



BALLINACURRA HOUSE

KINSALE

PRIVATE ESTATE



CONTENTS

| | |
|----|----------------------------|
| 03 | INTRODUCTION |
| 05 | THE OPPORTUNITY |
| 06 | THE FUTURE OF BALLINACURRA |
| 07 | DEVELOPMENT OPPORTUNITIES |
| 08 | THE LOCATION |
| 12 | THE GROUNDS |
| 14 | DESCRIPTION OF THE ESTATE |
| 16 | THE MANSION HOUSE |
| 21 | GUEST COTTAGES |
| 25 | THE HISTORY |
| 27 | THE RESTORATION |
| 31 | DIRECTIONS |



AN INTRODUCTION

*“ Ballinacurra House, Kinsale...
The finest house, in the finest
town in Ireland! ”*



Ballinacurra House is a unique Georgian property within a short drive of Ireland's premier town – Kinsale – and Cork International Airport. It offers the unique combination of luxury living at its finest and the best of country lifestyle, as Kinsale is voted one of the top places in Ireland to live and work.

Relax and enjoy in the beautiful private surroundings, or experience the endless opportunities for activity and adventure including world class golf, sailing and horseriding.

Ballinacurra House is a rare gem in a perfect setting and location, and combines the unique balance between an authentic Georgian period property and 21st century modernisation with a truly authentic country atmosphere. It is all about 'Location...location...location' and the work has already been done with substantial investment in a high quality fitout that has evolved over 20 years of restoration and substantial investment.

Executive Summary

Mansion House Family Home of 8 ensuite bedrooms, country style Kitchen, Family Room, Sitting Room, Dining Room and other living spaces; PLUS Entertainment Wing with 6 ensuite guest bedrooms and various entertainment rooms

Estate Cottages The Stone Cottage, the Coach House and the Lodge

The Grounds With two electric security gate entrances, there are 25 acres consisting of manicured lawns, pond, streams, walled garden, horse riding arena, fields, stables and garages – wrapping around the river with private jetty, fishing deck and more.



THE OPPORTUNITY

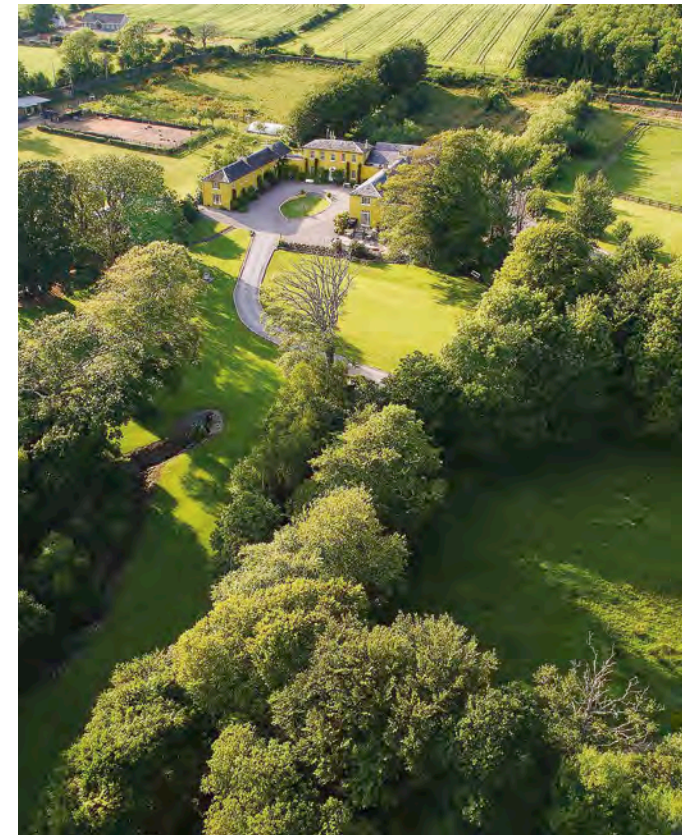
Current market forces dictate new directions and opportunities. And a trend is emerging for more rural regions of compound-like homes that offer a safe and spacious retreat – as the desire increases to shift away from urbanization.

Influential advisors in authoritative media are spelling out the emphasis on private estates and an upsurge in interest in health, wellness, self-sufficient living, lower population density and clean environments. The headlines are:

- **The idea that ‘privacy’ is a kind of luxury good is gaining currency** (*The Times*)
- **There’s a large demand for bigger properties ... that are more isolated ... more like compounds** (*Mansion Global*)
- **People want homes that are gated and private** (*Mansion Global*)

- **...families desperate for a country bolthole, fresh air, a garden and secret woods to roam** (*The Times*)
- **Privacy is the most important criteria when buying a home** (*Financial Times Wealth*)
- **...where wealthy buyers move from dense urban areas to more remote locations... seeking larger properties in gated communities** (*Mansion Global*)
- **We see how the transformative power of architecture and natural beauty – not to mention love – can help to rescue and cure broken bodies, minds, hearts and, indeed, identities** (*The Times*)

And this Private Estate Georgian Mansion in the rolling green hills of West Cork – is perfectly positioned as the property ticks all the ‘new norm’ boxes! **But let us tell you more about the opportunity.**



Privacy ✿ SECLUSION ✿ Clean & Green ✿ *Flee the City*
SECURITY ✿ *Gated Compound* ✿ Country Bolt-hole
Remote Working ✿ *Wellness* ✿ CONTROLLED ENVIRONMENT

THE FUTURE OF BALLINACURRA

The future of Ballinacurra stands at the crossroads of Ireland's rich cultural history and innovative future. Its versatility has always been one of its most valuable facets. Some of the many options are:

1. AN AMAZING FAMILY HOME

With Ballinacurra's sprawling grounds, stately architecture and proximity to international transportation, the property's potential and opportunities are endless.

2. CORPORATE ESTATE

The property could be a multifunctional company asset that allows high level executives to live onsite and operate remotely, whilst also providing both an impressive head office, meeting rooms, conference facility, board room, product showroom and 'guesthouse' style accommodation and catering for visiting staff or clients.

And as companies allow more staff to 'work remotely', they will be able to downsize inner city office space but they still need the space and facilities to meet, 'think tank' sessions and interact at key times.

3. PRIVATE WELLNESS RETREAT

With the focus now firmly on wellness, seclusion and privacy, the property is perfectly laid out for a residential wellness retreat.

The space exists for treatment rooms, a large gym in the Garden Room and onsite dining facilities for all the residents. And the grounds lend themselves

to 'sustainable living' cabins, outdoor activities or further developments such as a swimming pool, tennis courts and so on.

This is a multi-billion dollar industry and ever growing ... and even more so now in the current climate!

4. PRIVATE ADDICTION/ REHABILITATION ESTATE

Following on again on the Wellness line, privacy is the key to the high-end addiction industry. Think along the lines of 'The Priory' or the 'Betty Ford Clinic' - everything is in place to cater for this exclusive clientele who demands privacy and exclusivity.

5. LUXURY RETIREMENT RETREAT

With improved healthcare and quality of life, retirees are more active than ever. They want more from their retirement now - they want luxury retirement retreats, onsite activities, beautiful scenery - and able to access an active, fulfilling lifestyle to match. And amenities on their doorstep - such as a swimming pool, gym, fine dining restaurant, bars, private cinema, beauty salons and more - in a controlled safe environment.



DEVELOPMENT OPPORTUNITIES

COURTYARD TOWNHOUSES

Preliminary pre-planning consultation has been done with the local authority for the potential development of additional accommodation of a courtyard-style extension of townhouses in the walled garden. Feasibility study and further sketches are available with consideration of this potential under the Cork County Development Plan policy for additional tourist facilities.

BOAT HOUSE

There are the remains of the original 17th Century boathouse which could be redeveloped as accommodation or other use if you wish.

FORREST ECO HOUSES

The nature of the site allows for the potential development of eco houses in the forest area of the site - particularly as Kinsale has been earmarked in the County Development Plan as a tourist destination.

*All subject to planning



COOKERY SCHOOL

The owners operate a cookery school onsite, which is run by a Michelin standard award winning chef. Further opportunities exist if interested.

SWIMMING POOL/SPA

Potential exists to add a swimming pool/spa complex in the gardens of the property or you could convert the existing Garden Room Conservatory into a health complex.

THE LOCATION

The Estate is a wonderful, magical spot with river rights to White Castle Creek and walled-in perimeter – and combined with its sprawling grounds create an air of tranquillity while ensuring full privacy. And this privacy is balanced by its location - in close proximity to the cool coastal heritage town of Kinsale, Ireland's premier tourist town, and the world famous Old Head Golf Course, whilst having accessibility to Ireland's second city Cork and its international airport.

KINSALE *(5 minutes drive)*

With its expansive marinas, picturesque landscapes and world class outdoor activities, Kinsale has become a playground of the world's rich and famous. Known as the "Gourmet Capital of Ireland" and "Irish Riviera", it has flourished into an award-winning heritage town.

Originally an historic fishing village, Kinsale is supremely sited on the banks of the Bandon River and has preserved much of its natural beauty. Today, Kinsale's cafes, bars, bookshops and Michelin-starred restaurants combined with its romantic harbour setting, create a charm that is local in feel, yet international in its view.



The town's picturesque scenery, rich cultural scene and international access have established Kinsale as Ireland's cosmopolitan gem ... and Ireland's Riviera ... at the start of the famous West Cork and starting point for the longest defined coastal route in the world - The Wild Atlantic Way.



Other amenities in Kinsale also include the Kinsale Yacht Club which as a berth available for super yachts up to 65m and a depth of 8m (at LW).



THE LOCATION



OLD HEAD GOLF COURSE

(20 minutes drive)

The world class premier luxury golf course of the Old Head is situated on a promontory overhanging two miles into the Atlantic Ocean. With over 200 acres of wild and rugged landscape, jagged cliffs and rolling pastures, the course was designed to showcase its breath-taking and natural surroundings.

THE LOCATION



CORK INTERNATIONAL AIRPORT *(20 minutes drive)*

Cork International Airport is also 20 minutes drive away and following its €200m upgrade, it has grown into a regional hub with direct flights to many European cities (UK, Paris, Spain, Netherlands, Italy etc). And with London only 1 hour flight away, this opens up direct connections to the rest of the world.

For this reason, Kinsale has become a popular destination for international executives and their families who prefer the town's charm and quality of life, whilst taking advantage of its transportation network for a short work week in London or elsewhere.

And for those with private jets, there is a separate Private Jet facility and helicopter pads for your quick hop to the property.

CORK CITY *(30 minutes drive)*

On the doorstep of Cork City, Ireland's second city, it has a burgeoning business scene with a variety of international corporations choosing it as their Irish or European headquarters.

- Cork is Ireland's second city with about 250,000 people
- In addition to a host of public hospitals, Cork also has world class medical facilities including:
 - 2 state of the art Private hospitals – Bons Secours and Mater Private
 - Bons Secours has just opened a €77 million joint venture, UPMC Cancer Centre. UPMC is one of the Top 10 cancer hospitals in the USA and one of the largest cancer treatment networks.
- Irish and European headquarters for a large number of multinational companies including Apple, Eli Lilly, Pfizer etc
- Award winning university – National University of Ireland (Cork)

Most Georgian properties were built in the 'middle of nowhere' as they had hundreds of acres of farming land. But this is where Ballinacurra House is different – it is an exceptional property with a manageable footprint with one of Ireland's best towns on its doorstep – it is secluded but not isolated!



Redevelopment of the former Beamish & Crawford site continues with apartments currently under construction. Pictures: David Creedon / Anzenberger

Overseas Companies Located In Cork

- Strong international location for FDI investment & re-investment
- Over 150 overseas companies (34,000 employees)

| Life Sciences Pharma, Biopharma & MedTech | International Services Consumer, Business & Financial | Technology Information & Infrastructure |
|---|--|---|
| DePuy, Boston Scientific, stryker, Pfizer, MSD, BiOMARIN, Janssen, Lilly, MI, Gilead, Janssen | amazon, starwood, clearstream, BNY MELLON, CITCO, DeCure Dental, PGI, Marriot, MERCER, HEDGESERV | DELL EMC, vmware, TOSHIBA, ALPS, flex, intel, security, tyco, logitech, NETGEAR, QUALCOMM |

THE LOCATION

IRELAND

Ireland is an island nation on the edge of the European Union. It is home to stunning scenery, natural wonders, a dynamic cultural scene, historic lands ... and no matter how much the Emerald Isle evolves, traces of Ireland's mysterious ancient past are never out of site. So what makes Ireland a great place to live?

The People

- Small Population of only 5 million people
- Only English speaking country in Europe
- Ireland Urban to Rural population is 60%:40%
- Highly educated which attracts multinational companies
- The Irish have been consistently voted as being some of the friendliest people in the world!

The Landscape

- The whole island is only 36,000 sq. miles (70,000 sq. km). New York City is twice the size in area - but has 20 million people!
- Ireland's international reputation is Clean & Green.
- Combines a healthy living lifestyle with the cool location on the edge of the Atlantic Ocean



- The unspoilt beauty of its amazing natural wonders from mountains, cliffs, lakes, forests and more

The Culture

- And the Irish culture is electric. It is a small but proud country and relishes in its cultural aspects from its native language to traditional music to the arts.

The Location

- Fantastic launching point for exploring the rest of Europe - Paris is an hour away, Barcelona is two hours.
- Ireland is one of the closest European countries to the USA and Canada - only 6 hours from the east coast

The Infrastructure

- Stable democratic government
- Solid developed economy
- Strict gun laws low rates of violent crime overall
- All permanent residents are entitled to free healthcare. And there are affordable private healthcare options available as well in some of the most advanced private hospitals.
- Residents of Ireland can be dual citizens
- And after legally living in Ireland for 5 years, you can apply for permanent residency and/or citizenship which entitles you to apply for an Irish passport and makes you a citizen of the European Union.

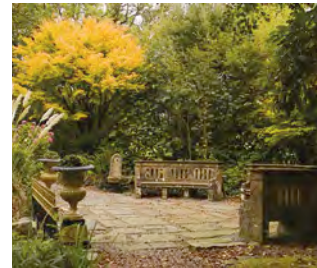
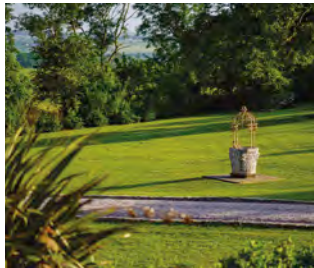
And Anybody Can Own Property in Ireland!

THE GROUNDS

What makes this property unique, is a combination of its location and manageable size of grounds. The property sits on a manageable site area of c.10 ha (25 acres) which comprises extensive landscaped gardens, kitchen vegetable garden, walled garden surrounded by stone famine walls, mature hardwood trees, fruit trees, antique well head, playground and ancient croquet lawn.



The property is fronted by 16th century 12 foot high stone Famine walls along the Ballinacurra Road. You enter the property through high electric gates and wind your way down a tree-lined ½ kilometre avenue which brings you up to the front of the Mansion House. The property also has low stone walls around the boundary. There are 2 electric gate entrances – one for the Mansion House, Cottage and Coachhouse with extensive tarmac carpark – and the other for the Lodge.



The property enjoys private water frontage onto the Ballinacurra Creek and Whitecastle Creek, which feed into the Bandon River. There is a rebuilt jetty and fishing deck as well as road access to this picnic area, and the remains of a stone boat house (development potential). Much of this area also has handmade stone walls which would have formed an old quay. We are told that the ships bringing supplies during the Kinsale Battle of 1601 used the Ballinacurra Quay.



The property further extends to ornamental pond, forest and riverside walks, streams, bridges, pagoda overlooking the Bandon River, boardwalk and ancient forest (Kippagh Wood).

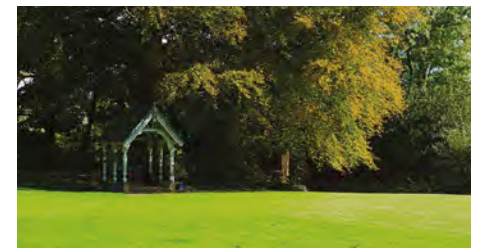
THE GROUNDS



The Estate includes Kippagh Wood - an authentic Irish ancient forest - which can be accessed by a bridge over the Ballinacurra Creek. There is a pathway through the woods for walking, jogging or horseriding and leads to the Gulley Bridge on the Bandon River.

Within the grounds there is also a fenced sand riding arena, double garage, 2 stables and fenced paddocks for horses.

And for those looking for convenience, the flat West Wing field has also been used to land up to 4 helicopters at any one time.





DETAILED DESCRIPTION OF THE ESTATE

In addition to the main Mansion House, there are also additional houses that could be used for extended family use, live-in staff, onsite caretaker or security. These include the renovated 4 bedroom Stone Cottage, 4 bedroom Coach House and the newly built 6 bedroom Lodge.

All of the Houses have been renovated and maintained to an exceptional standard and there is no further modernisation required.

WiFi Broadband is available throughout the entire property, as well as commercial grade fire alarm systems, and a main switchboard telephone system linking all the Houses. The property is also on 3 phase power.



KEY FEATURES

- Period Property with Mansion House – unique Georgian property for Kinsale - Mansion House – 14 ensuite bedrooms – c.1709 sq.m. (18,400 s.f.)
- Cottage – 4 ensuite bedrooms – c.166 sq.m. (1786 s.f.)
- Coachhouse – 4 ensuite bedrooms – c.107 sq.m. (1151 s.f.)
- Lodge – 6 bedrooms/4.5 bathrooms – separate garden and private drive – c.261 sq.m. (2809 s.f.)
- Total = 28 bedrooms = approx. 2243 sq.m. (24,000 s.f.)
- 25 acres of lawns, fields, walled garden and private woodland
- Jetty and river rights to Whitecastle Creek and Bandon River
- Stables, Double Garage, Horseriding Arena and 2 fenced fields
- Full boundary walls, stone 'famine' wall and 2 sets of electric security gates (with security camera) to enter the property
- Remains of a stone boathouse – further development potential
- Private Helipad
- Sufficient grounds with the potential to add additional houses
- All measurements are approximate
- The property is to be sold in its entirety
- All uses and developments are subject to planning
- Freehold Title

THE MANSION HOUSE

The Mansion House is a detached Georgian two storey property constructed c.1770 which has been remodelled and refurbished. The 18,000-square-foot home is well-proportioned and is currently laid out as 14 ensuite bedrooms and a multitude of living and entertainment spaces.

But the layout of the Mansion House is unique in that the Centre and West wings combine for a very manageable family living space and consist of:

THE CENTRE & WEST WINGS

Entrance Hall with Waterford Crystal chandelier and marble flooring

8 Ensuite Bedrooms (2 on the Ground Floor and 6 upstairs)

- All bedrooms are individually themed and no two rooms are the same. Three of them could be combined to provide an expansive Master Suite with 'his' and 'hers' dressing rooms and bathrooms.
- All ensuites feature freestanding Royal Doulton antique baths and handbasins. And the majority have separate luxury shower units.

Country Style Family Kitchen The country-style kitchen features handcrafted hand-painted pitch pine cabinets, range-style cooker, black granite counter tops and a large dining island. And doors open onto the vegetable plot within the walled garden.

Family Living Room with double sided solid fuel fireplace and Minstrel's Gallery

Family Dining Room with original stone steps

Formal Sitting Room with antique fireplace

Library with original stone walls that could be used as a cinema room

Massage Room with independent shower and toilet for massages, beauty treatments etc.



THE MANSION HOUSE

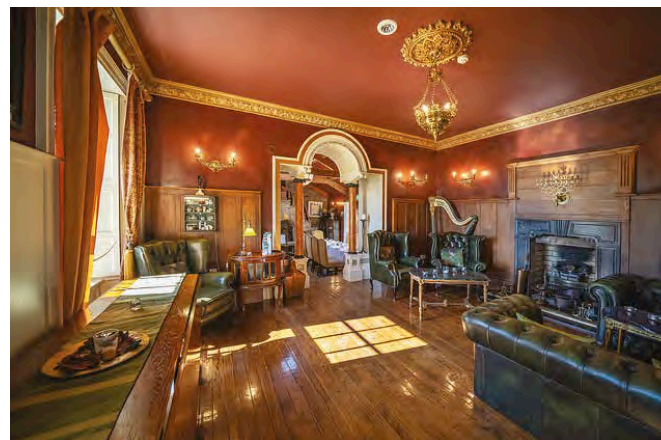


The building is a combination of stone walls and plaster finish. And the roof is a pitched natural slated roof with some flat felted sections. The majority of the windows were replaced in 2003 and are timber casement or sliding sash, single and double glazed. Heating is by way of antique oil fired cast iron radiators which are divided into 6 zones. In addition there are a number of open fire places and wood burners throughout the House as well.

The floors are all solid wood varnished timber throughout, with some bedrooms being carpeted.

To the front of the Mansion House is the original croquet lawn, stone flagstone terrace, stone arches and garden beds with numerous shrubbery and trees. The original well for the House is also there with a 16th century well head. The views from the House are unobstructed views of the countryside with no direct neighbours in sight.

So near to Kinsale ... yet it feels so far.



THE MANSION HOUSE

THE EAST WING

The East Wing has the added benefit of becoming a separate 'Entertainment' Wing - perfect for extended family use, hosting guests, lavish house parties or corporate retreats. This wing has separate access to the main living quarters and consists of:

The Ballroom (details following)

The Garden Room (details following)

6 Additional ensuite guest bedrooms (all upstairs)

Guest sitting room (Mezzanine Lounge)

Two Private Bars

- The small and intimate Champagne Bar
- The Orient Express Bar with bar seating for 12 people which leads to the grand Ballroom.

Covered Outdoor Area with Italian wood-fired pizza oven, barbecue and sink.

Commercial Chef's Kitchen and Stores

Laundry/boiler house

Staff Office

There is also an old stone shed which is currently used as a cocktail bar but could easily be converted to a wine and cigar room.



THE MANSION HOUSE



The Ballroom

The 12 metre long 'Ballroom' is the crowning glory of the property with its original fireplace, French door to the terrace and 14 foot high ceiling. Adjoining both your own bar and the multi-purpose Garden Room, this would make an ideal family or corporate entertainment space.

This grand room could be used in a variety of ways including:

- Formal Living Room
- Office, Boardroom or corporate meeting room
- Cinema Room
- Formal Dining Room
- Recording studio
- Billiard Room
- Open activity space



THE MANSION HOUSE

The Garden Room Conservatory

The Garden Room is a reconstruction of the original greenhouse - with glass skylight, Georgian doors to the front terrace and Georgian windows throughout. It is light and airy.

Multifunctional space of almost 120 sq.m. (1,300 s.f.) which could be used as a:

- Billiard, Games Room + Gym
- Open activity space
- Corporate meeting room
- Dining for up to 100 people



GUEST COTTAGES

Number 1 THE STONE COTTAGE

The Cottage was built in the 1700's as part of Ballinacurra House and was used as a separate cottage with it's own garden and car parking. It was fully renovated between 2000 - 2003 and is now a detached house of c.166 sq.m (c.1,786 s.f.) with a brick and stone façade under a pitched natural slate roof. Accommodation consists of 4 ensuite bedrooms, open plan kitchen / dining / living area, wc and laundry. The bedrooms upstairs are accessed via an antique cast iron spiral staircase. Windows are sliding sash single glazed with polished solid timber floors. Heating is oil fired cooker (Sorn) with electric backup, and wall mounted original radiators.

The Cottage sits in its own private garden and could be:

- Rented out separately
- Guest Accommodation
- Extended Family Home
- Staff Quarters
- Live-in Caretaker



GUEST COTTAGES

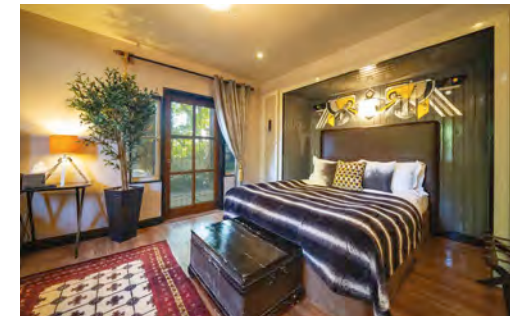


Number 2 THE COACH HOUSE

The Coach House is the original Coach House of the property. It is now a detached 1.5 storey house of c.107 sq.m (c.1,151 s.f.) extensively refurbished using the original stonewall at the back and the original gables with the front wall now being insulated timber cladding. The roof is pitched and slated. Accommodation includes 4 ensuite bedrooms and a small kitchen area. Windows are single glazed timber with heating provided by electric storage heating.

One of the bedrooms could easily be converted to a living room which would make this a separate 3 bedroom Coachhouse which could be:

- Rented out separately
- Guest Accommodation
- Staff Quarters
- Live-in Caretaker
- Security Accommodation



GUEST COTTAGES

Number 3 THE LODGE

This detached 6 bedroom Lodge was built in 2008. It is a 1.5 storey house of c. 170 sq.m (downstairs) and 90 sq.m (upstairs) (total c.2,800 s.f.) located at the western corner of the overall site. The site of this House is very private from the rest of the property with its own separate electric gate and long driveway, private garden and fenced/hedged along its boundary.

There are extensive unobstructed views of the countryside with some glimpses of the Bandon River. It was designed to take full advantage of its South facing elevation with large double-glazed windows facing the South, skylights facing the East for the morning sun, a covered barbecue terrace facing the West for the evening sun, and all the bedrooms along the North side.

The property is a timber framed construction with more than the usual level of insulation, a natural stone / timber clad external finish and a stunning natural Westmoreland Green slate roof.

Accommodation downstairs includes double height living room with stone surround fireplace, open-plan kitchen, curved partially partitioned off dining area, laundry room, separate office, 3 bedrooms (2 ensuite) and separate WC/bidet. And upstairs is currently laid out as a grand master suite with separate dressing room and ensuite and a further 2 bedrooms sharing a full bathroom.

The finish of this house is extremely high quality with Greenheart solid wood floors, porcelain tiles and impressive wood/polished chrome staircase.

The house is heated via low-energy electric radiators which use water from a high-efficiency oil boiler. There is also a heat exchanger operating throughout the house.



KINSALE
4 minutes drive

BANDON RIVER
with access to the
Atlantic Ocean

Access to
the property
GULLY BRIDGE

BALLINACURRA
CREEK
off Whitecastle Creek

THE LONG LAWN
with Pond and access to forest
walks to Gully Bridge



*Secluded but
not isolated!*

THE COTTAGE

THE COACH HOUSE

BALLINACURRA HOUSE
the Mansion House

THE LODGE

9 ACRE WALLED GARDEN
with stables, 2 fenced
paddocks & horseriding arena

THE HISTORY



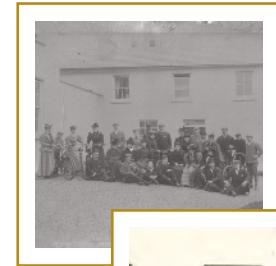
The Beginning of Ballinacurra

John Swete, the High Sheriff of Cork, inherits £30,000 from his cousin the paymaster for the Duke of Marlborough in England. Swete uses the money to build the Ballinacurra House for his son, John. The home consists of the Mansion House only, and is described as a "small hunting lodge" sited on 300 acres.



The Bleazby Family

Swete sells the estate and its surrounding 300 acres to the Bleazbys—an affluent and popular family from Cork City who were actively involved in the tanner business. The Bleazbys purchase the home for £5,500.



1770

1777

1791

1831



Maps of the Roads of Ireland

The Ballinacurra House appears on a map by cartographers George Taylor and Andrew Skinner. Their book Maps of the Roads of Ireland lists the property as belonging to John Swete.



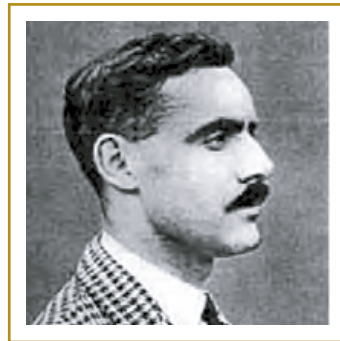
Ballinacurra's Stately Ballroom

William Bleazby builds the East and West wings of the property. The construction of the wings is commemorated on the property's bell tower. Ballinacurra's stately ballroom is also built during this period. Since five of the Bleazby's seven children were daughters, the family would frequently hold dinner dances in their ballroom in an effort to present their daughters to young Cork bachelors.

THE HISTORY

John Danford

Over 150 years later, the Bleazbys sell Ballinacurra to John Danford. A brilliant artist and explorer, Danford studied at the Royal Academy of Art. He was later recruited as a U.K. ambassador to Nigeria by the British Council, which often required him to spend extended periods abroad in Trinidad, Manchester, and Sierra Leone. During his time at Ballinacurra, Danford created five themed rooms—African, Elizabethan, Georgian, Japanese, and Victorian—to showcase the many items he had collected during his international travels.



The Ardfoyle Nuns sell the 9-acre walled garden to a local farmer. They use the money from the sale for restoration of their convent in Cork City.

The property was then sold to Michael and Pauline Forsythe. The couple was Irish, but lived as expatriates in various countries. While in Hong Kong, the Forsythes bought Ballinacurra with the intention to retire there. They lived in the house during the summers, while renting it out to various groups during the other parts of the year.

1957



Upon Danford's death, the estate passes to the Ardfoyle Sisters of Cork, who had cared for John in Africa when he had fallen ill. The nuns lived in the centre of the main house and used the rest of the home as a summer retreat.

1970

1972

The Ballinacurra House is sold to Maggie Glicksten, a South African woman who was married to an Irishman. Maggie and her husband live in the home for eight years with their children.

1981

1989

THE RESTORATION



Ballinacurra's current owners, Des and Lisa McGahan, buy the property. They begin an extensive renovation of both the house and grounds.

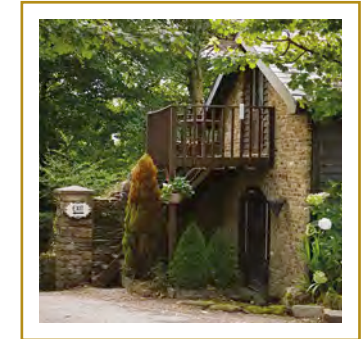
2000



The McGahans

The McGahans buy back the 9-acre walled garden that the Ardfoyle Nuns sold in 1972. The property is restored to its original borders.

2003



The Coach House

The original carriage house was fully restored.

2005



Restoration

The fabric of the building starts its transformation and completely upgraded with electrical wiring, plumbing, zoned heating systems, commercial grade fire alarm, re-roofing, and replacement doors and windows.



The Stone Cottage

This gardener's cottage was fully restored to provide a separate living unit within the boundary walls.

THE RESTORATION

The Garden Room Conservatory

The original greenhouse-style conservatory was re-built to form the current Garden Room.



The Grounds

The entire grounds were neglected and in dire need of love and attention. This has taken the full 20 years to achieve with its ornamental lawns, pond, streams, pagodas, jetty, horse-riding arena and more. And the access to the ancient forest of Kippagh Wood was completed in 2020 to provide a walking and jogging path to the far end of the property on the Bandon River.

2008

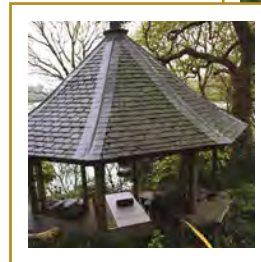
2010

2020



The Lodge

The McGahans built this home in 2008. It could be a stand-alone home as it has its own private driveway and garden, but still retains its access to the main property.



Completion

Since 2000, the property has evolved over 20 years of modernization, enhancements and upgrades by the current owners for 21st Century living, whilst still retaining its historical heritage and period charm.

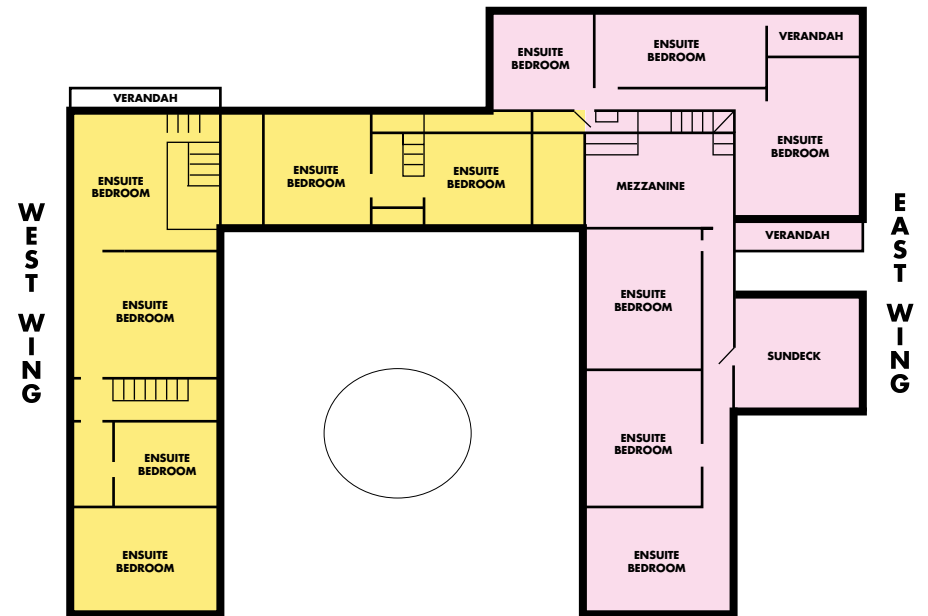


BALLINACURRA HOUSE
KINSALE
PRIVATE ESTATE

MANSION HOUSE - GROUND FLOOR



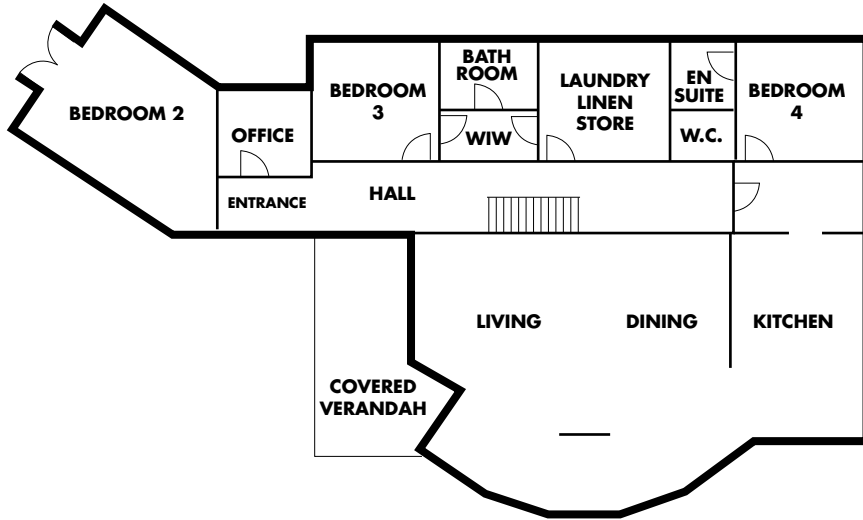
MANSION HOUSE - FIRST FLOOR



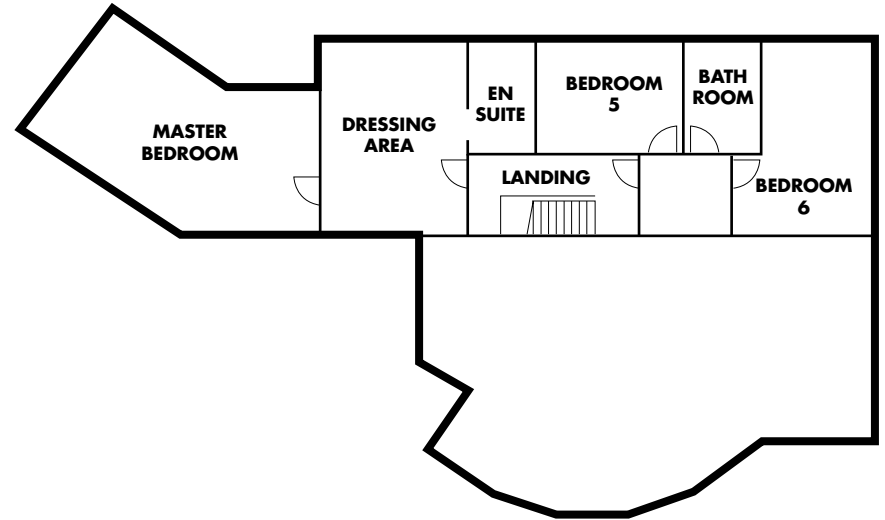


BALLINACURRA HOUSE
KINSALE
PRIVATE ESTATE

THE LODGE - GROUND FLOOR



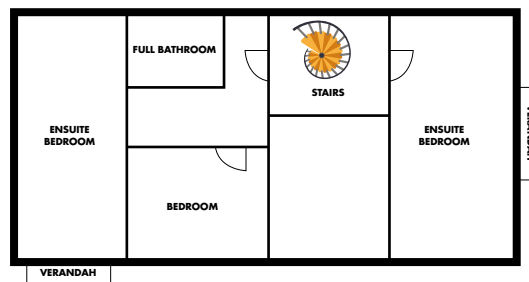
THE LODGE - UPSTAIRS



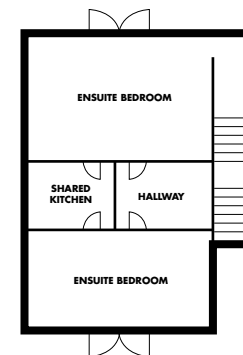
THE STONE COTTAGE - GROUND FLOOR



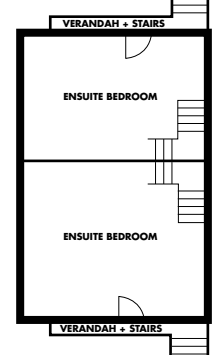
THE STONE COTTAGE - UPSTAIRS



THE COACH HOUSE
- DOWNSTAIRS



THE COACH HOUSE
- UPSTAIRS



DIRECTIONS

KINSALE TO BALLINACURRA HOUSE

Sat Nav Coordinates

Latitude 51.7130 | Longitude 8.5535



LOCATION

Only 4 minutes drive from the centre of Kinsale and 20 minutes from Cork International Airport. Ideally located for those that want to enjoy a country lifestyle but without giving up the convenience of incredible international transport links and quality village life.



SERVICES

- Mains electricity
 - both single phase and three phase
- Mains water
- Private well and well-house on site
- Oil fired central heating with zoned areas
- CCTV cameras
- Waste water biocycle treatment unit
 - one for the Mansion House, Cottage and Coachhouse; and a separate one for the Lodge
- Secure electric gates on two separate entrances
- Commercial grade fire alarms in all buildings
- WIFI and satellite TV setup in all buildings

BER ENERGY RATING

- Mansion House and Cottages - Exempt
- The Private Lodge - details to follow



THE HOUSE SOLD NAME IN ESTATE AGENCY

Zachary Connor-Rushe

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Tel (O): +44 2891 450 000

E: zach@imia.co.uk

Independent Property Estates

The Independent Group of Companies

Independent House

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Bangor, Co. Down

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BT20 4JP



BALLINACURRA HOUSE

KINSALE

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SCAN FOR VIDEOS:

