

BEAUTIFULLY POSITIONED 4
BEDROOM HOME OVERLOOKING
KINSALE HARBOUR

Ardbrack Cottage, Ardbrack, Kinsale, Co Cork, P17 RY90

savills



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About this property

Savills are delighted to present Ardbrack Cottage, an exceptionally rare opportunity to acquire one of Kinsale's finest residential sites.

Occupying a commanding elevated position above the harbour, the property enjoys breathtaking panoramic views across Kinsale Harbour, the historic waterfront, James Fort, Charles Fort and the picturesque town itself.

The ever-changing maritime landscape, combined with its prized south-facing orientation, creates a setting of outstanding beauty that is seldom offered to the market.

Extending to approximately 0.22 acres (0.09 hectares), the site benefits from approximately 32 metres of road frontage together with established vehicular access. This exceptional position presents a rare opportunity to create a striking contemporary home designed to maximise the spectacular harbour views, subject to the necessary planning permission.

Equally, the existing detached four-bedroom residence, extending to

approximately 187 sq m (2,005 sq ft), offers an excellent opportunity for sympathetic modernisation.

Well positioned within the site and surrounded by mature gardens, it provides the perfect canvas for those wishing to create an elegant family home or private coastal retreat while preserving its established character and exceptional setting.

Few properties offer such flexibility. Purchasers may choose to enjoy the existing home, undertake a comprehensive refurbishment, or realise the site's full potential through the creation of a landmark new residence.

Whatever the vision, the property's greatest asset remains its irreplaceable position overlooking one of Ireland's most celebrated natural harbours.

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Property Details

The location is equally impressive. Ardbrack Cottage is situated approximately 1.4 km from the centre of Kinsale and just 800 metres from The Spaniard, while Cork Airport is approximately 21 km away and Cork City approximately 25 km.

This enviable setting offers the tranquillity of an elevated coastal location with the convenience of easy access to Kinsale's renowned restaurants, cafés, boutiques, marina and yacht club.

Opportunities to acquire sites of this calibre in Kinsale are exceptionally rare. Ardbrack Cottage represents a unique chance to secure one of the town's most remarkable residential settings, whether as a beautifully renovated family home or as the location for an exceptional new residence, subject to the necessary planning permission.

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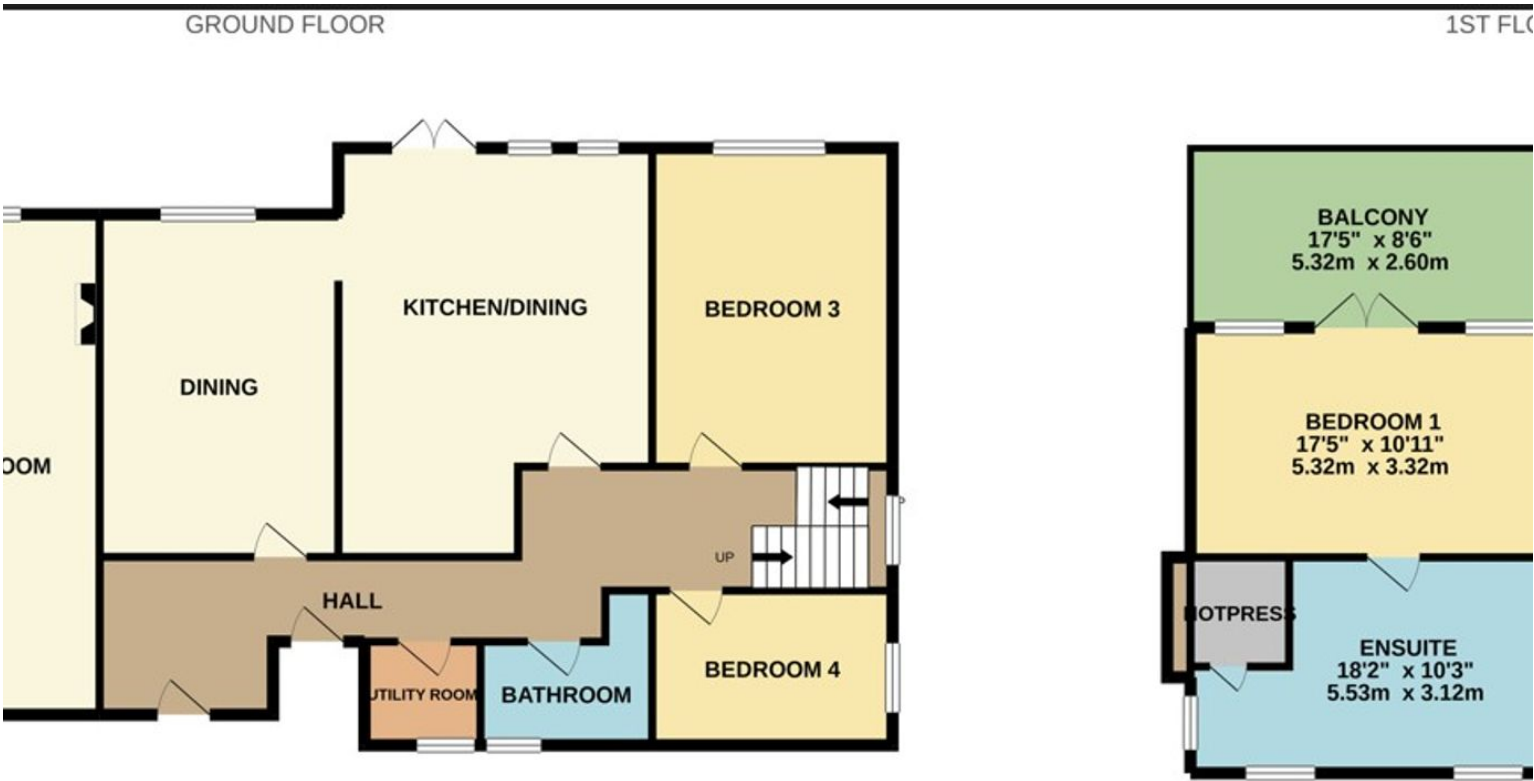
Plans



Approx. 187 sq m /
2,005 sq ft



Approx. 0.09 hectares
/ 0.22 acres

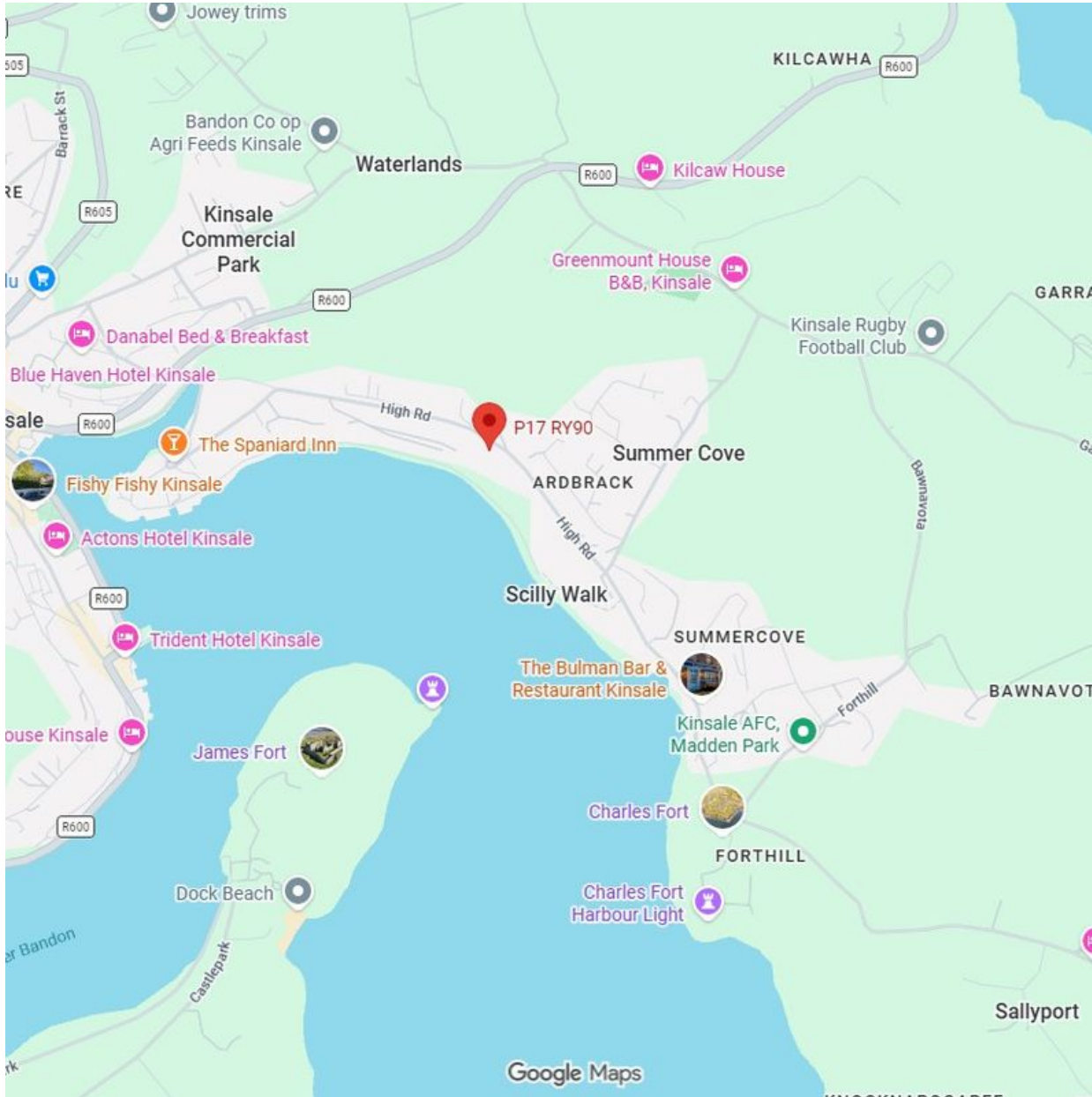


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Area

Approx. Distances

The Bulman Bar - 750m

The Spaniard Pub - 800m

Charles Fort, Summercove - 1km

Kinsale Town Centre - 1.4km

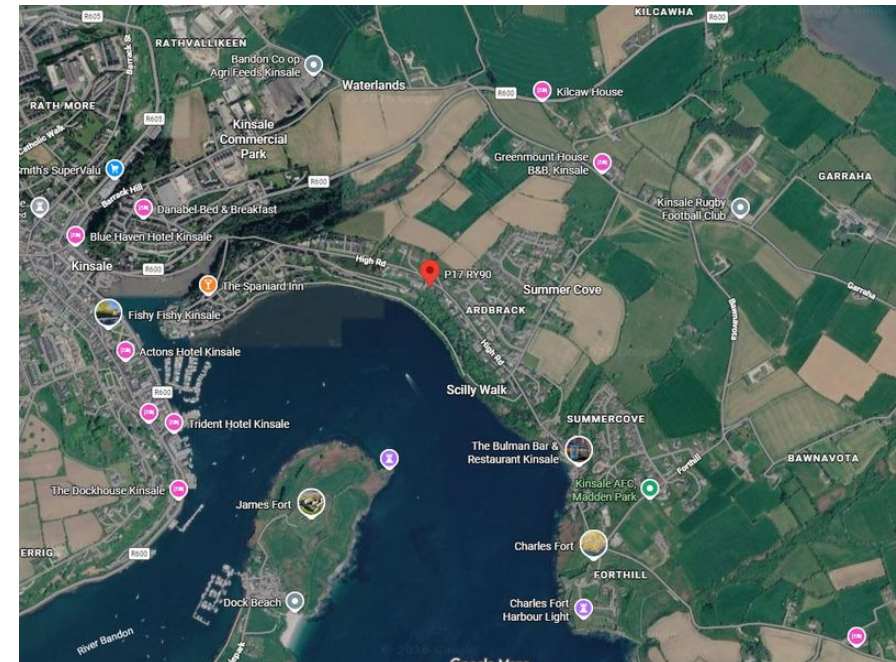
Bus Service - 1.7km

Kinsale Yacht Club - 2.2km

Kinsale Equestrian Centre - 4.1km

Cork International Airport - 21km

Cork City - 25km



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Property Details

Key Features

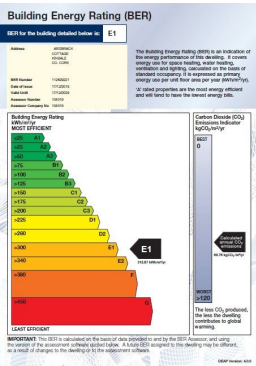
Beautiful Home with Outstanding Views
Overlooking Kinsale Harbour & Town
Approx. 187 sq m / 2,005 sq ft
Site Approx. 0.09 Ha / 0.22 ac
Exceptional Site with Huge Potential (SPP)
Large garage / Ample Parking
Walking distance to town centre and bus service
Kinsale only 1.4km, Airport 21km, Cork City 25km

Services & Additional Information

- Beautiful Detached four-bedroom residence
- Elevated site of approximately 0.22 acres (0.09 hectares)
- Panoramic harbour views
- Redevelopment potential, subject to planning permission
- Approximately 32 m of road frontage
- OFCH /High Speed Broadband
- South-facing aspect
- 800 m The Spaniard • 1.4 km Kinsale • 21 km Cork Airport • 25 km Cork City

BER

BER Rating = E1



Local Authority

Cork County Council

Tenure

Freehold

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Enquire



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More Information



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Viewing strictly by appointment

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Cork

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