

# For Sale

Asking Price: €290,000

**Sherry  
FitzGerald**  
Daly Kenmare



Graignagreana,  
Blackvalley,  
Kenmare,  
Co. Kerry



[sherryfitz.ie](http://sherryfitz.ie)





Set on 6.5 acres (2.63 hectares) of mixed river meadow and grazing in the remote and magical Black Valley, Co. Kerry, this cosy farmhouse nestles in the friendly arms of the MacGillycuddy's Reeks range of mountains at Graignagreana in the far West of Ireland. The River Owenreagh wanders through the southern border of the property, offering extensive river frontage and a natural "secret" swimming pool completely hidden from the road and fed by a waterfall.

The farmhouse was originally built in the early 1900s. In March 2020, Kerry County Council granted planning permission to proposals to renovate and extend the current farmhouse and stone outhouse by prestigious architects Front Office Tokyo, Ref:19/613.

<https://www.eplanning.ie/KerryCC/AppFileRefDetails/19613/0> . Despite winning full approval, the owner did not go on to build, but these design really showcase the extraordinary possibilities of this unique location. Developed over four years on-site and in Tokyo by award-winning [ [https://frontofficetokyo.com/project\\_050-Avelgem.html](https://frontofficetokyo.com/project_050-Avelgem.html) ] architectural stars Front Office Tokyo, the full planning design package will be made available to the successful purchaser.

Graignagreana may qualify for a vacant home refurbishment grant. For more on this grant, see <https://www.gov.ie/en/publication/43d9d-refurbishing-vacant-property-all-supports> .





## Special Services

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- Sewerage by septic tank. Water supply from stream ((not of site) recommended the new owner drills a well on site for future water supply). Central heating by solid fuel. Electricity (connected). Fibre broadband passes by the front gate of the property.

## Accommodation

### Ground Floor

**Porch** 2.40m x 1.80m (7'10" x 5'11"):

### First Floor

**Bedroom** 5.30m x 4.10m (17'5" x 13'5"): Spacious bedroom with lofted ceiling. Timber flooring.

**Bathroom** 4.10m x 1.80m (13'5" x 5'11"): WC. Insulated hot water tank.

**Living/Kitchen/Dining area** 7.00m x 4.10m (23' x 13'5"): Open plan room. Stove. Tiled flooring.

### Exterior:

**Outbuilding** 4.68m x 4.36m (20.40 sq.mt). Old stone outbuilding. Has been used for storage and as a workshop.  
**Annex** 5.53m x 2.15m (11.88 sq.mt)

## Garden

Set on 6.5 acres (2.63 hectares) of mixed river meadow and grazing. Offering extensive river frontage. A raised grove of trees around the farmhouse.

## Description continued.

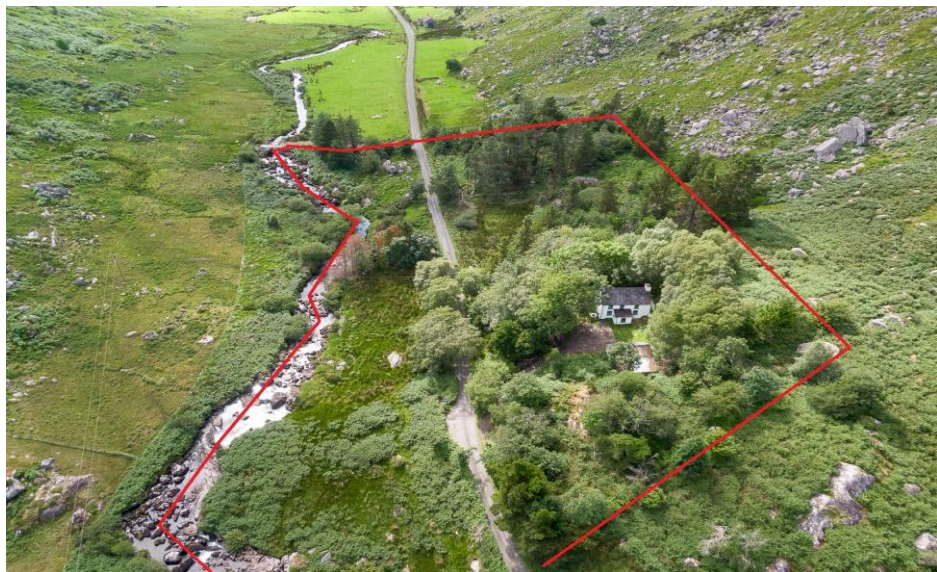
The farmhouse offers an excellent southerly aspect. Internal area of the farmhouse is about 62 sq.mt /667 sq. ft. and contains GF: Porch, Kitchen / Dining / Living area and FF: Bedroom & bathroom. There is also a spacious traditional stone outbuilding. The Graignagreana lands are a mix of river meadow and mountain grazing, with a raised grove of trees around the farmhouse. Most of the lands are fenced.

Sherry Fitzgerald Daly is excited to offer this once-in-a-lifetime opportunity to purchase landed property in an unspoiled area of outstanding natural beauty in the west of Ireland.

Access: 9.5 km to Black Valley church and national school, 11.5km to the legendary Blackwater Tavern (with shop, pub, An Post office and fuel pumps), 12.5km to Gap of Dunloe, 14.5 km from Kenmare town, 27.5 km to Killarney town, 9.5km from the Killarney Upper Lake.

## Directions

NO EIRDCODE. Leave Kenmare on the N71 heading north. After 10km you will come to Molls Gap. Take the turn to the left (R568) in the direction of Sneem. Continue on this road for 800 meters and turn right and continue for 2.6km. Turn left at the junction and follow the road for 1.3km. The entrance to the property will be on your right hand side.





**\*\* Note \*\*** Maps and lands outlined on photos are for illustration purposes only.



**NEGOTIATOR**

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**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.

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