



Annefield House
Oysterhaven, County Cork, Ireland



MICHAEL H. DANIELS & CO.

Viewing strictly by prior appointment

Annefield House

Oysterhaven, County Cork, Ireland

Kinsale 10 km. Cork 25 km, Cork International Airport 20 km.
(Distances approximate)

A charming Victorian farmhouse presented in excellent condition and located in a delightful coastal setting within easy reach of Cork City.

Double Drawing Room, Sitting Room, Study, Kitchen, Utility Room. Landing, 4/5 Bedrooms, 3 Bathrooms. Barn (attached to property). Delightful Cottage Studio.

Wooded Gardens and Grounds. Paddock. Views over the tranquil Oysterhaven inlet.

In all about 2.51 Hectares (6.18 Acres)

FOR SALE FREEHOLD BY PRIVATE TREATY

ANNEFIELD HOUSE

Annefield House is a delightful Victorian farmhouse with its origins in the mid 1700's. The west-facing property, ideally suited to either private retreat or holiday hideaway, enjoys a wonderfully secluded coastal setting on Oysterhaven, a tranquil and sheltered sea inlet only 30 minutes from Cork.

The stone under slate property boasts many original features including two fine Victorian gables draped in clematis, jasmine and roses, with bay windows under flanking the entrance to the house. Annefield has been comprehensively yet sympathetically restored to maintain the period integrity of the building. The accommodation which is presented in excellent order includes three reception rooms, four bedrooms and three bathrooms. Together with the large and well-fitted kitchen, utility room, and occasional fifth bedroom, the floor area extends to some 3000 sq ft to include the formerly thatched barn attached to the house.

The seaside gardens and grounds are a particular feature of the property with 6 acres of wonderful sheltered bluebell woods, lawns, old orchard and paddocks giving much privacy and lovely views down Oysterhaven.

COUNTY CORK

Oysterhaven is a delightful and tranquil sea-inlet immediately to the east of Kinsale harbour. The area bordering the northern and eastern sides of the inlet is also known as Oysterhaven. Whilst there is a restaurant close by, and pubs, shop and restaurant in Nohoval a five minute drive, the property is conveniently located within easy reach of the thriving and cosmopolitan harbour town of Kinsale, renowned as the Gourmet capital of Ireland with an excellent range of restaurants and pubs. There are also excellent shopping, financial and leisure facilities in the town with Cork, Ireland's second city, together with international airport within 20-minute drive. The property lies within an area of attractive rolling countryside, stunning coastal scenery and superb sporting facilities. Golf is well catered for with the noted Old Head course together with several other first class courses located in the region. Some of the finest sailing is available from Kinsale with excellent club and marina facilities. Salmon and trout angling are available on the Bandon and Argideen rivers and there is an extensive point-to-point calendar in the winter months. A safe shingle beach is located within 5 mins walk of the property.



ACCOMMODATION

Double Reception -

Drawing Room About 9.13 m x 4.65 m

Half glazed door to front flanked by two bay windows with window seats. Open fireplace with Victorian chimneypiece and slate hearth. Stairs rising to first floor. Second cast iron open fireplace. Fitted bookshelves and radiator cover. Salvaged timber floor.

Study About 4.65m x 3.75 m

Fitted bookshelf and radiator cover. Salvaged timber floor. Fitted bookshelves and radiator cover.

Sitting Room About 5.65 m x 4.65 m

Half glazed door to front. Cast iron open fireplace. Salvaged timber floor.

Kitchen About 7.05 m x 4.65 m

Part vaulted to double height. A fitted kitchen with painted maple storage units including island unit with stainless steel sink and mixer taps. Polished granite worksurfaces. Lacanche range cooker with two double electric ovens with five gas ring hob over. Scholtes stainless steel vented extractor hood to vent. Tile splashbacks. Exposed ceiling timbers and painted stone walls. Inset ceiling spotlights. Pendant light over island unit. Charnwood solid fuel burner. Salvaged timber floor. Half glazed French doors to front terrace. Double doors to Utility. Stairs rising to first floor Bedroom.

Utility Room About 3.00 m x 4.65 m

Double bowl ceramic sink and drainer with mixer taps and storage cupboards under. Beech work surface. Plumbing for washing machine and dishwasher. Terracotta floor tiles. Half glazed door to rear. Ceiling spotlights. Exposed ceiling beams. Cloakroom off with bracket wash hand basin and wc.

Bedroom 1 About 3.75 m x 3.00 m

Picture gable window overlooking garden. Alcove hanging space.

En suite Bathroom 1 with Triton electric shower, bracket wash hand basin and WC. Inset spotlights.

FIRST FLOOR

Landing/ Occasional Bedroom 5

Built in Swedish style cupboard bed unit with storage under.

Bedroom 2 About 4.65 m x 3.65 m

Vaulted ceiling with exposed original roof timbers. Cast iron fireplace.

Bedroom 3 About 4.65 m x 3.65 m

Vaulted ceiling with exposed original roof timbers.

Family Bathroom 2

Victorian roll edge bath. Shower cubicle with antique style shower. Wash hand basin inset in antique marble topped washstand. WC. Pine floor. Exposed original roof timbers. Vaulted ceiling.

Landing

Storage cupboard with reclaimed pitch pine doors.

Master Bedroom About 4.65 m x 3.48 m

Cast iron fireplace. Vaulted ceiling with exposed original ceiling beams.

Master Bathroom 3/ Dressing Room About 4.65 m x 3.00 m

Pedestal wash hand basin. Shower. Bidet. WC. Built in wardrobe. Inset ceiling spotlights.

OUTSIDE

Barn

Directly adjoining the house and ideally suitable for incorporation to provide further accommodation is a period **Barn (4.65m x 3.00 m)** with galvanized iron roof and loft, wired and plumbed. Half door to front.

The house is approached by entrance piers and gates which guard a drive through woods to a gravel yard, adjacent to the house, which has a range of whitewashed traditional stone outbuildings. These include stable, workshop, garaging and fuel stores. Closest to the house is a

Studio

Subject to planning consent, this charming building could easily be enlarged and converted into a fully self-contained cottage. It has oil central heating and briefly comprises Studio (4.70 x 4.00 m) with glazed double doors to garden, panelled vaulted ceiling and mezzanine over, Kitchen and Bathroom.





Gardens

The wonderful seaside gardens are a special feature of the property which offer much seclusion to the house and are filled with mature trees and shrubs. There are lawns, rockeries, herbaceous and flower borders together with vegetable and soft fruit gardens as well as woods full of bluebells and ferns which run down to the minor public road which separates the property from Oysterhaven inlet.

To the side of the house is the Boiler Shed with lean-to fuel store/potting shed.

GENERAL REMARKS AND STIPULATIONS

SERVICES

Mains electricity. Own deep well. Private drainage. Oil fired central heating. Wired for Alarm.

FIXTURES & FITTINGS

Only those mentioned in these particulars are included in the sale. All other fixtures and fittings, including all garden ornaments and statuary are expressly excluded.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey of Ireland and are for reference only. All measurements are approximate only. They will be deemed to be checked by the purchaser who will have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale or entitle either party to compensation in respect thereof.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is offered for sale subject to and with the benefit of all rights of way, either public or private, all wayleaves and easements whether specifically mentioned or not.

TENURE AND POSSESSION

The property is offered for sale freehold by private treaty with vacant possession given upon completion.

SOLICITORS

Ms. Mary Dorgan, Mary Dorgan Solicitors, 96 South Mall, Cork

VIEWING

Strictly by prior appointment with the sole agents.

DIRECTIONS

Leave Cork on the R600 Kinsale road, passing the airport and proceeding as far as Belgooly. Turn left in the village signposted Oysterhaven and follow the signs. On reaching Ozhaven Restaurant (Ballinaclashet) proceed across the causeway where the white entrance gate to the property will be found a short distance along on the left. Please note that there are no sale boards erected.

IMPORTANT NOTICE

These particulars are for guidance only and are prepared in good faith to give a fair description of the property but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement of fact or its services are in good condition. Neither Michael H. Daniels & Co, or Mayfair Office, nor any of their employees has any authority to give or make any representation or warranty whatsoever in relation to the property. Any areas, measurements or distances are approximate only. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. Any intending purchaser must verify these matters.



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