

Cohalan Downing

021 427 77 17
>www.cdacork.com

**JOSIE
DINNEEN**
AUCTIONEER & VALUER

Swiss Cottage, Dromderrig, Compass Hill, Kinsale, Co. Cork P17AF82



FOR SALE BY PRIVATE TREATY

Swiss Cottage is a unique property in a very fine setting on the edge of Kinsale Town.

The property stands on an elevated site, (0.34 acres approx.) taking in panoramic water views incorporating views of the 17th Century Forts namely James Fort and Charles Fort.

Swiss Cottage offers purchasers a chance to acquire a fine property in a peaceful setting but within walking distance of the busy town of Kinsale and all it has to offer. This heritage town has an abundance of cafes, restaurants, gastro pubs, boutique shops and of course the history of Kinsale.

The accommodation laid out over two floors is well proportioned and configured with practical living in mind. Boasting great harbour views particularly from the reception rooms on upper and lower floors.

A large lawn with low maintenance trees and shrubbery surrounding it lead to extensive paved terraces to the east and south of the property.

This fine property has great potential having the benefit of a detached building to the rear of the property which could be developed STTP.

DETACHED

4 BED, 3 BATH

325.2 sq.m.(3,500 sq.ft.)

BER C2

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

**Agent: Josie Dinneen
Phone: 087 231 7324**

Viewings Strictly By Appointment With Joint Agents

ACCOMMODATION

Ground Floor

Entrance Porch (2.96m X 5.17m)

Fitted presses, ceramic tiled floor, sliding doors to garden

Guest W.C. (2.51m X 1.41m)

Fully tiled, W.C., wash hand basin, bidet, shower unit with electric shower

Open Plan Kitchen/Dining Room (6.44m X 5.19m)

Ceramic tiled floor, Belling 5-ring electric stove with double oven and grill, pine fitted kitchen, Belfast style sink, ceramic tiled worktop, double Belfast sink with preparation area.

Open Plan Living Area (8.97m X 3.77m)

Solid fuel stove, ceramic tiled floor, fireplace with marble mantle, stone hearth, step down to conservatory.

Conservatory (4.77m X 2.53m)

Door out to south facing patio with magnificent views

Utility/Storeroom

Fully tiled, sink unit, plumbed for washing machine, Sliding door out to side of house.

Master Bedroom (4.86m X 4.17m)

Ceramic tiled floor, corniced ceiling, (ceiling height 2.92m), raised bed platform. Fantastic sea views

Ensuite

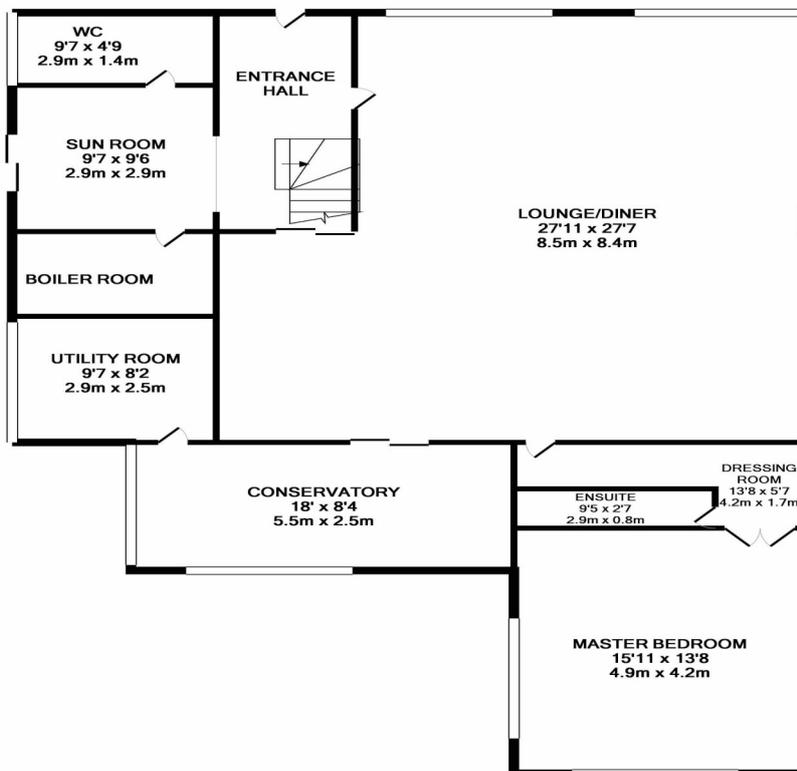
Electric shower, wc, whb, fully tiled, feature stained glass window, door to rear garden

Rear Hallway

Mahogany staircase

Boiler Room

Oil boiler, storage space



GROUND FLOOR

ACCOMMODATION

First Floor

Landing

Ceramic tiled floor, eaves storage

Bedroom 2 (Lounge) (5.49m X 5.14m)

Ceramic tiled floor, windows on either side, sliding doors to large balcony with glazed walling, spectacular sea views over Kinsale Harbour, slate fireplace with tiled insert and gas fire

Bedroom 3 (3.07m X 3.10m)

Ceramic tiled floor, fitted pine desk and wardrobes. Views over Kinsale inner harbour

Bedroom 4 (4.39m X 4.02m)

Ceramic tiled floor, double pine fitted wardrobe. Views over Kinsale inner harbour

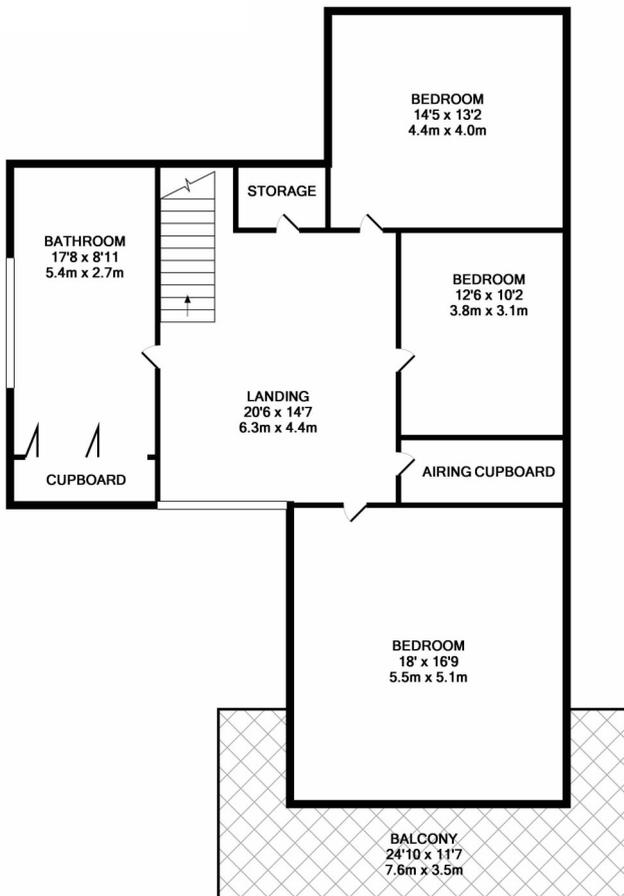
Main Bathroom

Ceramic tiled floor, Jacuzzi bath, wc., whb, bidet, storage cupboard, fully tiled walls, separate shower, heated towel rail. Views over the Bandon river

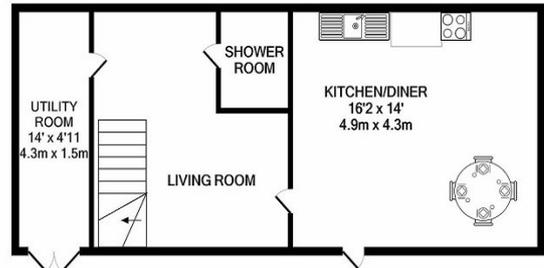
Home Gym/Store Room

Detached garage / store with attached glazed storeroom and separate garden store, mezzanine floor, all with potential for conversion to guest living accommodation (FPP)

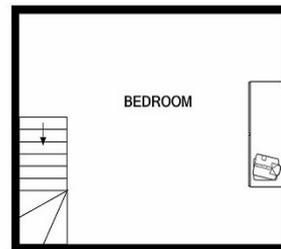
FIRST FLOOR



OUTBUILDING



GROUND FLOOR
 APPROX. FLOOR
 AREA 475 SQ.FT.
 (44.1 SQ.M.)



OUTSIDE

- > Extensive paved terrace which wraps around two sides of the house, access from conservatory, master suite, dining area
- > High stone wall to front and western boundary with stone pillared entrance
- > Tarmac driveway
- > Gravelled parking area for several cars
- > Large tiled balcony at upper floor level
- > Lawned area
- > Mature trees and shrubs
- > Garden shed with veranda
- > Detached storage/garage suitable for conversion to living accommodation (Full planning permission)

FEATURES

- > Elevated site extending to 0.14 ha / 0.34 acres (Approx.) with panoramic views.
- > Detached storage/garage suitable for conversion to living accommodation with full planning Permission.
- > Mains water
- > Septic tank
- > Oil Fired Central Heating
- > Freehold title
- > Within 5-minute walk of Kinsale town centre

DIRECTIONS

Take south Link for Cork Airport, go straight through roundabout the entrance to the Airport and follow the signs for Kinsale. On entering Kinsale town follow the main road past The Trident Hotel and take a right at the junction, Take left after The White Lady Hotel. Continue up St John's Hill, after the Outdoor Education Centre take 2nd left



Messrs. Cohalan Downing & Josie Dinneen Auctioneer and Valuer, for themselves and for the vendors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing or Josie Dinneen Auctioneer and Valuer has authority to make or give any representation or warranty whatever in relation to the property. LICENCE NO. 001641