

For Sale

Asking Price: €720,000

**Sherry
FitzGerald**
Daly Kenmare



Coornagillagh,
Tuosist,
Kenmare,
Co Kerry,
V93 FP52

BER C3

sherryfitz.ie



Exceptional waterfront residence on approximately 4.12 Acres with direct access to the shoreline with pebble beach.

Nestled in a peaceful and private setting, this dormer residence enjoys a south-westerly aspect, the property commands views across Kenmare Bay towards Ormond Island.

Built in 2003 with upgrades in 2024 and 2025, the house is presented in very good condition. Floor area of approximately 159.6 sq m (1,718 sq ft), it offers bright and spacious accommodation.

The ground floor features a light-filled open-plan living, kitchen and dining area, where large windows frame uninterrupted views over Kenmare Bay. Also on this level is a double bedroom with en-suite bathroom, a utility room and a guest WC.

Upstairs, there are two spacious bedrooms, each enjoying sea and mountain views from the Velux windows and a family bathroom.

The property is being sold fully furnished.
(List of contents available on request).



Accommodation

Note 1 Dimensions as per floor plan

Note 2 Maps and photographs indicating boundaries are for illustration purposes only

Ground Floor

Entrance Hall:

Entrance hall with double height ceiling. Slate flooring.

Living Room & Sunroom:

Open plan area with views over the bay and Ormond Island. This space is divided by a large chimney breast. There is an open fireplace in the sunroom and a "Stanley" woodburning stove in the living area. Double doors to patio area and garden. Slate flooring throughout.

Kitchen/Dining Area:

Newly fitted kitchen (2024) "Smeg" gas cooker and fridge/freezer. New kitchen island set in the bay window with views towards the sea. Quartz countertop. Slate flooring.

Guest Bathroom:

W.C WHB. Tiled floor.

Utility Room:

Fitted units with sink "Whirlpool" washing machine, gas boiler. Slate flooring. Door to garden.

Master Bedroom:

Double bedroom. Large wardrobe. Wooden floors.

Master Ensuite:

W.C. W.H.B, shower. Tiled floor and walls. Towel radiator.

First Floor

Bedroom 2:

Double bedroom with sea views. Wardrobe. Wooden flooring.

Bedroom 3:

Double bedroom with spectacular sea views. Wardrobe. Wooden flooring.

Bathroom:

W.C, W. H. B, shower. Towel rail. Tiled floor and walls.

Outbuildings

Wooden Shed:

Older wooden shed (3m x 4m) with double doors and two windows.

Fuel Shed:

Fuel shed with sliding door (3m x 2m).





Description continued

The property benefits a large timber shed and extensive grounds that have been carefully maintained in their natural state. The land features a large pond, mature native trees and a meandering pathway leading directly to the waterfront and a sheltered pebble beach, ideal for sailing, swimming and fishing.

A particularly rare feature is the inclusion of two private moorings—one shallow-water mooring and one deep-water mooring.

Located 14 km from Kenmare town, 7.5km from Gleninchaquin Park and 300 meters from Coornagillach Pier.

VIEWINGS BY APPOINTMENT ONLY

Special Features & Services

- Waterfront property
- Set on approximately 4.12 acres
- Sold fully furnished (contents list available on request)
- 2 moorings

Services

- Electricity.
- Public water (group water scheme).
- Septic tank.
- Gas central heating with control panels.
- Fibre broadband available in the area.
- Telephone connection.

Upgrades

- New fitted kitchen and island installed in 2024.
- House repainted in 2025
- New water tank installed
- New beds purchased

Local Amenities

- Gleninchaquin Park - www.gleninchaquinpark.com
- Coornagillach Pier
- Killmacillogue Bar and Harbour (8.5km).

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Garden

Set on approximately 4.12 acres, the property boasts beautifully maintained mature gardens with a wonderful variety of trees, shrubs, and plants. The grounds also feature a charming small pond, creating a peaceful and picturesque



Directions

Eircode V93FP52

Leave Kenmare and follow the road towards Castletownbere/Glengarriff. After crossing the Kenmare Suspension Bridge, take the right turn signposted for Castletownbere. Continue on this road for approximately 8 km until you see a sign on your right for Coornagillagh Pier. Turn right here and continue for 0.6 km. You will then see a sign for the Coach House. Turn right at this sign and continue for a further 0.2 km. The property is located 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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