

# For Sale

Asking Price: €649,000

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St Micheal's, Ballinskelligs,  
Co Kerry, V23 YH42

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





A unique large residence overlooking Ballinskelligs Bay Atlantic Ocean. In a private setting with frontage and direct private access onto Ballinskelligs beach.

St Michael's was built in 1939 and totally refurbished in 1988 and the building has been very well maintained since. It is a 2 storey house and has an area of about 7,000 square feet / 644 square metres. Light filled rooms with ceiling heights of 3 metres.

Accommodation: GF: Function room, reception room, living room / dining area, kitchen & prep area, utility rooms, 4 bedrooms and a bathroom. FF: 20 bedrooms. 2 shower rooms, wc, linen room.

The entire holding extends to some 5.17 acres (2.09 hectares). The area around the house is spacious and well maintained lawn area. The 4 acre field to the rear, offers potential to be landscaped into a garden or children's play/sport area.

Dramatic panoramas, majestic mountain shapes, ancient sites, magical beaches and Irish hospitality are all synonymous with the Ballinskelligs area which is really a magical portion of Ireland. St Michael's embodies this milieu and offers a superb residential haven retreat.

Ballinskelligs is in the Dark-Sky reserve. It is home to the finest beaches in Ireland. It is a Gaeltacht area with a rich historical heritage with St Michael's Holy Well, Ballinskelligs Abbey, McCarthy's Castle and The Pier are all noteworthy landmarks.





Ideal area for the outdoor enthusiast. Boating, water sports, hill walking all at your door step. Sea fishing and lake fishing at Lough Currane. For the golfer there are two top class 18 holes courses in Waterville. For the sweet tooth Skelligs Chocolate is made over the hill in St Finnian's Bay. For the artist, the Cill Rialaig Artist Retreat (within 10 minutes walk of St Michaels) will provide some inspiration.

The monastic settlement of Skellig Michael (made even more famous as a location by the recent Star Wars films) lies 11 km off the coast. There are regular boat trips nearby which include tours of the monastic site.

In close proximity to the Wild Atlantic Way and Ring of Kerry. The attractive towns and villages of South Kerry are in close proximity. Waterville (12 km), Portmagee (14 km), Valentia Island with its prehistoric tetrapod footprints (16 km), Caherciveen (15 km).

Kerry Airport 78km, Cork 163 km, Shannon (airport) 193 km, Dublin Airport 377 km.

St Michael's is in a private location and enjoys an extraordinary and spectacular south facing position with the mountains of Kerry in the distance and elevated views over the sandy beach. It provides a rare opportunity for a buyer to bring their own imagination to redevelop such a unique property.

#### **Ground Floor:**

A porch way leads into a spacious hall way and a reception room. The large living/ dining room and function room command southerly views over the beach and sea. There is a large kitchen & prep area with ancillary utility rooms and laundry room which is ideal for dealing with large volumes of guests. Also on the ground floor there is an office, two meeting rooms and a telephone room. To the rear of the ground floor there are 4 single bedrooms and a shower room.

#### **First Floor:**

Consisting of 20 bedrooms. 18 single size bedrooms and 2 twin size. 8 of the bedrooms have elevated beach and sea views. 3 shower rooms. wc. Linen room.

#### **Exterior :**

To the rear of the property there is a detached storage shed with an area of 18 sq.mts. Outside WC.





### Special Features & Services

Unique Residence

Scenic Location

Sea and Beach Views

Private access to Beach

- Mains Water
- Sewerage by Septic Tank
- Storage heating
- Electricity
- Telephone
- Gas for heating water and cooking
- Fire Alarm

**BER** G, BER No. 109947077





### Directions

Eire Code: V23 YH42. From Waterville following the sign posts north to Ballinskelligs. Ballinskelligs is 14km from Waterville. The turn off for the property is to the left just after GAA field (there will be a for sale sign at this junction). The house is at the end of this cul de sac road 300 metres from the junction.







VIEWING BY APPOINTMENT ONLY

### Joint Agents



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