

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



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.**