

For Sale

Asking Price: €450,000

**Sherry
FitzGerald**
Daly Kenmare



Spyglass Hill,
Loughaunacreen,
Kilmakillouge,
Lauragh,
Co Kerry,
V93 KW94,

BER E1

sherryfitz.ie



The word unique gets over used, but, Spyglass Hill is truly a one-of-a-kind property. Built in the late 1800's this one bed cottage is situated on about 17.07 acres (6.91 hectares) and possessing elevated views over Kilmakilloge Harbour, Kenmare Bay and the Caha Mountains.

Situated within 700 meters of the renowned Helen's Bar & Restaurant and deep-water pier at Kilmakilloge.

Built in the late 1800's, the two storey cottage has an internal floor area of 896 sq. ft (83.2 sq.mt). The property contains a number of outbuildings with many interesting features such as a garden pond with waterwheel, wind turbine and saw mill.

Sections of the lands have been planted with a variety of trees & orchard. The trees along with the two ponds provide an ideal and safe habitat for an abundance of wildlife & birds.

Situated with 21km of Kenmare Town & 15km of Ardgroom Village. In close proximity to the many amenities in the Lauragh area: Helens Bar / Restaurant and Killmakilloge Pier 700 meters. Derreen Garden & Café (3.6km). An Shibin Restaurant (4.4km). Lauragh National School (4.1km). Lauragh Church (4.4km). Josie's Restaurant (7.4km).

Spyglass Hill offers the possibility for a new owner to find their piece of "Treasure Island" in this sought after place in Kerry & Ireland.



Accommodation

GROUND FLOOR

Note 1 Room sizes as per floor plan.

Notes 2: Marked photos and maps are for illustration purposes only.

Kitchen/Living room Open plan living room & kitchen with views of Kilmakilloge Harbour & The Caha mountains. Antique fitted kitchen with Belfast sink. Large Open fire place with crane. 2 Stoves. Natural slate flooring. Ceiling height - 2 meters.

Garden Room Views of Kilmakilloge & The Caha Mountains. Glass roof & walls with double doors leading out to the front patio. Natural slate floor,

FIRST FLOOR

Bedroom Elevated Views of Kilmakilloge Harbour & The Caha mountains. Lofted ceiling with hand crafted wooden ceiling and wooden floor.

Bathroom WC. WHB. Bath. Wooden walls, ceiling and floor.

Many other interesting features.

Sawmill: "Stenner 42" working sawmill powered by stationary Ford Fiesta car (diesel).

This sawmill has provided much of the raw materials for the house & outbuildings.

Garden Pond & Water Wheel: Attractive stone line pond beside the house with water wheel.

Wildlife Pond: Created as a habitat for the local wildlife in the area.

Orchard: Two sections of orchard with about 40 trees (about 20 years old).

Bog Pond: Situated towards the northern section of the land. Also, a water source for the house.





A number of outbuildings: (The Barn. The Battery House. The Timber Shed. Woodshed Cottage. Tractor Shed. The Boat House 1. The Boat House 2. The Horse Shed) .

Battery House : 2.17m x 1.96m :This outbuilding stores the batteries which provides electricity for the house. Batteries are charged by the wind turbine at the barn.

The Barn : 6.94m x 9.60m: Constructed with 4 Stone Pillars, wooden walls & slate roof. Power sockets. Ladder connecting to the loft in the attic. Glass skylight fills the space with natural light throughout the day. Turbine attached to the shed which provides electricity for the house.

Cider House: 3.11m x 3.85m: Used for the making of making of cider from the apples from the orchard. Lofted attic area. Slate floor with stone walls with slate roof.

Timber Shed: 2.72m x 2.20m: Timber shed with slate roof.

Woodshed: 3.89m x 2.71m: Storage shed for timber

Tractor Shed: 2.70m x 2.24: Storage for tractor

The Boat House 1: 4.27m x 6.80m:

The Boat House 2: 4.45m x 6.75m:

The Horse Shed: 2.87m x 1.99m: Timber construction, with flagstones:

Special Features & Services

- One bed cottage on 17.07 acres (6.91 hectares).
- Elevated views of over Kilmakilloge Harbour.
- Within 700 meters of Helen's Bar / Restaurant.
- Outbuildings and interesting features.
- Variety of trees. Ponds. Habitat for all forms of wildlife.
- ***Services:***
- **Water supply** : Water supply from the pond on the northern section of lands. Two water holding tanks 50 meters from the house. There is also a bored well near the house. Well is currently unused , but, could be brought back into use with some upgrading work.
- **Power** : Solar P.V. panels & wind turbine charging batteries which supply electricity for the house. . Electricity supply currently disconnected (mains supply in close proximity to the house).
- **Septic tank**: Sewerage for the property is by septic tank.
- **Heating**: 2 Stoves & an open fireplace.
- **Broadband**: SCC wireless broadband in the area. Underground ducting for broadband cable in-situ.

BER E1, BER No. 119411361



Surrounds of house and lands:

Sections of the lands have been planted with a variety of trees & orchard. The trees along with the two ponds provide an ideal and safe habitat for an abundance of wildlife & birds.

Lands planted with a wide variety of trees in recent years:

Oak, Birch, Rowan, Larch, Alder, Aspen, Lime, Bird cherry, Scots pine, Alder. Well established orchard.

A haven and habitat for all types of wildlife:

Deer. Hares. Rabbits. Red Squirrels. Fox. Otters and badger. Heron. Egret, Mallards. Ducks. Dragon flies. Sea Eagle. Barn owl. Goldfinch, Stonechat.

Directions

EIRCODE: V93 KW94 Leave Kenmare on the Castletownbere road (R571). After 800 meters turn right after the bridge and continue on this road for 14.4km. Turn right on the coast road (R573) and continue straight for 7.1km. The entrance to Spyglass Hill will be on your left.





NEGOTIATOR

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