

For Sale

Asking Price: €750,000

**Sherry
FitzGerald**
Daly Kenmare



The Garden House,
Currabeg,
Kenmare,
Co Kerry,
V93 D9X4



3 bed residence with studio on 2.3 acres (0.93 hectares) situated in the Sheen River valley with views of surrounding mountains & countryside.

Internal area of about 1,672sq. ft / 155sq. mts. Accommodation: GF: Livingroom / dining room, sunroom, kitchen, family room, utility, bathroom. FF: 3 bedrooms.

The Garden House was constructed in 1984 and is tastefully decorated and has undergone various improvements over the years

Situated on about 2.30 acres (0.93 hectares), the house blends into the mature grounds of the property which are full of colour with a wide variety of flowers, shrubs and trees. The remainder of the lands contain a paddock field and native trees.

You can enjoy the views of the garden and countryside from south facing patio and underneath the pergola that surrounds the house.

On the grounds there is a two-storey studio that could have variety of uses.

Located in a quiet rural area, within 4.6 km of Kenmare Town. The area is full of walking routes, and the Beara Way passes by on the public road. The National & Secondary School Bus has a stop on the public road.

Contents included. List available on request.



Accommodation

Note 1 Room measurements as per floor plan.

Note 2 Aerial photos and maps are for illustration purposes only.

The Garden House

Ground Floor

Kitchen Views of back garden. Fitted kitchen units with Belfast sink and black granite worktop. 5 Ring gas hob & electric oven. Solid wood maple floor flooring.

Living /Dining Room Spacious open plan rooms with views of the front garden and surrounding countryside. French doors leading to front patio. Solid fuel stove. Tiled flooring.

Sunroom This sunroom with its pitched glass roof fills the room with natural light and possess views of front garden & surrounding countryside. French doors to the side patio. Solid fuel stove. Solid wood raw Irish oak floor flooring.

Family Room Cosy family room with views towards back garden. Views through the sunroom of surrounding countryside. Carpet flooring.

Bathroom W.C., W.H.B., shower & separate vintage bath tub. Tiled flooring. Views towards rear garden.

Utility Room Doorway leading to back garden. Cupboards contain washing machine & dryer. Timber flooring.

First Floor:

Note that this is a dormer house with 3 bedrooms on the first floor - built into roof space. Floor to ceiling height about 2.10m at the apex. Bedrooms have sloped ceiling.

Landing: Landing space at the top of the stairs is lined with bookshelves & storage presses.

Bedroom 1 Views of side garden. Timber flooring

Bedroom 2 Views towards side garden. Carpet flooring.

Bedroom 3 Balcony with views over side garden & surrounding countryside. Fitted shelving. Timber flooring.

Exterior:

Garden Shed Garden shed with stone walls and corrugated roof. used for storage. Internal area 14.75 sq.mt (4.64m x 3.18m)





Studio:

Ground Floor:

Large windows fill the space with natural light & provide views of surrounding countryside & garden. Fitted units with marble work surface. Solid fuel stove. Polished concrete floors.

Bathroom: Polished concrete floors.

First Floor:

Open plan room with 2x skylights & window. Views of surrounding countryside & garden. Timber flooring.

Garden

On about 2.30 acres (0.93 hectares) with mature grounds of the property which are full of colour with a wide variety of flowers, shrubs and trees. The remainder of the lands contain a paddock field and native trees.

Special Features & Services

- Located in a quiet rural area
- Set on 2.30 acres (0.93 ha) of mature grounds
- 4.6 km of Kenmare Town.
- Views of countryside & surrounding mountains.
- **Services House:** Oil fired central heating. Water from spring well (no filtration system). Sewerage by septic tank. Electricity. Currently mobile broadband, but Fibre broadband connection is also available at public road.
- **Services Studio:** Water from spring well (no filtration system). Sewerage by septic tank. Heating by woodburning stove and electric portable heaters. Electricity. Currently mobile broadband, but Fibre broadband connection also available at public road.

BER C, BER No. 119767218



Directions

EIRECODE: V93 D9X4. From Kenmare take Glengarriff Road, continue past the bridge, take the next left. Pass Sheen Falls Bridge and take immediate rights. Continue on this road for 2km until you reach the crossroads. Turn right and continue for 400 metres. The property will be on your left-hand-side.





NEGOTIATOR

John Daly
Sherry FitzGerald Daly Kenmare
34 Henry Street, Kenmare, Co
Kerry
T: 064 6641213
E: info@seandaly.com

sherryfitz.ie
seandaly.com

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.
PSRA Registration No. 002809