

For Sale

Asking Price: €350,000

**Sherry
FitzGerald**
Daly Kenmare



Derreenavurrig,
Sneem,
Co. Kerry,
V93 K5CX



sherryfitz.ie



Detached old farmhouse with outbuildings on 21.47 acres (8.69 hectares) and commonage set in a scenic rural area of Ireland. Can be sold in 1 or more lots.

Within 2km of Sneem Village and with water views towards Sneem River Estuary and surrounding countryside.

The farmlands are of mixed quality with an adjacent section of mountain commonage. The majority of lands are surrounding the old farmhouse. The commonage consists of 2 undivided 5th parts. Total overall commonage area is 38.82 hectares (95.92 acres). Undivided share of commonage equates to 15.53 hectares (38.37 acres).

The original farmhouse was built in the late 1800's with extensions added subsequently. The house is in fair condition and requires refurbishment.

Internal area of house over two storeys of about 87 sq.mts (936 sq. ft). GF: Kitchen / dining living area, living room, sitting room, bathroom. FF: 3 Bedrooms.

There is a large barn and a number of outbuildings situated to the rear of the farmhouse.

Sneem Village 2km. 28.5km Kenmare. 48km Killarney. 24.5 km from the beaches at Derrynane.

A rare opportunity to purchase a small farm holding in a scenic part of Ireland.



Special Features & Services

- Detached old farmhouse with outbuildings.
 - 21.47 acres (8.69 hectares) and commonage.
 - Scenic rural area of Ireland.
 - 2km of Sneem Village.
 - House vacant since February 2025.
- **Services:** Electricity. Water supply via bored well on site (water quality passed recent testing). Sewerage by septic tank. Oil central heating. SCC wireless broadband service available in the area.

BER G BER No. 119174753

Accommodation

Ground Floor Dimensions as per floor plan.

Porch 2.10m x 1.73m (6'11" x 5'8"):

Living room 4.18m x 4.10m (13'9" x 13'5"): Fitted stove. Stairs to first floor.

Sitting room 4.10m x 2.47m (13'5" x 8'1"): Open fireplace. TV point.

Kitchen 4.60m x 3.30m (15'1" x 10'10"): Sink. Stove. Oil boiler.

Bathroom 3.30m x 1.94m (10'10" x 6'4"): Fully tiled, wc, whb, walk-in electric shower with seat. Fitted press unit.

First Floor

Landing 3.65m x 1.63m (12' x 5'4"): Stairs connecting to ground floor level.

Bedroom 1 4.88m x 2.55m (16' x 8'4"):

Bedroom 2 4.10m x 3.30m (13'5" x 10'10"): Views towards Sneem Harbour and The McGillycuddy Reeks

Bedroom 3 3.63m x 2.46m (11'11" x 8'1"): Views towards Sneem Harbour and The McGillycuddy Reeks.

Exterior outbuildings

Barn 10.62 x 9.84: Constructed with concrete walls & corrugated roof. Used for fodder storage & farm animal stalls.

Shed 1 7.80m x 3.49m (25'7" x 11'5"): Situated across the road from the house. Fuel storage. General storage.

Shed 2 5.31m x 3.18m (17'5" x 10'5"): Situated across the road from the house, general storage.

Shed 3 3.80m x 4.70m (12'6" x 15'5"): Situated behind the house. General storage. Attached to southern gate. Accessible from the rear. General storage.

Shed 4 4.90m x 2.62m (16'1" x 8'7"): Situated at southern gate. Access from the front. General storage with electrical connection.

Note 1 Maps and photos with boundaries outlined are for illustration purposes only.





Directions

EIRCODE: V93 K5CX: Leave Kenmare on the road to Sneem (N70 road). After 26 km you will enter the village of Sneem. Continue to the north square and turn left at the "Stone House" Restaurant. Continue through Sea View Estate and onto small public road. After 2km, the house will be on your left.



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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