

# For Sale

Asking Price: €950,000

**Sherry  
FitzGerald**  
Daly Kenmare



The Old Oak Cottage,  
Collorus,  
Lauragh,  
Kenmare,  
Co. Kerry,  
V93 W6V9

**BER** B3

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



The Old Oak Cottage is situated in a secluded ancient Oak Grove with sea frontage onto Ardgroom Harbour.

The house commands views of Ardgroom Harbour and Bird Island and provides a rare opportunity to purchase a residence with shoreline frontage onto Kenmare Bay. The property is being sold complete with a substantial suite of contents.

Situated on 1.28 hectares (3.16 acres), the grounds immediately around the house have been landscaped with remainder of the land containing an ancient oak woodland.

Sitting on the front patio, you can enjoy the westerly views of Ardgroom Harbour and Bird Island. Pathways have been created on the western part of the lands so you can explore the woodlands and rocky shoreline.

The shoreline contains some small coves that are ideal for bathing at high tide or mooring a small boat.

The Old Oak Cottage was originally built in 1996 with an extension added in 2005. Accommodation is over two floors with an internal floor area of about 201.40 sq.mt (2,168 sq. ft).



### Description continued:

The ground floor consists of: Porch leading onto open plan living room, sitting room /dining room, kitchen / dining area, utility, wc. The first floor comprises of 2 bedrooms and a bathroom. Also on the ground are a double garage and garden shed.

Collorus is an area popular with walkers, cyclists and outdoor enthusiasts, attracted by this area of immense scenic beauty.

The property is 19.3km east of Castletownbere and is 29.2km west of Kenmare Town centre. 5.4km Ardroom Village. 6.3km to Derreen Gardens. 8.9km of Kilmackilloge pier with Helen's bar & restaurant. 8.5km of Josie's Restaurant. 6.2km of Shibin Restaurant.



### VIEWING BY APPOINTMENT ONLY

#### Accommodation

**Note 1** Room measurements are as per floor plan.

**Note 2** Map and photos indicating boundaries are for illustration purposes only.

#### Ground Floor

**Porch** Spacious entrance hall with stairs to first floor. Tiled floor.

**WC** W.C., W.H.B. Tiled floor.

**Living Room** Spacious living space which flows into sitting room / dining room, kitchen / dining area. Views of Ardroom Harbour and Bird Island. French doors leading to front patio. Oak style floor finish.

**Sitting room/ dining room** Views of Ardroom Harbour and Bird Island. French doors leading to front patio. Oak style floor finish. TV point.

**Kitchen / Dining Area** Large Bay windows with views of Ardroom Harbour and Bird Island. Fully fitted kitchen. Suite of appliances. Oak style floor finish.

**Utility Room** Glass door to front patio. Worktop with sink and storage presses. Washing & machine dryer. Oak style floor finish.

**Bedroom 3** Views to side garden. Ash style floor finish. Telephone point. Currently being used as a home office.

**Bedroom 3 En-suite** Sea views. W.C., W.H.B. Corner shower. Tiled floor.





### Accommodation – Continued:

#### First Floor:

**Master Bedroom** Large spacious bedroom suite with 4 windows which fills the room with natural light. Two of the windows overlook Ardgroon Harbour and Bird Island. Timber flooring. T.V point.

**Bedroom 2** Views of Ardgroon Harbour and Bird Island. Timber flooring.

**Bathroom** W.C., W.H.B. Bath with shower. Skylight window.

#### Outbuildings:

**Garage** 7.04m x 5.95m = 41.89 sq.mt (450 sq. ft). Double garage with lofted store area. Concrete block wall and tiled roof. Two automatic roll up doors. Ladder to loft area. Work bench and shelving. Lighting and electric sockets.

**Garden Shed** 3.46m x 2.40m = 8.30 sq.mt (98 sq. ft). Timber garden shed. Work bench. Lighting and electric sockets.

### Special Features & Services

- 3 bed detached house with sea frontage.
- Views of Ardgroon Harbour and Bird Island
- 3.16 acres (1.28 hectares) of grounds.
- **Services:** Electricity. Water supply is via bored well (with filtration system) on site. Sewage is by septic tank. Oil central heating. SCC wireless broadband in the area. Fibre broadband also recently available in the area.

**BER** B3, BER No. 119394138



## Garden

1.28 hectares (3.16 acres). Grounds landscaped around the house. Remainder of the land containing oak woodland. Front patio with views of Ardgroon Harbour. Pathways along section of shoreline and woodland.



## Directions

EIRCODE: V93 W6V9. Leave Kenmare in the direction of Castletownbere (R571). Continue on this road for 29km. There will be a road to your right (at this junction there is a concrete pillar). Take this road and continue for 200 meters. You will come to the gate of the property with the sign "The Old Oak Cottage".





**NEGOTIATOR**

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