

HOUSE OF THE WEEK

Tommy Barker reports



If you wanted a marine comparison for this diminutive Cork harbour home called Melvin, it's that it resembles a dinghy... that thinks it's a yacht.

This little 'un of a three-bed, cottage-like home has price notions to be sure, hitting a sunny Summer market with a bold €495,000 price guide. But it has location, views and charm galore... and further potential to maximise its harbour-scanning prospect.

Set on the Camden Road from Crosshaven to Fort Meagher, and with harbour views every bit as commanding as that 400 year old military artillery fort (now a visitor attraction), the 720 sq ft home in question is very much a place for cosying up to on the inside, and looking out over water, in all weathers and tide movements.

Earlier this month, this imperiously elevated Camden Road spot oversaw multi-million euros' worth of racing yachts parade by in Volvo Cork Week. Now, it's the turn of cruisers and dinghy racers to scud past this prime-set, Camden Road perch.

"Camden Road is recognised as the best residential location in Crosshaven," asserts Malcolm Tyrrell of Cohalan Downing auctioneers, who pins a lofty €495,000 asking price to this compact, three-bedroomed home on the hill, on a site of a sixth of an acre. It's the second house to come to market this July on this upper tier towards Camden, following on the launch of the larger, 2,200 sq ft five-bed dormer home Bay View, featured in these pages last week. Agent Michael Pigott has Bay View under offer at the €500k guide, and reports viewing into double-digit figures.

The twin terraces of Camden Road and the Point Road have some spectacular homes and sites and contemporary architectural triumphs, though none of the best has come to the open market for a number of years. A quick scan of the Price Register shows the highest price paid in the past five years was €430,000, in 2011. Some properties at Camden/Point Road have had major upgrades, while Housing Minister Simon Coveney TD's brother, Patrick Coveney, who heads up Greencore, is doing a substantial rebuild at

Church Bay. Crosshaven's time in the sun has come.

A period, semi-detached home at 1 Conti Terrace sold earlier this year, turning up on the Price Register at €475,000, while last year's top Crosshaven seller was a woodland detached at Brookwood by Drakes Pool, topping €800,000, and that was without harbour views. Views? Yep, generally the driver of bidding interest on any coastal or harbour Co Cork property, and the right view drives values in places like Kinsale into the multi-million euro league.

Right now, the current buzz around Crosser and Cork is the exquisitely-set Atlantic House at Poulgrom by Myrtleville, which was a Cover Story in *Irish Examiner Property* at the start of July.

Built originally for Cork's Great Exhibition in 1902/03 and transported later to Cork's harbour mouth, Atlantic House is already under offer at its €650,000 AMV with Sherry FitzGerald O'Donovan, and has been twice viewed by a well-known writer/actor living overseas, and whose books have sold in the millions of copies.

That's all background milieu to modest-sized Melvin's market flotation with its buoyant price hope, and views that carry a premium.

The Camden Road home, with a metal decked roof, has three compact bedrooms, and one is en suite, while the main living area's to the front, just inside an entrance porch. It has a double aspect and double glazing, and a wood-burning stove for when the oil-fired central heating's not needed. The room's about 22' by 12' at max measurement, and faces west, getting sun most of the day and evening. In full view is the wooded wonderful hill across the Owenabue estuary's mouth, where Currabinny with its classic Edwardian terraces is the scenic backdrop to waterborne activity.

Estate agent Malcolm Tyrrell has started Melvin's viewings, and says people love the setting and views, and he suggests would-be buyers could enjoy it immediately for holidays, weekends or more, and plan for something larger and grander in years to come, perhaps for retirement, as, he observes, the views are as good as you'd want for Crosshaven. **VERDICT:** Sail away

Pictures: Denis Scannell



Camden Road, Crosshaven
€495,000
Size: 68 sq m (720 sq ft)
Bedrooms: 3
Bathrooms: 2
BER: F

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