



Guide Price

€2,200,000

AN EXQUISITE WATERFRONT PROPERTY

Welcome to Joaneys Garden in Kinsale, County Cork. This stunning property offers a captivating hilltop location with breathtaking bay views, complemented by a meticulously landscaped garden.

Built-in 1992, Joaneys Garden draws inspiration from the timeless elegance of a Georgian Lodge. Its two-wing, two-story layout features a convenient carport for two cars, private access, and carefully designed gardens. The expansive patio gracefully wraps around the entire house, ensuring every room upstairs has access to the outdoor space.

Key features

- 2 wing, 2 story property
- Private access & landscaped gardens
- 2400sq.ft
- Sea Views from all interior rooms
- Close to all amenities- schools, creches, sports facilities etc.

**Give me a
call!**

Johanna Murphy & Sons

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JOANEYS GARDEN KINSALE, CO CORK

PROPERTY FOR SALE



2400SQ.FT

3/4 OF AN ACRE



Upon entering through the front door, you are welcomed into a tiled entrance hall, leading to a beautifully crafted oak-paneled hall and landing. From there, you can access all the rooms on the floor, including the master suite, complete with an ensuite bathroom, office, dressing room, and patio access. The sitting room boasts a stove, wooden floors, two patio doors, and a bay window, perfectly framing the stunning view. Additional features on this level include a guest toilet with a washbasin, a dining room with an open fireplace and patio door, and a kitchen/breakfast room/sunroom with patio doors on either end and a bay window overlooking the picturesque garden.

- Double glazed windows
- Oil Central heating
- Stoves
- Oak flooring
- 2 Outbuildings
- 25 mins to Cork Airport
- Gateway to Atlantic Way & Old Head Golf Course

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A REMARKABLE LIVING EXPERIENCE

Downstairs, you will find three bedrooms. One of the bedrooms serves as a guest suite, featuring a dressing room and ensuite bathroom, while the other bedrooms share a Jack and Jill bathroom setup. All the front-facing rooms offer mesmerising sea views. The property also includes a spacious laundry room.

Notable features of Joaneys Garden include newly installed double-glazed windows and doors, oil central heating, stoves, oak flooring, a generously sized 20ft x 14ft sitting room, a recently serviced septic tank, and tastefully appointed interiors.

The house harmoniously embodies the architectural style of Kinsale, with its bow windows and genuine gray slate along the riverside.

This adaptable home caters to families and couples alike, offering ample room for growth and a well-maintained condition.

Outside, two outbuildings discreetly tucked beneath the drive provide additional storage space, while various spots throughout the garden allow you to bask in the sunlight at different times of the day.





 **PANORAMIC
BAY VIEWS**

Located just minutes away from Kinsale town on foot, this beautiful house offers the convenience of proximity along with breathtaking views, making it an exceptional opportunity for those seeking to own a piece of beautiful Kinsale.

Kinsale is one of the most gorgeous places in Cork. . The town is known for its restaurants, including the Michelin-starred Bastion restaurant, and holds a number of annual gourmet food festivals.

The property is quite unique from a number of perspectives and is sure to create enormous interest.

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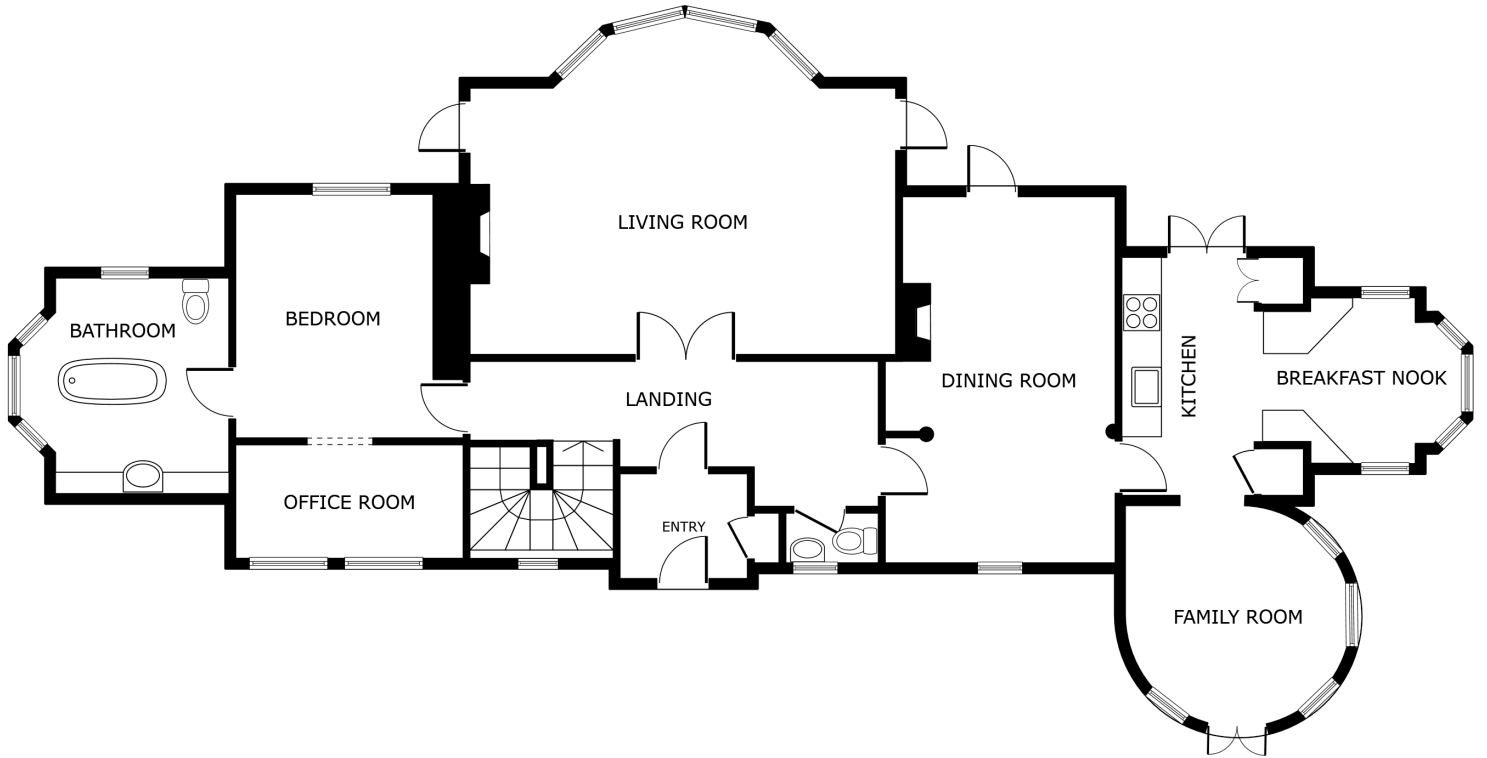
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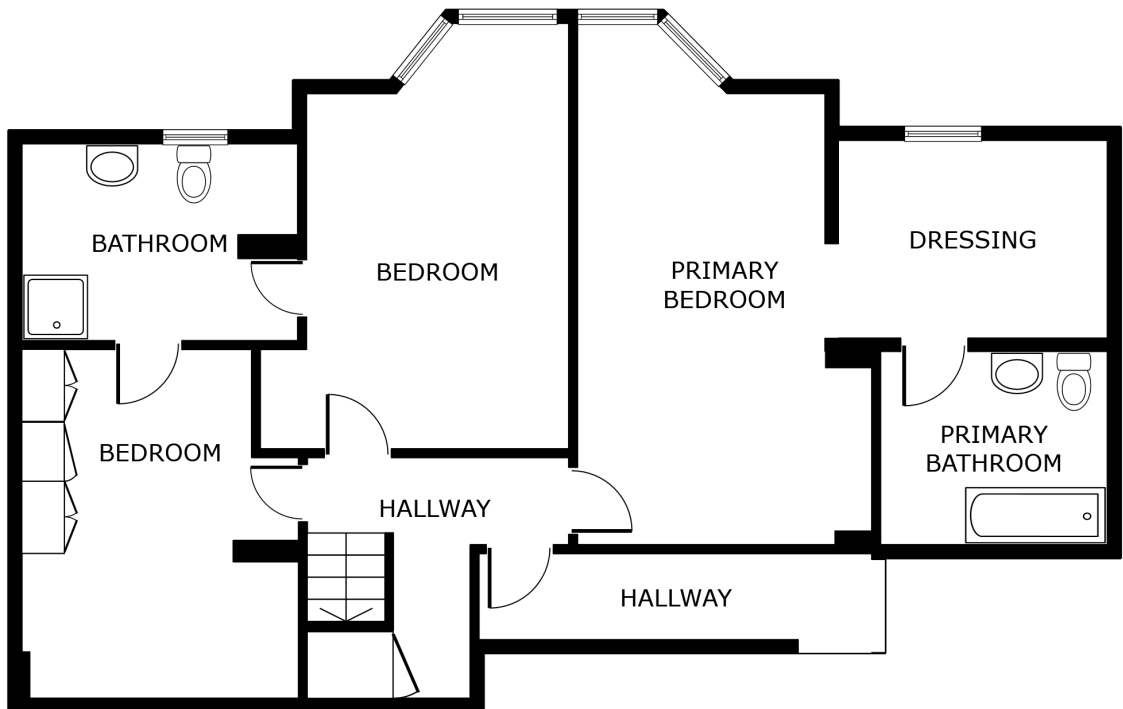
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FLOOR 1



Ground Floor