

High interior style

Freyneswood has the best of country luxe living, plus easy access to



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A bit like its location, you have to visit the high-end, high-up family home called Freyneswood to fully appreciate it.... it's country living, made very easy and very comfortable indeed.

On a height par with Cork airport, and with views almost as commanding as from the control tower, this surprisingly large and accommodating house not only fits in 3,800 sq ft of top-finishes on its 0.6 acre, it also has utterly private mature garden boundaries, great security, a lofted 600 sq ft stone-faced garage, and is just minutes' drive from Wilton, CUH, Cork airport and business park, and the main Cork-Kinsale-West Cork roads too. Yet, its address, Ballincrannig, is little known.

Part of the broader Ballinhassig parish, this townland is on a plateau of rich farmland just west of Cork airport's runways, and handily parallel to them, so essentially you see aircraft coming and going,

but don't hear them. In fact, you'd hear more flights back in the 'bowl' of the city.

Because it's farmland all around, and because it's so close to the city and main thoroughfares, it's very tightly controlled for any

planning permissions, has been for decades, and there's 'locals-only clauses' too for the odd one-offs that do get through.

Freyneswood's family owners got planning, back in 1992, because they owned the land around this

level site. Visiting in the past week, it's surrounded by ripening cereal crops on one side, and grazing cattle on the other...." and you can be at the airport gate and business park in six minutes," they note.

Now downsizing, they're selling the extended five-bed, two en suite and superbly kept home for a move by Cork harbour, and appointed selling agents are Jackie Cohalan and Malcolm Tyrrell of Cohalan Downing, who say the fact the 24-year old home has hit a B3 BER shows just how well it has been kept, upgraded and specified.

It has been subtly extended several times, around its original dormer home core, and it has added a sort of skirt of extra depth and two bay windows to the front living room, while behind the further added space allows for a super-large kitchen/dining/family room, with a choice of two seating/eating ends, either side of a seriously solid David Kiely-made kitchen. It's in painted country

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at hill plateau home

Cork city amenities, airport, hospitals and harbour, says **Tommy Barker**



Ballinhassig, Cork
 €645,000
 Size: 360 sq m (3,850 sq ft)
 Bedrooms: 5
 Bathrooms: 4
 BER: B3
 Best feature: Quality interiors



style with matching display dresser, packed with integrated Neff appliances, and with units weighted down with what looks like a double depth of granite tops.

“Any new owner will just have to bring their own individual items of furniture to move in, other than that it’s a walk-in job,” says agent Malcolm Tyrrell, noting the array of built-ins, quality of curtains etc, and general immaculate decor, with marble floor tiling in both hall and, more unusually, upstairs in the wide central landing also, with just a mahogany stairs (and a section of sloping mahogany ceiling paneling also,) between the levels.

There’s space aplenty on both levels: upstairs is a super-size master bedroom, stretching now into a bright wing extension over the kitchen/dining room, with a viewing balcony off the fully-glazed apex gable thru’ French doors, and the view’s over the larger, enclosed back garden, past

fields of barley, and off towards Ballinhassig’s Halfway and hills leading then to Innishannon beyond. On a very clear night, the flash of the Old Head lighthouse nearly 20 miles away at Kinsale can be seen from up here on this lofty perch, note the owners.

Back inside the master suite, the main room (with hardwood flooring) is 22’ by 20’, and off it then is a double section of walk-through dressing room under ceiling slopes, en route to a high quality en suite bathroom with shower.

One other of the upper floor’s three bedrooms has an en suite, and the third is served by a main family bathroom, with Jacuzzi bath, and all rooms are well provisioned for electronica and TVs, while hi-fi is high-speed, delivered via an aerial for home-working.

Back downstairs, there’s another family bathroom by a downstairs bedroom 4/guest bedroom, which has a dressing room with bay window, and this end of the

house also has a fifth bedroom/study, with hardwood floor.

Apart from its good provision of bedrooms and bathrooms at one end downstairs and overhead, the balance of daytime/living accommodation is top notch. It includes

the kitchen/dining areas with utility and comms room, front sitting room, rear family room with gas-fired stove in a white stone fire surrounds and double doors lead from the family room to a Wessex Victorian-style conservatory. This

glass-act has sun-screening shades in the sloped roof, and double doors open to a sweep of paved, south-facing patio between house, dining wing and detached double garages: it’s quite the sun trap, and utterly private.

Other features of Freyneswood on well-kept 0.6 acres of gardens include electric gate access and long, curving cobble lock drive and parking area, fish pond, security cameras, and lofted double garage with overhead storage, and rear workrooms.

The market in this area of ‘inner’ Ballinhassig hasn’t had much higher-end product for a while, so price comparisons are scarce, but rural equivalents for convenience to the western suburbs has seen a number of recent, strong sale results in the Waterfall area, while Ballincranig is even more handily placed for harbour, airport, Wilton and Kinsale access.

VERDICT: Way more than initially meets the eye

