

For Sale

Asking Price: €750,000

**Sherry
FitzGerald**
Daly Kenmare



John's House,
Derrynane Beg,
Caherdaniel,
Co Kerry,
V23HF43

BER D

Sherryfitz.ie



A Rare Coastal Cottage set on 11.38 acres 1km from Derrynane Beach, views towards Derrynane beach inner.

Beautifully presented, John's Cottage is a charming 3-bedroom traditional stone cottage set on approximately 11.38 acres (4.61 hectares), in one of South Kerry's most sought-after coastal locations. The property is situated less than 900 metres from the renowned Derrynane Beach and Derrynane House.

Believe the house was built in 1800's, so over 200 years old, the cottage has been sympathetically restored and extended, successfully blending its original character with modern comforts. Many period features have been carefully preserved, including exposed original timber beams, a traditional fireplace, sash windows, deep windowsills and beautiful slate flooring, all of which enhance the cottage's timeless appeal.

A thoughtfully designed extension provides a contemporary kitchen and an additional living room on the first floor, creating generous and versatile accommodation while complementing the original cottage.

The cottage on approximately 116 sqm comprises of a welcoming traditional living room, dining room, modern kitchen and a bright south-facing sunroom. Off the dining room is a double bedroom and a shower room. Upstairs there are two twin bedrooms and a family bathroom. A spacious first floor living room, accessed from one of the bedrooms, features a striking picture window that perfectly frames the breathtaking views towards Derrynane Beach and the surrounding coastline.





CONTINUED

The land extends to approximately 11.38 acres. The land is divided by the Derrynane & Derrynane Beg road. There is an extensive piece of land with access to Derrynane inner beach.

To the rear of the cottage is a traditional stone outbuilding extending to approximately 16 sq.m. (172 sq.ft.), together with an attractive enclosed courtyard.

The location is truly exceptional. John's Cottage is just 1km from Derrynane Beach and Derrynane House, approximately 2 km from Caherdaniel Village and 3 km from Derrynane Pier.

The surrounding area offers some of Ireland's most spectacular scenery, with sandy beaches, coastal walks, mountain trails and watersports all on your doorstep.

Offering an increasingly rare opportunity to acquire a historic coastal home on substantial acreage in one of Kerry's most picturesque settings, John's Cottage combines period charm, modern comfort and an unrivalled location.

Special Features & Services

- Traditional cottage
- 1km from Derrynane Beach
- Set on 11.38 acres
- Electricity
- Oil central heating
- Septic tank
- Local water scheme.

Accommodation

Sunroom South facing sunrooms with views over Derrynane bay.

Living Room Cosy living room with large wood burning stove set within the traditional fireplace. original wooden beams and slate floor.

Dining area Feature fireplace, wooden flooring., sash windows.

Kitchen Fitted kitchen with "Belling" electric oven & hob. "Zanussi" dishwasher. "Nordmende" fridge/freezer. slate flooring.

Bedroom 1 Double bedroom with views of Derrynane inner.

Shower room Vanity sink, w.c. large mains shower unit.

First Floor

Bedroom 2 Twin bedroom view of bay. Access via bedroom to living room.

Living Room Large picture window with panoramic views over Bay. Tiled flooring.

Bedroom 3 Twin bedroom view of bay

Bathroom Vanity unit with sink, bath with overhead "Mira" electric shower. w.c. Tiled floor and walls.

External

Store room Approximately 16sqm stone out building ideal for storage.





Garden

The property extends to approximately 11.38 acres (4.53 hectares). The lands are divided by the Derrynane–Derrynane Beg Road, with a substantial portion extending to the shoreline of Derrynane Inner Bay.

Land

The 4.70 hectares (11.19 acres) is made up of 3 Folios

Folio KY5428F – 0.20 hectares = 0.49 acres – Location of John's House

Folio KY26495 – 4.18 hectares = 10.32 acres

Folio KY26264F – 0.32 hectares = 0.79 acres

BER D, BER No. 119469583

Post Code: V23HF43. From Caherdaniel village take the Derrynane Road, after 2km John's House is on your right.



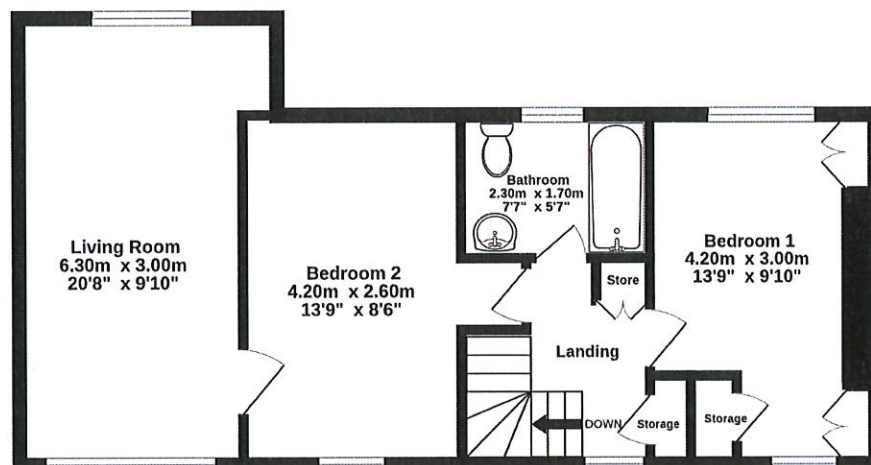
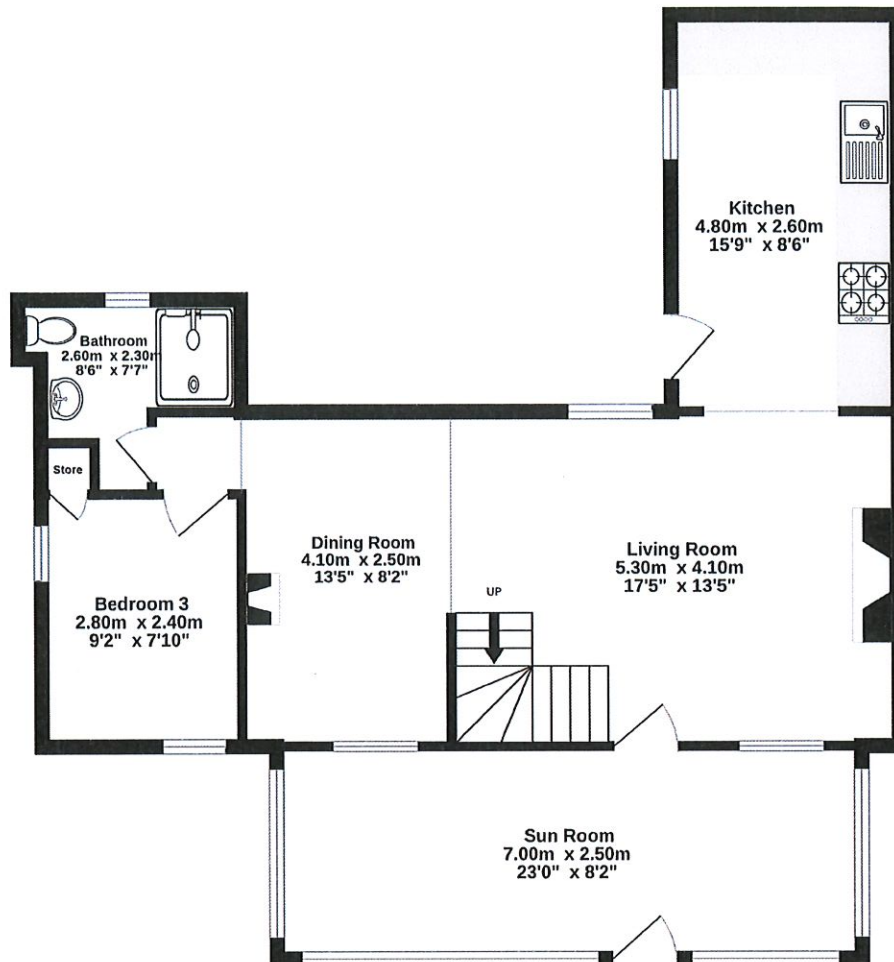


NEGOTIATOR

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PSRA Registration No. 002809



JOHN'S HOUSE, DERRYNANE BEG, CAHERDANIEL, CO. KERRY, IRELAND

TOTAL FLOOR AREA : 116.9 sq.m. (1258 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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