

For Sale

Asking Price: €150,000

**Sherry
FitzGerald**
Daly Kenmare



Lot 2,
Gurteen,
Kilgarvan,
Co. Kerry,
V93 W293



Lot number 2 of 8 lots. Being sold on the instructions of the Estate of the late Mr. Edmond Sweeny.

Detached old farmhouse with outbuildings on 3.04 acres (1.23 hectares) set in a scenic rural location. Elevated views over Slahney River Valley and the surrounding mountains. The property contains some sections of mature native woodland which slope down to a stream.

The farmhouse was built in the late 1800's. The house is in fair condition and requires refurbishment. (May qualify for vacant home refurbishment grant)

<https://www.gov.ie/en/publication/43d9d-refurbishing-vacant-property-all-supports/>

Internal area of house over two storeys of about 95 sq.mts (1,023 sq. ft). GF: Kitchen, living room, sitting room, wc FF: 3 Bedrooms.

Stone outbuilding of about 29.09 sq.mts (313 sq.ft) situated to the rear of the farmhouse.

Possibility of purchasing additional lands adjacent to the property (Lot 1 & Lot 3).

History: The property is situated in close proximity to the site of the Battle of Callan fought in August 1261 and burial ground (MacCaura's Grave.) of the local chieftain, Fineen MacCarthy, that died that day

Kilgarvan Village 4.3km. 14.0km Kenmare. 34km Bantry.



Special Features & Services

- Detached house on 3.04 acres.
- Situated in scenic rural area.
- May qualify for vacant home refurbishment grant
- Services: Electricity (still connected). Public water supply. Sewerage by septic tank. No central heating. Wired for telephone. Wireless broadband service available in the area.

Accommodation

Note 1 Map and outlined aerial photos are for illustration purposes only.

Ground Floor

Livingroom 4.30m x 4.30m (14'1" x 14'1"): View of surrounding countryside. Large open fireplace.

Sitting room 4.30m x 3.06m (14'1" x 10'): View of surrounding countryside. Open fireplace.

Kitchen 2.90m x 1.82m (9'6" x 6'):

WC 1.40m x 0.90m (4'7" x 2'11"): WC

First Floor

Bedroom 1 4.30m x 1.86m (14'1" x 6'1"):

Bedroom 2 3.42m x 3.30m (11'3" x 10'10"):

Bedroom 3 4.30m x 3.03m (14'1" x 9'11"):

Exterior

Outbuilding 2.77m x 10.50m (9'1" x 34'5"): Stone outbuilding with corrugated roof. 2.77m x 10.50m. Internal floor area of 29.09 sq.mt.

Garden

The property contains some sections of mature native woodland which slope down to a stream.

BER G, BER No. 119525784

Directions

V93 W293: Leave Kenmare in the direction of Kilgarvan (R569). After 10km you will enter Kilgarvan Village. Turn right in the direction of Bantry. Continue for 2.8km and then take the junction to the right and continue for 1.2km and the entrance to the property will be on your left.





NEGOTIATOR

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