

For Sale

Asking Price: €550,000

**Sherry
FitzGerald**
Daly Kenmare



Woodside House,
Sound Road,
Kenmare,
County Kerry,
V93 X2R8

BER C2

sherryfitz.ie



Woodside House is a charming four-bedroom detached residence on an elevated site with spectacular views over Kenmare Pier, the estuary, and the surrounding mountains.

Situated just 500 meters from Kenmare town center, this property presents a rare opportunity to acquire a well-located home with exceptional views, mature gardens, and easy access to all the amenities.

Originally built in 1952, and renovated and upgraded in 2000, the house operated successfully as a family Bed and Breakfast for 30 years (1966 -1996). It was one of the first Bed and Breakfast in Kenmare.

The accommodation extends to approximately 117.1 sq. m (1,260 sq. ft) over two floors. GF: Entrance hall, sitting room, kitchen/dining room, guest wc and back porch. FF: 3-bedroom, bathroom and shower room.

A side extension, added in 1965, provides: a one-bedroom ensuite and a separate w.c.

Set on approximately 0.50 acres (0.20 hectares), the property enjoys a desirable south-westerly aspect.



Description continued in page 4

Accommodation

Dimensions as per floor plans

Ground Floor

Entrance Hall

Sitting Room

Dual windows, wood burning stove (no back boiler), carpet.

Kitchen Dining Room

Fitted kitchen units "Siemens" dishwasher, "Normende" double oven, "Whirlpool" ceramic hob.

Back Porch Light filled back entrance.

Guest W.C

W.c, w.h.b.

Master Bedroom

Double bedroom, built in wardrobe with w.h.b. Dual aspect views.

Master Ensuite

W.c, w.h.b, bidet, electric shower, fully tiled.

Guest W.C.

W.c, w.h.b.

First Floor

Bedroom 2

Double bedroom, built in wardrobe, views of Kenmare pier, wooden floor.

Bedroom 3

Double bedroom, built in wardrobe, w.h.b, wooden floor.

Bedroom 4

Double bedroom, built in wardrobe, w.h.b, wooden floor.

Bathroom

W.c, w.h.b, bidet shower. Fully tiled.

Shed/Utility

Firebird Enviromax Popular boiler (installed 2025), "Bosch" washing machine, "Whirlpool" dryer, ample shelving and storage space.





Description from page 1 continued

The garden features established trees, plants, and shrubs, including Rhododendrons, Tree ferns, Silver birch, Monkey puzzle tree, Camellias, Azaleas, Eucalyptus, Miniature Acer palatum to name but a few.

The grounds provide a peaceful and private setting while remaining within easy walking distance of the town center.

Block-built utility/shed extending to approximately 20.37 sq. m (219 sq. ft). Large lean-to fuel shed attached to the outbuilding.

500 meters from the heritage town of Kenmare, 400 meters from Kenmare Pier. Footpath and public lighting provide convenient pedestrian access to the town Centre.

Garden

Set on approximately 0.50 acres (0.20 hectares), the property enjoys a desirable south-westerly aspect. The mature gardens feature an impressive collection of established trees, plants, and shrubs.

Large shed with lean-to fuel shed (the lean-to has no planning permission).

Special Features & Services

Key Features

- Prime location on the edge of Kenmare town
- Spectacular views overlooking Kenmare Pier
- Within walking distance of both Kenmare Pier and the town center
- Mature, well-established gardens
- Separate entrance to one bed ensuite extension.
- Some contents included in the sale

Services:

- Electricity, Public water supply, public sewerage, Oil-fired zoned central heating, Telephone connection, fibre broadband available.

Construction:

- Main house constructed with mass concrete walls and external insulation
- Extension constructed with cavity block walls

Upgrades and Improvements:

- 1970s: Aluminum double-glazed windows and doors installed
- 2000: Complete rewiring and replumbing; new radiators fitted
- 2015: Comprehensive external insulation upgrade and additional attic insulation installed
- 2021: New carpets fitted throughout
- 2025: New oil-fired boiler installed with zoned central heating system

BER BER C2, BER No. 106558968



Directions

Eircode V93 X2R8

Leave Kenmare town on the N71 towards Glengarriff. After 500 meters the property is on the left. 100 meters before the Suspension Bridge.





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