



BER B2

# Ar nAisling

Garrettstown, Co.Cork

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## Ar nAisling, Garrettstown, Co.Cork

### Features

- Large 6 acre site
- Two houses measuring total 4,257sqft
- Waterford Stanley erin 20kw stove in kitchen
- Incredible water views
- Close proximity to great beaches like Garrettstown and Garylucas
- Three minute drive to Ballinspittle village
- B1 energy rating
- Electronic Gate access
- Views to the Old head of Kinsale

Ar nAisling located in Garrettstown, Co. Cork, presents an incredible opportunity for potential buyers with its impressive offering of two houses and stables sitting on 6 acres of land. This estate comprises two distinct residences: a main house measuring 2,757 square feet and a secondary house measuring 1,500 square feet. Both properties have been finished to the highest standards, ensuring a luxurious living experience.

The main house, constructed in 2006 and thoroughly renovated in 2012, features three large double bedrooms and three bathrooms. Its interior exudes elegance and sophistication, with a contemporary cream kitchen outfitted with a marble worktop, solid wood flooring, and premium-quality tiling in all bathrooms. The home also boasts two Waterford Stanley stoves, contributing to its charm and warmth. Practicality is not overlooked, with oil-fired central heating, mains water, and a septic tank enhancing the property's functionality.

Each bedroom in the main house is spacious and designed to maximize comfort and style, making it an ideal sanctuary for family living. The bathrooms are fully tiled and reflect a meticulous attention to detail, ensuring both aesthetics and ease of maintenance.

The second property on the estate offers two large double bedrooms, both ensuite, making it perfect for guests or extended family. This house underwent a complete conversion in 2013, followed by a comprehensive renovation that brought it to its current high standard. Like the main house, it features high-quality finishes throughout, including fully tiled bathrooms and quality wood flooring complemented by plush carpets.

The location of Ar nAisling further enhances its appeal with amazing views to the Old head and lighthouse. Situated close to the charming towns of Ballinspittle and Kinsale, residents have convenient access to a variety of shops, bars, and restaurants, providing a vibrant social and community atmosphere. Additionally, the stunning Garrettstown and Garylucas beaches are less than a five-minute drive away, offering beautiful coastal scenery and recreational opportunities.

This property is not just a home but a lifestyle choice, combining the best of luxurious living with the tranquility and beauty of the Irish countryside. The proximity to beaches and local amenities ensures that residents can enjoy a balanced and fulfilling lifestyle. Ar nAisling stands out as a prime piece of real estate in Co. Cork, promising comfort, quality, and a superb location for its future owners.





## Accommodation

**Entrance Hallway:** 7'4" (2.22m) x 22' (6.71 m) Bright and spacious hallway with solid white oak floor.

**Hallway:** 21'2" (6.45m) x 4'11" (1.49 m) Spacious with solid white oak floor with all rooms leading off.

**Living/Dining Room:** 22'9" (6.93m) x 14'10" (4.51 m) Large open plan space with quality carpet floor, Waterford Stanley Erin 20 kw stove with double doors leading to scenic patio.

**Kitchen:** 20'1" (6.72 m) x 14'10" (4.51 m) Large open plan kitchen with solid white oak floor, contemporary cream kitchen with marble worktop and Belfast sink. Large island with marble worktop and great space for breakfast and relaxing.

**Family Room:** 24'4" (7.42 m) x 14'10" (4.52 m) Large open plan room with carpet flooring and dual aspect window. Henley Double sided 14kw stove which provides amazing heat. Great relaxing space.

**Mudroom:** 8'10" (2.68 m) x 10'10" (3.29 m) Large utility space with great storage.

**Bathroom:** 6'2" (1.88 m) x 9'2" (2.78 m) High quality tiling with 2 piece suite and modern shower and vanity unit. Beautiful panelling on the wall.

**Bedroom (1):** 12'8" (3.86 m) x 14'8" (4.47 m) Large double bedroom with carpet flooring, dual aspect window and beautiful views.

**Upstairs Hall/Office:** 8'10" (2.69 m) x 12'10" (3.90 m) Home office desk and storage

**Bedroom (2) Master Bedroom:** 22'1" (6.72 m) x 20'3" (6.17 m) Large double bedroom with amazing water views from side window. Carpet flooring and storage.

**Walk in Wardrobe:** 13'3" (4.04 m) x 4'9" (1.45 m) Large storage space off the bedroom.

**Master En-Suite:** 6'7" (2.01 m) x 10'5" (3.18 m) Fully tiled throughout with 2 piece suite. Large double shower tray with rain forrest shower.

**Bedroom (3):** 22'8" (6.91 m) x 19'6" (5.94 m) Large double bedroom with carpet flooring and great storage.

**Walk in Wardrobe:** 7'8" (2.34 m) x 3'8" (1.12 m) Large storage space off the double bedroom.

**En-Suite:** 6'3" (1.91 m) x 10'5" (3.18 m) Tiled with 3 piece bathroom suite and large bath.

**Measurements for the Guest House:** Ground Floor: Hallway: 5'5" (1.65 m) x 10'11" (3.33 m) Quality wood flooring, bright and spacious.

**Living Area:** 25'3" (7.70 m) x 17'8" (5.39 m) Wood flooring throughout with double doors leading to patio, bar area for entertaining.

**Storage Room:** 5'7" (2.34 m) x 3'8" (1.12 m)

**Bedroom (1):** 18'11" (5.75 m) x 10'3" (3.12 m) Large double bedroom with carpet flooring and good storage space.

**En-Suite:** 8'1" (2.45 m) x 7'7" (2.32 m) Tiled floor with double shower tray with modern shower head. Modern vanity unit.

**Kitchen:** 17' (5.18 m) x 7' (2.74 m) Cream country style kitchen with wood flooring. Floor and eye level units.

**Family Room:** 17' (5.18 m) x 12'3" (3.72 m) Large open space with carpet flooring and double doors leading to balcony with incredible views.

**Bedroom (2):** 16'4" (4.98 m) x 11'7" (3.53 m) Generous double bedroom with great views, carpet flooring.

**En-Suite:** 6'5" (1.94 m) x 7'10" (2.38 m) Tiled floor with 2 piece suite, modern shower unit. Bright and spacious.

## BER Information

BER: B2.

BER No: 102403714.

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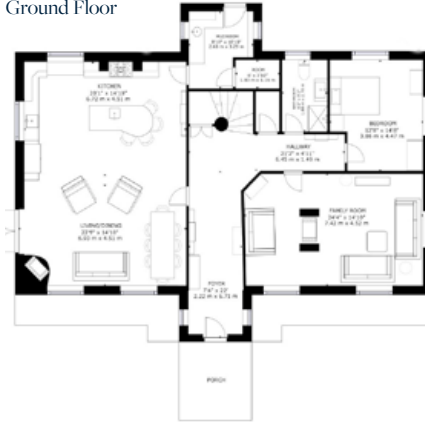
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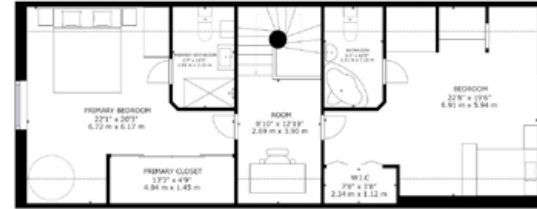
FLOOR PLANS Not to scale - for identification purpose only.

Main House

Ground Floor



First Floor



Guest House

Ground Floor



First Floor



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