

BER B2



Fairhaven
Oysterhaven, Kinsale, County Cork

MICHAEL H
DANIELS
& COMPANY



Viewing Strictly by Prior Appointment

Fairhaven Oysterhaven, Kinsale, County Cork

A stunning waterfront property commanding a spectacular elevated position with wonderful sea views, total seclusion and private beach

FOR SALE FREEHOLD BY PRIVATE TREATY

Located at the end of a hidden cul-de-sac, within 30 minutes of Cork city and set on a sunny, south-facing site of c. 0.75 hectares, this exceptional property commands one of the most outstanding coastal settings imaginable, yet within easy reach of an International airport. Built to an outstanding specification and finished with top-line fittings, the accommodation extends to some 280 sq. metres with extensive balconies and decking areas affording panoramic 180° views over Oysterhaven, the Sovereigns and out to the Atlantic.

The challenge to create a “Fairhaven” was given to Architect Richard Rainey, and that he did...this house is a celebration between openness and intimacy. Richard made this house revel in the spectacular setting and it breaks down all barriers between inside and out. The result is a clever and sophisticated hierarchy of spaces with each room situated to take full advantage of the indoor/outdoor living. The owners set about fitting out and decorating this house to exacting standards and hired Cork based Interior Designer Fiona O’Keeffe to achieve this. The level of detail is flawless with a sophisticated style and yet it feels like home. The flow of space has carefully been considered with the entrance, kitchen-dining, living room, master bedroom suite and guest cloaks all on the upper level with the guest and children’s rooms are on the ground level with a very large and practical TV room. The Siematic kitchen is extremely smart and houses all the Gaggenau appliances seamlessly. Ligne Roset breakfast bar stools provide the fun element in a very elegant space that opens out onto an exterior terrace that wraps around the entire first floor providing 180 degree views of Oysterhaven. Glass doors also lead to the impressive living room which also enjoys these breath-taking views. This room is luxurious and chic but the clever use of texture in the upholstery give it a cosy feel which is added to by the bespoke fireplace with raised hearth. Bathroom & Shower Rooms are all finished to an excellent standard. All the sanitary ware is Villeroy & Boch, suspended off the ground for easy cleaning, the showers are all wet rooms with Hansgrohe fixtures. No detail was left out and the bathroom accessories are individually tailored to each room by Pom D’Or. A very practical addition to the house is the large wet & dry room which you enter from outside when you come off the beach, there are 2 showers in a large wetroom space.

All the internal joinery is bespoke from the large pair of entrance doors, internal walnut doors and skirting to the guest cloaks which has walnut panelling combined with Ralph Lauren wallpaper and a natural stone basin. Flooring includes honed marble tiles throughout the first floor, the light reflects beautifully from them creating a warm inviting feeling which is also felt underfoot with under-floor heating. The ground floor bedrooms have a boutique hotel feel with a luxurious velvet finish carpet and the TV room is finished with a very practical lime washed oak that creates a lovely beachy feel. The lighting plan was designed by Fiona O’Keeffe and all the fixtures are from the uber stylish Belgian lighting company Wever & Ducre. The use of mood lighting helps create a very understated comfortable lighting scheme. Even though the architecture is cutting edge contemporary, the interior has been softened by use of luxurious fabrics...Osborne & Little, Designers Guild and Zoffany to name a few. Paint finishes are from the American brand - Devine. There is a Comms room on the ground floor that houses the fully integrated audio visual control system and the mood lighting control system. There are internal and external ceiling speakers on the first floor.



ACCOMMODATION

UPPER FLOOR

Reception Hall 5.30 m x 4.95 m

Cloakroom off

Kitchen & Dining Room 7.45 m x 5.10 m

Sitting Room 8.20 m x 5.00 m

Master Bedroom 4.45 m x 4.25 m

En Suite Bathroom 1

Walk-in Clothes Closet

LOWER FLOOR

Guest Bedroom 2 5.55 m x 3.90 m

En Suite Bathroom 2

Bedroom 3 3.85 m x 3.40 m

Bedroom 4 4.20 m x 3.00 m

Family Bathroom 3

TV / Family Room (Bedroom 5) 4.85 m x 6.20 m

Wet Room (En Suite Bathroom 4)

Laundry

Plant /Comms Room

SERVICES

Smart lighting and audio systems. Intruder alarm system. Oil fired and solar systems to underfloor heating and pressurised water. Mains electricity. Private water and drainage.

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., The 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. Some images of the property have been taken from outside the curtilage.



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