

**For Sale by Private Treaty****16 Castlepark, The Dock, Kinsale, Cork P17WA26**

Castlepark, Kinsale is indeed a unique development. It is positioned just a short walk from Kinsale town but remains peaceful and residents enjoy the benefits of being part of their own private community. Castlepark is nestled into the peninsula being part of a heritage protection area of natural beauty. Residents have direct and private access from the development to a very beautiful, safe and sandy beach.

There is also a marina beside you, a local pub and great walks, including those around James Fort, which is positioned just behind the development. From here you will enjoy panoramic views, taking in Charles Fort, the outer harbour, Kinsale town, two marinas, the inner harbour and the Bandon river.

Having been designed by esteemed architect Denis Anderson, Castlepark development itself has won many awards. On completion in 1975 it was awarded a European Architectural Heritage Award. It was also recognised in the RIAI housing awards that year. Additionally was referenced a number of times in Journal of the Royal Institute of Architects of Ireland.

No.16 is literally one of a kind. It is the largest house in the development, being c. 1800 sq. feet, positioned in the middle of Castlepark development itself.

**DETACHED****4 BED 4 BATH****1,547sq.ft. (144sq.m.)**

**Agent:** Malcolm Tyrrell  
**Phone:** 087 255 4116

**Viewings Strictly By Appointment**





No. 16 is laid out over 3 floors.

The main entrance is up a few steps, opening in to what is the middle floor. On entering, you find yourself in a welcoming hallway which leads into a very large open plan relaxing **lounge and dining area (6.2 x 6.0)**. Distinctive features include vaulted ceilings with exposed timbers which rise up at an angle of 45 degrees, to the double story height of this area. There is plenty of natural light from the two Velux sky light windows, in addition to a south facing full length window.

Beyond is a full sized **kitchen (4.2 x 3.0)**, which comes complete with fitted antique pine units. This property is being sold with contents, including a washer/dryer, dishwasher, hob, oven, microwave and fridge/freezer. This room is well sized and also contains a table and chairs for four, so there is plenty of room to relax and enjoy the Castlepark experience.

Also on this floor, there is a full **bathroom** with shower.

There are a total of 4 large bedrooms and 4 bathrooms in the property. The stairways themselves are attractive, being complete with inlaid teak panelling, exposed beams and woollen carpets. By taking the stairs downstairs, you will be met with two large bedrooms

The first of these is a large **double room (3.6 x 4.2)**, with pitch pine furniture, maple floor and a large three piece ensuite.

- The **second bedroom (4.6x4.2)** on the lower floor is extra
- large in size, and currently contains both a double and a
- single bed having also access out to the front of the
- property. This bedroom also has an **ensuite bathroom**.
- There is maple flooring throughout the lower level.
- Some of the ceiling beams are exposed in both the two
- downstairs bedrooms and lower hallway. There is also a
- **storage area** under the stairs.
- The second staircase rises upwards, lit by a Velux sky light
- window and again, cushioned underfoot with woollen
- carpets. Overhead you can see some of the old support
- beams for this property, some almost 2 feet thick! Also on
- the upper floor is a large hot press for extra storage.
- Both the upper floor bedrooms have exposed beams. On
- the left at the top of the stairs is a nice **twin bedroom**
- **(2.7x4.3)**, carpeted, with antique pine furniture and
- additional old style glass-block windows which spill light
- into the stairway rising below.
- The other **upper floor bedroom (4.1x2.8)** is a good size
- double room, again with exposed natural beams, pine
- furniture and a large Velux sky light window providing
- subtle brightness.
- On this upper floor is a full bathroom with electric
- shower.
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**Viewing Strictly By Appointment Only**





There is plenty of space in this property for living, socialising and indeed working, should that be something the new owners need to do from home. Reliable fibre broadband is readily available.

Outside the house there is a planted and gravelled courtyard which leads to private secure parking, accessed via a swipe on an electric barrier. There is also a large communal garden, running down to the delightful beach with amazing views.

Current owners have modernised the house, replacing the roof in full and maximising the insulation in the roof to retain heat, renewing the electrics and plumbing at the same time.

With respect to utilities, Castlepark have their own waste water system, which was full replaced to county council specification in 2018, we are also very fortunate to have our own fresh water, supplied via a natural well and again this system will be fully renewed to specification in Q4 2020.

Castlepark as a location to live is amazing, it is said that it is like being on holidays every day. Living amongst a protected heritage site, beach at your doorstep, landscaped gardens, fantastic walks, amazing views, walking distance of Kinsale, having great neighbours and a residents committee that really works to maintain the unique attractiveness of Castlepark, a true sentiment to the what the full Castlepark experience has to offer today.

- Equally Kinsale itself is unrivalled. It won the Restaurants Association of Ireland's "Top Foodie Town" in 2018, which will have been of no surprise to residents and visitors here who have enjoyed dining at the numerous and varied restaurants throughout the town.

- Kinsale won a silver medal in the Tidy Towns competition in 2019, a testament to the pride the local community have in keeping the area clean and picturesque. Also in 2019, Kinsale won both the regional and national Bank of Ireland Enterprise Town Awards – sincere recognition for the many and varied boutiques, individual shops, galleries and local businesses. The town is also able to offer every available watersport with two marinas and numerous course providers to cater for all needs. The atmosphere in the town itself is unique.

#### **Directions:**

- The development is only approximately 30 minutes' drive from Cork Airport or about 15 minutes' stroll from Kinsale town centre with a footpath with street lighting and the sea right beside you all the way in.





### Castlepark Village Development

- ◆ Management Company—Castle Park Residents Association (7 Directors, All Residents)
- ◆ Service Charge €1,700 per annum; Which Includes: Public Liability, Refuse, Maintenance of gardens & common areas, Car Park and both Fresh Water and Waste Water systems.
- ◆ Heating: Electric radiators and storage heaters
- ◆ Windows: PVC Double glazed
- ◆ Broadband@ Eir Fibre broadband available
- ◆ Private managed waste water system replaced 2018
- ◆ Private fresh water system replaced in Q4 2020



### **Solicitor Details**

**John Lane, Holohan Law,  
Waterview, Sunday's Well Road, Cork.**