relaxation.

Accommodation includes an entrance porch leading to a wide and welcoming reception hallway with feature staircase and access to the principal reception areas. To the front of the house is a large living room centred around a solid fuel stove, enjoying a bright dual aspect and beautiful views across the surrounding gardens. Adjacent to this is a fantastic study which could equally serve as a sixth bedroom, complete with patio doors opening directly onto the internal courtyard.

At the heart of the home is a superb open plan kitchen, dining and family living area, an impressive and light-filled space designed very much for everyday living and gathering. The beautifully fitted oak kitchen features granite stone worktops, a large island unit and an excellent selection of integrated appliances, while patio doors open directly to the conservatory beyond. The generous south-facing conservatory enjoys lovely views across the gardens towards the ocean and provides a wonderful additional living space throughout the seasons.



Located behind the kitchen is a cosy music room/den, ideal as a snug or quiet retreat, while a particularly impressive southwest-facing sun room enjoys an abundance of natural light through an extensive array of windows and patio doors opening onto the courtyard and patio areas. This room also features a solid fuel stove, creating a warm and inviting atmosphere year-round.

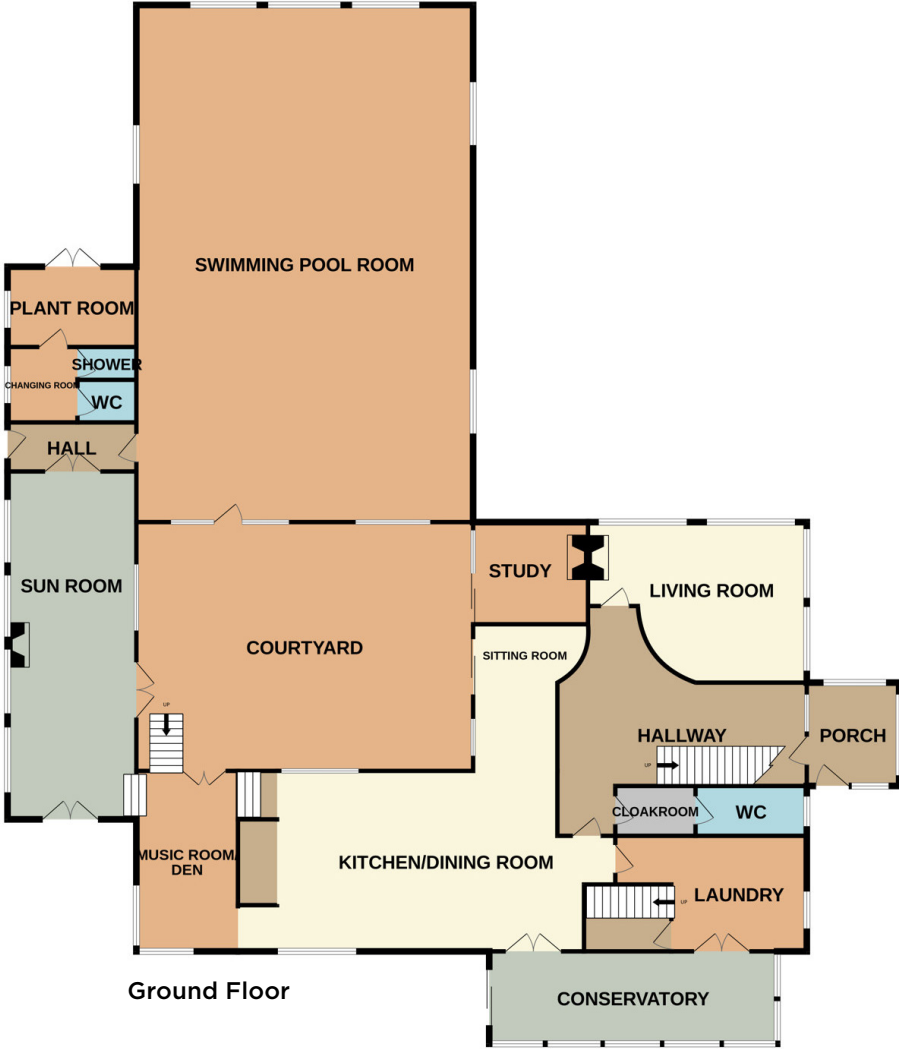




Floor Plans

GROUND FLOOR

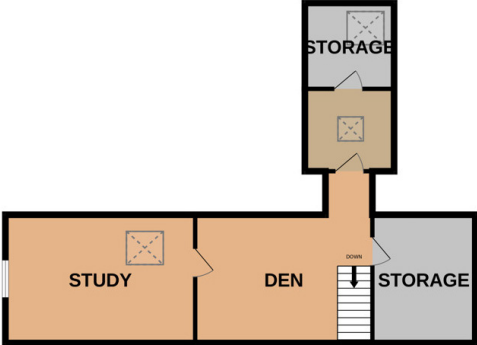
Ferrypoint



Ground Floor



First Floor



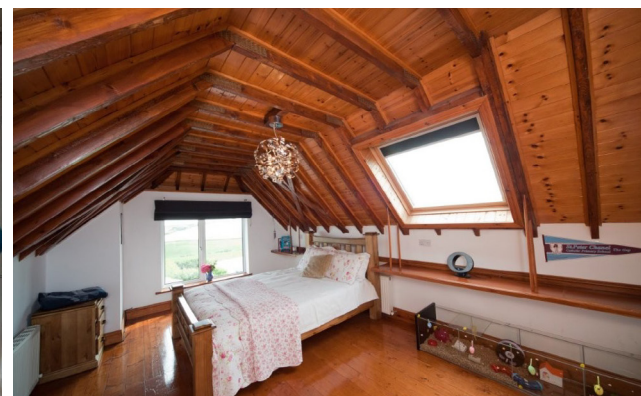
Second Floor



A standout feature of Ferrypoint is the remarkable indoor swimming pool complex with its striking barrel vaulted ceiling design and wonderful views onto the courtyard. Adjacent changing and shower facilities complete this superb leisure space. Also at ground floor level is a basement area ideally suited for use as a wine cellar, pantry or additional storage.

The first floor accommodates five generous double bedrooms, including an impressive principal suite with ensuite bathroom and elevated coastal views. Most bedrooms enjoy ocean views and benefit from excellent natural light, further enhancing the bright and airy atmosphere throughout the home.

The second floor provides further versatile accommodation including a study, den and extensive storage rooms, ideal for a variety of uses including home working, hobbies or additional guest accommodation.







Outside, the grounds offer an exceptional lifestyle opportunity with extensive lawns, a substantial barn suitable for workshop or storage use and a large greenhouse with power and raised planting beds, ideal for those with an interest in gardening, sustainability or growing their own produce. The property also benefits from a solar panel array and EV charging point, reflecting the home's energy efficient and future-focused design.

Ferrypoint enjoys an enviable location just 1.8km from Kinsale Hotel & Spa, 19km from the Old Head Golf Links, 22km from Carrigaline and approximately 23km from Cork Airport, placing some of the region's finest amenities and transport links within easy reach. Combining privacy, scale, leisure facilities and breathtaking coastal scenery, Ferrypoint is a truly special family home in an outstanding waterfront setting.

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BER No: B2

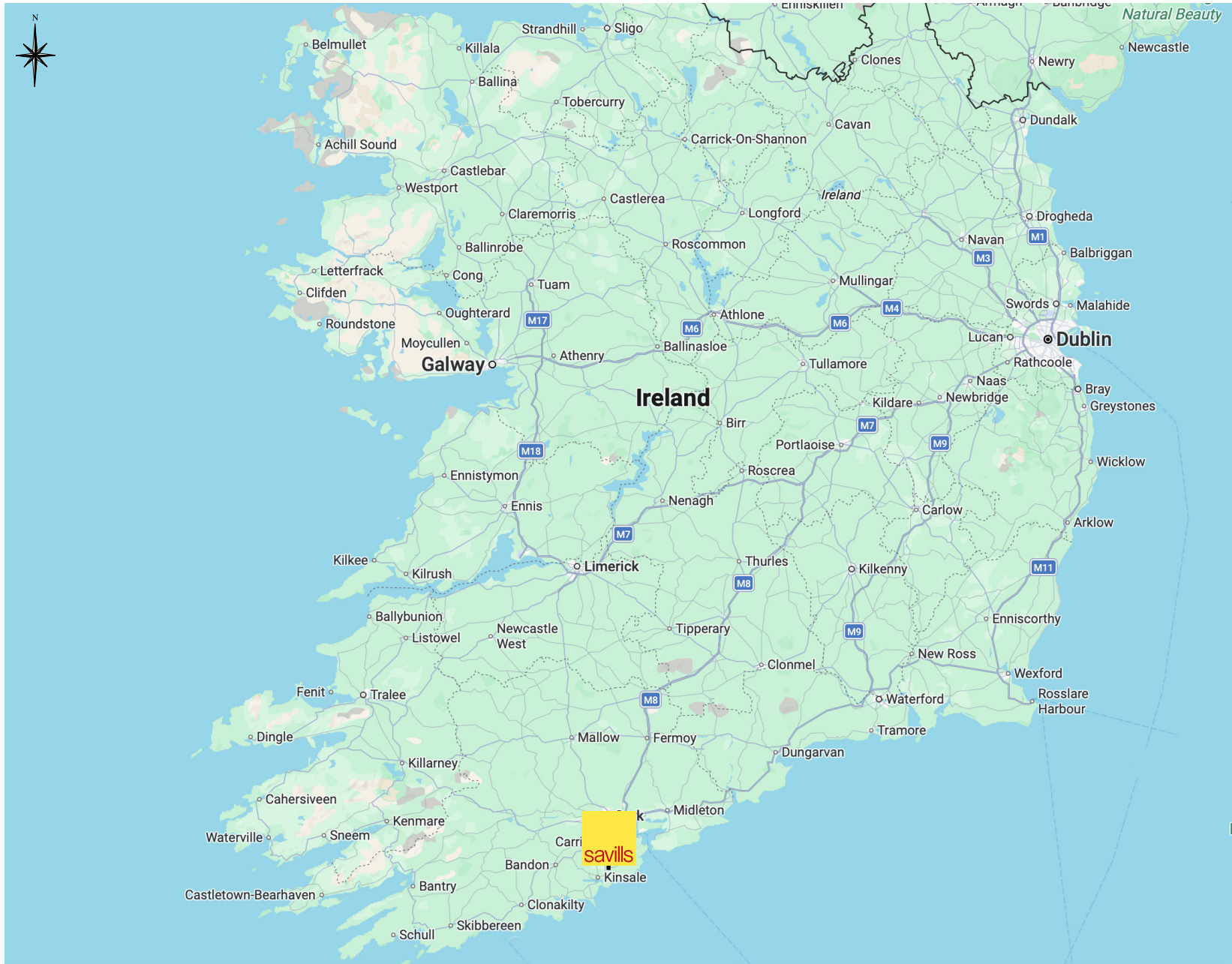
BER Number: 104844519

Energy Performance Indicator: 118.77 kWh/m²/yr

Viewing

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