

For Sale

Asking Price: €850,000

**Sherry
FitzGerald**
Daly Kenmare



Farraniaragh,
Caherdaniel,
Co. Kerry,
V23 NP46

BER C1

sherryfitz.ie



A spectacular coastal residence with panoramic views over Derrynane Harbour and Kenmare Bay.

Occupying an elevated site with breathtaking views across Scariff Island, Derrynane Abbey, Deenish Islands and Kenmare Bay, this exceptional four-bedroom dormer residence enjoys one of the most enviable settings along the Ring of Kerry.

Set amidst approximately 2.35 acres (0.95 hectares) of beautifully landscaped and meticulously maintained gardens, this elegant home seamlessly combines traditional charm with comfort, finished to a high standard throughout.

Extending to approximately 192.5 sq.m (2,072 sq.ft.), the accommodation is thoughtfully designed to maximise both space and the spectacular surrounding scenery.

The ground floor comprises a welcoming entrance, a well-appointed kitchen, a fully equipped utility room with separate W.C., a spacious sitting room with an attractive open fireplace and a bright sunroom which captures the magnificent sea views. Also, on this level there is an ensuite bedroom which could equally serve as a home office.

Upstairs, the accommodation includes three bedrooms, a family bathroom and a separate shower room.



Description continued.

The grounds are a particular highlight of the property. Carefully planned and planted with a mix of native and ornamental trees, shrubs and flowering plants, they offer year-round colour and interest. Several seating areas have been positioned throughout the gardens to take full advantage of the spectacular views over Derrynane Bay.

Additional features include a charming reading room, a gazebo, two garden sheds, a gently meandering stream and two ornamental ponds, creating a peaceful and tranquil setting.

Originally constructed in 1998, the property has been significantly enhanced with extensions and improvements in recent years.

Ideally situated just 6.7 km from Caherdaniel Village, 10 km from Waterville, 27 km from Sneem, 2.2km to Bealtra Pier and Beach and 5.7km to Derrynane House and Beach.

An idyllic coastal retreat or an exceptional holiday residence, this unique property offers a rare opportunity to enjoy outstanding natural beauty, privacy and comfort in one of Ireland's most sought-after locations.

VIEWING BY APPOINTMENT ONLY

Accommodation

(Dimensions as per floor plan)

Marked maps and photographs for illustration purposes only

Ground Floor

Hallway: Bright and spacious

Kitchen Dining Room: Built in kitchen units. Wooden floors.

Living Room: Spacious living area with formal dining area. Open fireplace. Carpet flooring.

Sunroom: Light filled space with spectacular views of Derrynane Bay and the garden

Bedroom 1: Double bedroom with French doors leading to the garden. Wooden floors. Currently used as an additional sitting room, this space is perfectly positioned to capture the evening sun.

Bedroom 1 Ensuite: W.C, W.H.B, shower. Wooden floor.

Guest Toilet: W.C and W.H.B.

Utility Room: Built in storage units.

First Floor

Bedroom 2: Double bedroom. Built in wardrobe. Carpet floor.

Bedroom 3: Double bedroom. Built in wardrobe. Carpet floor.

Bedroom 4: Double bedroom. Built in wardrobe. Skylight with amazing view of the dark sky reserve. Wooden floor.

Family Bathroom: W.C, W.H.B and features an original Victorian roll-top, ball-and-claw cast iron bath.





Garden

Set on approximately 2.35 acres, the beautifully landscaped gardens have been thoughtfully designed to create a peaceful and picturesque setting. A gentle stream and two ornamental ponds enhance the tranquil atmosphere.

The mature gardens boast an exceptional collection of established trees, shrubs and flowering plants, providing year-round colour and interest. Varieties include several species of apple trees, a walnut and fig tree, hydrangeas, tree fern, Japanese maples (*Acer palmatum*), silver birch, camellias, and many other ornamental and native species.

Several seating areas are positioned throughout the gardens, offering idyllic spots to relax and enjoy the spectacular views across Derrynane Bay and the surrounding countryside.

Extensive paddocks surround the property, providing additional amenity and further enhancing the sense of space and privacy afforded by this exceptional coastal home.

Special Features & Services

Key Features

- Private and secluded setting.
- Spectacular views overlooking Kenmare Bay and Derrynane and Beara Peninsula beyond.
- Stone faced dwelling.
- Mature, well-established gardens.
- Detached reading room and gazebo.
- 2.4km to Bealtra Pier and beach.
- Situated within gold-tier Dark Sky Reserve
- On the famous Mass Path.
- Within walking distance of the Scariff Inn Bar and Restaurant (1.7km)

Services:

- Electricity.
- Septic tank.
- Water supply is via a bored well (gravity supply for emergencies).
- Oil central heating.
- Fiber broadband available in the area, current broadband supplier Ivertec.
- Telephone connection

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Gazebo 7.21 sq m
Beautiful views of Derrynane beach.

2 Garden Sheds - 4.78 sq m and 7.60 sqm.
Ideal for garden equipment.



Eir Caherdaniel in the direction of
Wex the Scariff Inn (4.8km) turn left.
Continue straight for 0.7km and take the first left, continue
keeping left for 0.9km. The entrance will be on your right.



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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