



savills

# Edgewater Kinsale, Cork

BER C1



# Edgewater, Kinsale, Cork

For Sale by Private Treaty  
CKK200244



## Water Frontage

Direct Water frontage in Kinsale Town



## Town Centre Location

Bustling town centre with every convenience



## International Airport Accessibility

20 minutes from Cork International Airport



## Private Marina and Slipway

With foreshore license in place



## Access to Major City

30 minutes to Cork city centre



## Outstanding Scenery

180 degree harbour views with Charles and James Fort as backdrops



## Gourmet Capital of Ireland

Top class Restaurants including Michelin Star



## Gateway to West Cork

On the Wild Atlantic Way





Savills is delighted to present this once in a lifetime opportunity to acquire the only residential property in Kinsale town with direct water access from the private marina and slipway.

Edgewater sits literally on the edge of the water in Kinsale. Renowned worldwide for its magnificent harbour which attracts many overseas sailors every year, Kinsale is also recognised as the gourmet capital of Ireland recently achieving its first Michelin Star at Bastion restaurant in the town. The cosmopolitan and historic town is home to Kinsale Yacht Club with a magnificent marina in the heart of the town. Kinsale has one of the most beautiful and sheltered natural harbours in Ireland where many water sports are enjoyed. Kinsale is the starting point of the Wild Atlantic Way, Ireland's coastline journey of c.1,000km of the west coast from South to North where on its rugged coastline overlooking the sea, you will find the exclusive Old head of Kinsale Golf Club.

Built in the 1970's by the current owner's family, Edgewater is designed in traditional Kinsale architectural style being stone built with slate upper elevations. The build quality is excellent with slate roof which overhangs the upper floor balcony, concrete upper floor, pvc double glazed windows and doors, fascia and soffit. This quayside location is accessed via timber access gates with an abundance of parking space to the rear of the house. The property enjoys 180 degree views over Kinsale harbour with James Fort and Castlepark as a backdrop to the south west with Charles Fort and Ardbrack Hill to the south east.

This 181 sq m (1950 sq ft) design splits accommodation over two floors with two very large reception rooms on both levels. At ground level an entrance hallway leads immediately through a glazed teak door to the kitchen/living dining room which opens directly on to the terrace overlooking the harbour. The kitchen leads to a utility room with access to the side of the property. Two bedrooms, one of which is ensuite, and a guest WC are located to the rear of the property on this floor. Upstairs, a large sitting room opens directly to the large balcony which is sheltered by the overhang of the roof and provides beautiful views of the harbour. There are two ensuite bedrooms and the main bathroom is also at this level.

The deep water marina has galvanised gangway access directly from the quayside terrace. It has a low water depth of 2.7m and is suitable for most craft including deep keel yachts. The 90ft floating marina is piled and can accommodate approximately six boats with its own foreshore license.

This is a unique home and whether you are a sailor or just simply love to watch the boats sail by, this is definitely the one for you.









## Ground Floor

### Living / Dining / Kitchen

Timber floor, full height brick fireplace with stove, fitted kitchen and counter unit, double oven, hob, plumbed for dishwasher, glazed teak door to hallway, door to large waterside terrace which surrounds the house on three sides

### Utility Room

Sink, plumbed for washing machine, oil burner, understairs store, ceramic tiled floor, counter top, shelving, door to outside

### Bedroom 1

Double room, timber floor, teak double fitted wardrobes  
Ensuite: ceramic tiled floor, WC, wash-hand basin, mains shower

### Bedroom 2

Double aspect double room

### Guest w.c.

Ceramic tiled floor, w.c., wash-hand basin, wall mirror and shelf

## Upstairs

### Landing

Teak ballustrades, carpet

### Sitting Room

Parquet floor, teak fireplace with granite hearth, cast iron surround with tiled insert, pitched pine ceiling, coving, door to balcony

### Balcony

Roof overhang for shelter, concrete with wrought iron rail

### Bedroom 3

Fitted double teak wardrobes, built in teak twin headboards  
Ensuite: WC, wash-hand basin, mains shower, ceramic tiled floor

### Bedroom 4

Fitted double teak wardrobes  
Ensuite: WC, wash-hand basin, electric shower

### Main Bathroom

WC, wash-hand basin, mains shower, ceramic tiled floor



## Outside

- 90ft piled floating marina with galvanised gangway LW Depth 2.7m
- Slipway for water access from road
- Storage shed with galvanised door, oil tank
- Stone walls and pillars, timber gated entrance
- Hedging
- Flower beds
- Large parking area
- Quayside terrace with post and chainlink fencing
- Outdoor lighting

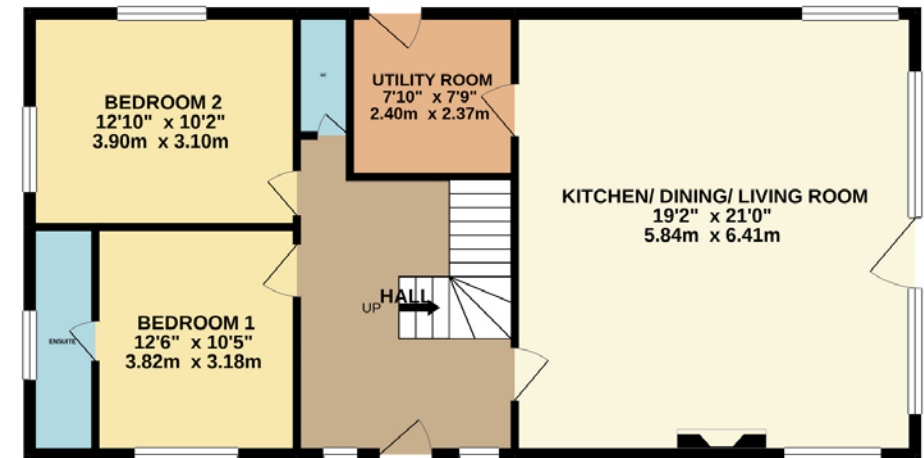
## Services

- OFCH, burner in utility room
- Solar panels for constant hot water
- Fully alarmed
- Mains drainage
- Mains water
- Two outside water taps, one close to gangway

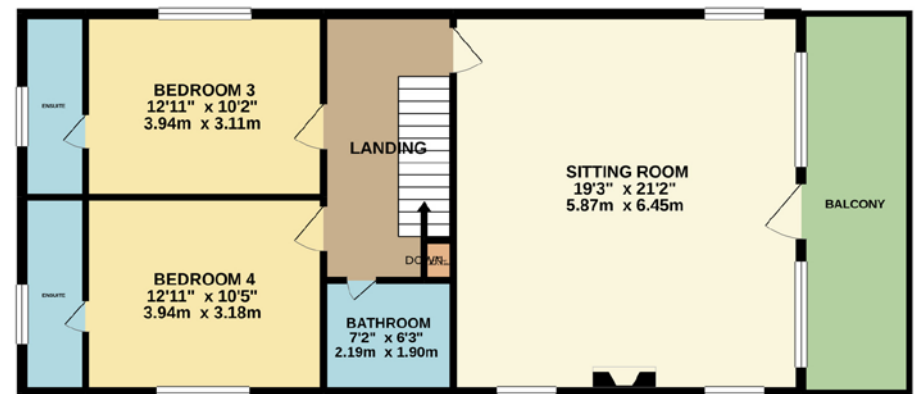


## FLOORPLANS

### Ground Floor



### First Floor





## Distance time by car

- Cork International Airport – approx. 20 minutes
- Cork City – approx. 30 minutes
- Old Head of Kinsale – 20 minutes
- Garretstown – 15 minutes

## Directions

From Cork city, make your way to Kinsale on N27 and follow R600 through Kinsale town, at Trident Hotel turn left on to Pier Road and the property is just beyond on water side, see Savills sign.

## BER Details

BER: C1

BER number: 106866569

EPI: 162.48 kWh/m<sup>2</sup>/yr

## Viewing

By appointment with



Savills Country  
country@savills.ie  
(01) 618 1300

Savills Cork  
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