



The Rocket House  
Castletownshend, County Cork, Ireland



MICHAEL H. DANIELS & CO.



Viewing Strictly by Prior Appointment

# The Rocket House Castletownshend, County Cork Ireland

Skibbereen 8 km. Cork 86 km. Cork International Airport 82 km.  
(Distances approximate)

**A wonderfully renovated former coastguard station in a  
stunning coastal setting on the waters' edge enjoying  
a charming edge of village position**

Double Height Reception Hall, Double Reception: Sitting Room & Conservatory, Family Room,  
Kitchen & Breakfast Room with Conservatory Dining Room, Pantry, Utility Room. Wet Room.  
Downstairs Bedroom. Bathroom. Cloakroom. Rear Hall.

Gallery Landing. Master Suite with Bedroom, Sitting Room/Nursery Bedroom and Bathroom.  
Five further Bedrooms. Three further Bathrooms.

Office Annexe. Studio. Rocket House and Look Out.  
Fuel Stores. Two Moorings.

Sheltered Walled Gardens. Lawns to the Waters' edge. Sun Terrace.  
Stunning views over Castle Haven and to Horse Island.

**In all about 0.30 hectares (0.75 acre)**

**FOR SALE FREEHOLD BY PRIVATE TREATY**







### **THE ROCKET HOUSE**

The Rocket House occupies one of the finest waterside settings in West Cork. Overlooking dramatic Castlehaven, a wide navigable inlet guarded by Horse Island that stretches some 5 km back to wooded Rineen, the house is at the same time located in a charming and quiet village location, on the edge of picturesque Castletownshend. The village, just 8 km from Skibbereen, is essentially a cul-de-sac and enjoys a tranquil unhurried atmosphere steeped in history with all amenities within walking distance of the property.

Built as a coast guard station in 1841 the property originally housed six families with the name of the house taken from the rocket machine that once launched ropes from here to stricken ships in the harbour. A comprehensive restoration of the property, to an exacting standard, has taken place in recent years to create a magnificent private retreat or exclusive holiday hideaway. The house has also been carefully extended and modified to now provide light and deceptively spacious accommodation approaching 4,000 sq ft. including a wonderful new reception hall, two reception rooms, two conservatories, superb kitchen, seven bedrooms and four bathrooms. There is a two-room annexe currently used as an office together with a studio and two further whitewashed stone under slate outbuildings on the waters' edge ripe for conversion. The sheltered gardens are a particular feature of the property offering stunning views over Castlehaven. They include temperate climate-loving trees and shrubs with lawns running right to the waters' edge.

### **WEST CORK**

The property is located in West Cork, an area of stunning coastal scenery and outstanding natural beauty with a mild year-round climate generated by the Gulf Stream ocean current. The historic and pretty village of Castletownshend, developed around the castle built in the mid 1600's, sits on the north side of Castlehaven harbour. It is a much sought after and cosmopolitan village in nature, with residents drawn from around the globe and being tranquil and atmospheric with no through roads. There are strong literary connections with the village, once home to well known writers of The Irish RM, Somerville and Ross, both buried here in St. Barrahanes Church - replete with Harry Clarke stained glass windows. The village provides shop, pubs and noted, Egon Ronay recommended, Mary Anne's restaurant. There is a delightful sheltered harbour with much sailing activity in summer.

The 'capital' of West Cork, Skibbereen is 8 km distant with extensive facilities and including a country market. Cork, Ireland's second city with international Airport is approximately one hour distant. The fishing village of Union Hall is also some 8 km away, with restaurant/pubs, shop and post office. The area offers many leisure opportunities, sandy beaches and a peaceful pace of life. There is a sandy beach at Sandycove, within walking distance and Tragumna. This area provides some of the finest sailing along the entire south west coast, whilst golf is catered for at Skibbereen and Bantry. There is excellent fishing by arrangement, to the Rivers Illen, Argideen and Bandon.





## ACCOMMODATION

Double solid doors with light over and intercom access. Cut limestone steps.

### Reception Hall **About 5.34 m x 4.23 m (5.27 m high)**

A magnificent double height entrance hall with vaulted ceiling and gallery landing over reached by solid limed oak turned staircase. Limed oak panelling to dado rail. Oak floor. Wall light points. Cloakroom off with bracket wash hand basin and WC. Slate floor. Inset ceiling spotlights. Coat hanging.

Double doors off to Double Reception

### Sitting Room **About 4.93 m x 4.44 m**

A bright and cosy room with carved marble chimneypiece with raised cast iron grate, slate hearth and chain link fireguard. Elm bookshelves. Wall light points. Sisal grass floor covering. Arch through to

### Conservatory **About 4.55 m x 3.34 m**

Bay fronted with magnificent views to Castle Haven. Wooden blinds. Sisal grass floor covering. Glazed door to garden.

### Study/Bedroom 6 **About 4.92 m x 3.06 m**

Open fireplace. Built in wardrobe with storage over. Picture rail. Wall light points.

### Bathroom 1

Adjacent, with shower cubicle, bracket wash hand basin and WC. Tile floor. Linen cupboard. Heated towel rail. Inset ceiling spotlights.

### Family Room **About 4.71 m x 4.08 m**

Open fireplace with black marble chimneypiece, cast iron insert and chain link spark guard. Picture window overlooking garden and sea. Book shelves with storage under. Wall light points. Sisal grass. Inset ceiling spotlights.

### Kitchen/Breakfast Room **About 8.04 m x 4.14 m**

A fine bright room with conservatory dining area extension. A superb fitted oak kitchen with comprehensive range of glass fronted eye level and solid wood fronted base storage and drawers. Island unit. Fitted plate rack. Polished Spanish granite work surfaces. Double bowl stainless steel sink unit with double drainer and mixer taps. Four-oven oil fired Aga range cooker. Whirlpool four-ring gas hob. Plumbed for dishwashers. Wall light points. Window seat. Marmoleum (linseed) flooring. Recessed spotlights and ceiling mounted spotlights. Door to Rear Hall and Pantry.

### Conservatory off **About 3.90 m x 3.03 m**

Dining Area - bay fronted with wonderful views over the garden onto Castle Haven. Space for 12-seater dining table. Wooden blinds. Door to garden.

### Pantry off **About 5.15 m x 1.90 m**

with painted brick and marble shelves. Marmoleum floor. Plate rack. Tray rack. Space for refrigerator.

### Rear Hall and Porch

Shelved larder cupboard. Stairs to Master Suite. Door to front and parking

### Utility Room/Boot Room **About 4.39 m x 4.28 m**

Fitted elm coat hanging cupboard with boot rack. Belfast sink with mixer taps, timber drainer and storage cupboard under. Timberwork surfaces with plumbing for washing machines and venting for dryers under. Ceiling spotlights. Oil boiler and water storage and pressurization system. Access to loft over. Fluorescent strip lighting.

### Wet Room **About 4.39 m x 2.43 m**

Shower room with shower, wash hand basin and WC. Timber bench. Heated drying rails. Sailing gear cleaning and storage area with drainage. Ceiling spotlights. Slate floor. Half door to garden.

## FIRST FLOOR

### Gallery Landing

Overlooking the reception hall. Inset spotlights. Linen cupboards.

Master Suite with separate secondary staircase to Rear Hall, comprising ;

### Bedroom **About 6.87 m x 3.98 m**

Fitted wardrobe. Wall light points. Walk-in wardrobe off with fitted drawers, shelves and hanging space.

### Sitting Room/ Nursery Bedroom 7 **About 4.16 m x 3.54 m**

Cast iron fireplace with chain link spark guard. Fitted wardrobe. Wall light points. Hatch to loft.

### En Suite Bathroom 2

Comprising wood panelled bath with mixer taps and shower extension and marble surround, shower with marble walls, vanity wash basin with marble surround, medicine cupboard with mirror and light over and cupboards and drawers. Inset spotlights. Heated towel rail. Tile floor. Separate WC with tile floor.

### Guest Bedroom 2 **About 5.95 m x 5.00 m**

Vaulted ceiling with exposed ceiling timbers. Heated towel rail. Wall light points.

### En suite Bathroom 3

Timber panelled bath with mixer taps and shower extension. Pedestal wash hand basin with light over. Tile floor and splash backs.

### Bedroom 3 **About 4.92 m x 3.60 m**

Inset ceiling spotlights.

### Bedroom 4 **About 4.93 m x 3.60 m**

Spotlights. Access to loft.







#### Family Bathroom 4

Vanity sink unit with cupboard under and light over. Timber panelled bath with mixer taps and shower extension. WC. Mosaic tile splashbacks. Heated towel rails

#### Bedroom 5

About 4.71 m x 4.16 m

Vaulted ceiling with exposed timbers. Fitted wardrobe and storage cupboards. Wall light points. Inset spotlights

#### OUTSIDE

Double timber gates give access to cobble lock forecourt with ample parking. Raised stone shrub borders with creeper to rear wall. A concealed area with bin storage and two stone **Fuel Stores** is cleverly hidden in a convenient corner. A further set of timber double gates gives access to the garden front of the house with direct access to the original rocket house.

#### Annexe

Currently arranged as an office with kitchen, these two ground floor rooms are an integral part of the house and could easily be incorporated into the house or modified to create further guest or staff accommodation or independent granny flat. Access from front and rear.

#### Office

About 5.09 m x 3.50 m

Open fireplace with painted brick surround and mantle. Fitted desk. Wired for telephone and ISDN lines. Sisal grass carpet. Ceiling spotlights. Built in shelving. Glazed double doors to garden.

#### Kitchen

About 5.09 m x 3.10 m

Single bowl stainless steel sink unit with single drainer and mixer taps. Electric oven and four-ring hob over. Work surfaces. Storage cupboard. Ceiling spotlights. Door to front.

#### Studio

About 6.09 m x 2.13 m

The studio is attached to the gable of the house and has 3-phase power.

#### THE ROCKET HOUSE

Elevated position directly above the water. Whitewashed stone under slate. Ideal as Boat storage or Garage. Fireplace. Power and light connected.

#### The Look Out

About 3.38 m x 3.35 m

Also elevated and directly above the water. Whitewashed stone under slate. Power, light and water connected. Adjacent terrace. Window overlooking Castlehaven.

#### Moorings

There are two moorings with the house - one running mooring and one deep-water mooring.

#### GARDENS

The gardens are a delightful feature of the property. They are mainly laid to lawn and run right to the waters' edge to the south providing stunning views over Castlehaven and Horse Island - yet are well-sheltered from prevailing winds by high stone wall to the western side which also provides much privacy and seclusion. They are full of many seaside shrubs, herbs and bulbs together with plants and trees which all thrive in the mild year-round climate. These include Hoheria, Myrtle, Magnolia and Cordyline Palm with fruit trees including quince, plum, pear and peach. The walls to the side and rear are bedecked with climbing roses and creeper.

There are stone pathways leading to a stone sun terrace with a curved seating area and also a sunken terrace close to the house, for al fresco dining. The gardens include potting shed, green house and vegetable patch. Adjacent to the Look Out is a traditional Admiralty flagpole.

#### GENERAL REMARKS AND STIPULATIONS

#### SERVICES

Intruder alarm. Mains electricity and water. Private drainage to septic tank. Oil fired central heating. Pressurised 'on demand' water supply. All rooms with TV and telephone points. New heating, water and drainage systems have been put in place to achieve the best modern standards.

#### FIXTURES & FITTINGS

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

#### TENURE AND POSSESSION

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



### **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. There is a right of way to the Boat House, which is in separate ownership, which is located just inside garden gates inside the curtilage of the property but well away from the house.

### **SOLICITORS**

Mr. Richard Barratt, Collins Brooks Associates, 7 Rossa Street, Clonakilty, Co Cork

### **VIEWING**

Strictly by prior appointment with the sole agents.

### **DIRECTIONS**

From Cork take the N71 to Skibbereen. Proceed through the town and take the R596 signposted Castletownshend at the roundabout. On reaching on the village proceed down the hill and turn right into The Mall. Proceed to the end of this cul-de-sac where the entrance gates to the property will be found on the right. Please note that no sale boards are erected at the property.

### **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. Neither Michael H. Daniels & Co., nor any of their employees have any authority to give or make any representation or warranty whatsoever in relation to the property. Any areas, measurements or distances are approximate only.



**+44 (0) 207 4081400**

[www.mayfairoffice.co.uk](http://www.mayfairoffice.co.uk)

12 Lees Place, Mayfair,  
London, W1K 6LW

[info@mayfairoffice.co.uk](mailto:info@mayfairoffice.co.uk)



**MICHAEL H. DANIELS & Co.**

**022 46996**

[www.michaelhdaniels.com](http://www.michaelhdaniels.com)

The Old Mill, Castletownroche,  
Co. Cork, Ireland

[mhdanielsandco@eircom.net](mailto:mhdanielsandco@eircom.net)



