

For Sale

Asking Price: €1,950,000

Sherry
FitzGerald
O'Neill



Martello House, Iskanafeelna,
Glengarriff, Co Cork. P75 W226

BER B2

sherryfitz.ie

MARTELLO HOUSE AND GROUNDS, 13.76 HA (34 ACRES), SITS AT THE HEAD OF THE GLORIOUS GUN POINT IN GLENGARRIFF HARBOUR. A PRIME WATERFRONT RESIDENCE WITH FAR REACHING VIEWS FROM ALL ANGLES, A PRIVATE QUAY, LARGE SHED AND BEACH ALL ADD TO THE LIFESTYLE AND SCENIC VALUE OF THIS VERY FINE PROPERTY. THE SHINGLED SHORELINE TO THE SOUTH AND WEST OF THE ESTATE IS WONDERFUL FOR ACCESS TO THE WATER AND TO ENJOY WATER ACTIVITIES.

This is a very special setting, enjoying complete privacy, whilst at one with nature. Martello House, built in 2006, enjoys seclusion but is also close to cultural, shopping and water sports along the coastline. Many famous personalities have favoured this quiet, peaceful, beautiful location in West Cork.

Martello House is set apart from many other fine waterfront homes, not only due to its impressive position and its view across Glengarriff Harbour to include the magnificent Garnish Island Arboretum and stunning mountain scenery beyond, but its ease of access to the water, a premium and rarity across the general waterfront homes market.

Impressive gates and gravel driveway greet you and sets the tone towards this extremely comfortable and luxurious house in a prime waterfront position.

MARTELLO HOUSE is the perfect family home or holiday home, with low maintenance and exceptional scenery. A superb home ideal for modern living.

The house built in 2006 to an exceptional standard, with the finest materials and craftsmanship. The home is designed with the living accommodation on the upper ground floor to take advantage of the sea, island and mountain views.

The many features of this fine property of 364 sq. m. (3,918 sq. ft.) approx., include a mechanical home lift between floors, Ducon concrete first floor; oil fired central heating, pvc double glazed windows and doors, bespoke kitchen and bathroom finishes.

The entrance hall brings you straight into the upper ground floor lounge area with magnificent cut stone fireplace. The room encapsulates the panoramic and breath-taking sea, island and mountain views and adds to the ambience of this fine home. The dining room with private lounge bar area and patio off are full of light and benefit from the magnificent views. The kitchen is spacious with fitted units around an island work unit. To the rear of the kitchen is a bedroom suite with bathroom and walk-in-wardrobe. The guest washroom and various presses add to the facilities of this fine home.

The staircase and the mechanical lift afford access to the lower ground floor. The lower ground floor is laid out with a guest bedroom suite with shower room and dressing area off, 2 bedrooms and family bathroom. There is also a room dedicated to use as an artist studio and this could easily be adapted to other uses.

The large garage can easily accommodate 2 cars. The utility area, central heating, water and additional wc / whb are all contained within the garage space.

SERVICES: • Oil fired central heating • Septic tank drainage • Private water supply • Wired for smoke alarm, burglar alarm, TV and phones. • Electric gates at entrance to the property.



SHED/WORKSHOP

This building is located off the entrance driveway and contains 2,000 square feet approximately of useable space. There are large roller doors on the gable and to the side. The building is ideal for use as a workshop, machinery shed, boat house or a combination of uses.

GARDENS AND GROUNDS

Martello House has sunny facing aspects and the grounds extends to c. 13.76 ha (34 acres) approximately of landscaped gardens with stone walls, surfaced roadways, mature specimen trees and shrubs. The gardens are bordered by natural mountain type terrain that is full of biodiversity for which Glengarriff is noted.

ACCESS TO WATER

The roadways within the property lead down through the grounds to a shingled, rocky coastline to the south and the quayside to the west. The private quay is laid out with its own slipway, pier and sheltered floating pontoon. Martello House benefits from 1 kilometre approx., of indented shoreline with shingle and seaweed-strewn swimming coves, with paths, pier and sheltered boat mooring.





LOCATION

The village of Glengarriff sits at the top of Bantry Bay, one of the long, deep inlets on the Wild Atlantic Way that make this part of the southwest of Ireland such a famous location. Deriving its name from the Irish “the craggy glen”, Glengarriff is picture postcard perfect and set between the scenic towns of Bantry, Kenmare and Castletownbere.

Sailing and fishing are catered for, as is golf with the nearby Golf Club. The Glengarriff National Park is just minutes away. The village itself has picturesque pubs and restaurants, the famous Eccles Hotel, other popular hotels and guest houses, boutiques and shops. There is also a local national school.

The area benefits from a microclimate, warmed by the Gulf Stream, which enables the cultivation of a wide diversity of plants. The clear deep waters of the bay are home to a seal population, and also include many picturesque swimming spots.

A major attraction of Glengarriff is Garnish Island, also known as Illnacullin, with regular boat trips from the village during the holiday season.

- Short drive to Glengarriff Village.
- 20 minutes / 16 km to Bantry.
- 30 minutes / 30 km to Kenmare.
- 1 hour 20 minutes / 90 km to Cork City.
- 1 hour 20 minutes / 90 km to Cork International Airport.
- 340 km to Dublin International Airport.

(all times and distances are approximate)



Outline for illustration only,
Not to be relied upon.



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VIEWING

Strictly By Appointment Only

ENERGY RATING

BER: B2
Cert No.: 116866799
EPI: 124.25 kWh/m²/yr

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