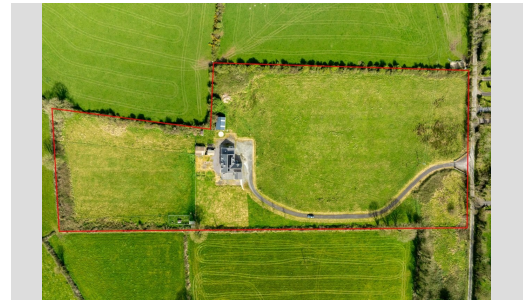


Jim Burns Auctioneers
Lower Bridge Street
Killorglin
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House & 7.7 Acres, Ardcanought West, Castlemaine

Starting Bid: €625,000.00



For sale by Jim Burns Auctioneers via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Luxury 5-Bedroom A Rated Residence on c. 7.7 Acres | A Energy Rating | Panoramic Mountain Views. Virtual viewing on request.

A superb opportunity to acquire an exceptional energy-efficient country residence extending to c. 3,200 sq. ft., set on approximately 7.7 acres of private grounds with stunning views of the MacGillycuddy's Reeks, Sliabh Mish Mountains, ideally located near Castlemaine on the Dingle Peninsula.

This impressive two-storey home offers bright, spacious and well-balanced accommodation, perfectly suited to modern family living, entertaining, or as a luxurious countryside retreat.

Accommodation

- Welcoming entrance hall

- Spacious kitchen/dining area with marble worktops
- Stunning west-facing sunroom with vaulted ceiling & patio access
- Large sitting room and separate family room
- 5 double bedrooms (3 ensuite)
- Ground floor bedroom
- Home office / study
- Self-contained annex with bedroom, kitchenette & toilet
- Main family bathroom
- Generous landing area
- Floored attic space (c. 600 sq.ft.)

Key Features:

- A BER – excellent energy efficiency
- Air-to-water heat pump with underfloor heating throughout
- 16 solar PV panels with 2 battery storage system
- EV car charger
- Concrete floors at ground and first floor level
- Newly painted and carpeted throughout
- PVC double glazed windows
- CCTV security system

External Features:

- c. 7.7 acres of private, mature grounds
- Electric gated entrance with stone pillars
- Sweeping tarmac driveway
- West-facing patio area ideal for outdoor dining
- Three large steel sheds (ideal for storage, hobby farming or workshop use)

Location:

Enjoy peaceful countryside living while remaining within easy reach of key towns and transport links:

- 20km to Tralee
- 25km to Killarney
- 17km to Kerry Airport
- 42km to Dingle

This outstanding property is ideal as a family home, premium holiday residence or lifestyle property with excellent potential. Early viewing is highly recommended.

About Castlemaine:

Castlemaine is a great place to base yourself for your tour of Kerry, lying on the road between Killorglin and Tralee, it is a short drive from Tralee; Kerry's principle town,

Killarney and Kerry Airport. It is close to all of the county's attractions and is known as the gateway to both the Dingle Peninsula and the Ring of Kerry. Castlemaine has all the facilities you would expect in a town pubs, restaurants, post office and shops.

Castlemaine is named after a castle that once stood on the bridge across the River Maine. All that remains of the castle now is part of the supporting buttresses and the stone socket on which the pivot of the castle gate turned.

Castlemaine is not only ideally located for your Kerry vacation it also is a beautiful town in its own right. The town is picturesquely nestled between the Slieve Mish range of mountains to the North and West and Castlemaine Harbour to the West. The town services the local farming communities, the rich surrounding farmland is breathtaking with rich green and emerald fields stretching out from the town. The town is built around the lovely River Maine. There is car park and picnic site neighbouring a pleasant wooded area which has a walking trail through it. It rises to almost 200 meters over sea level. The woodland comprises of Sitka spruce, Noble fir, larch, birch and ash. On this walk there are in spots unimpeded views of the valley below and the panorama of farmland, mountain, and sea. There are also great views from mountain passes in the area such as the Short-Mountain-Road and Bòthar-Na-gCloch offering elevated views over the entire area.

Room Details:

Entrance Hall: 5.85 x 2.27 (Spacious Hallway)

With tiled flooring, NBI Fibre Broadband Point, feature staircase.

Kitchen/Dining Room: 6.89 x 4.66

With feature Country Kitchen, built in eye and ground level presses, Belfast sink unit, recessed lighting, tiled kitchen flooring, feature island unit with sink. Range master Gas and electric cooker, Neff Dishwasher, Samsung American style fridge freezer, marble worktop in Kitchen. Timber flooring in dining area, double doors into Sunroom/Living Room.

Sunroom/Living Room: 4.97 x 4.10 Spacious Room (West facing) views of mountains.

With tiled flooring, solid fuel stove, feature patio doors, large feature window, TV point.

Utility Room: 4.64 x 1.83

With tiled flooring, built in units, plumbed washing machine and drier.

Sitting Room: 4.43 x 4.64

With timber flooring, feature cast iron fireplace with open fire, French double patio doors, TV and telephone points.

Toilet: 2.27 x 2.076

With WC, WHB, Shower, tiled floor and tiled splash back.

Bedroom:

With timber flooring (laminated), French patio door, TV point.

Walk in wardrobe: 1.23 x 2.02 (airing cupboard)

With shelving.

Study/Library/Office: 4.36 x 4.66
With TV and telephone point, walled shelving units.

Annex/Playroom/Bedroom: 6.26 x 3.98
With TV and telephone points, spacious room, French patio double doors, attic door, feature sliding Timber doors.

Toilet: 1.67 x 1.67
With WC, WHB, tiled flooring.

Kitchenette: 2.18 x 1.6
With tiled flooring, stainless steel sink unit. Built in eye and ground level presses.

First Floor:

Landing area: 5.41 x 3.61 + 2.4 x 2.54
Large feature landing area, bright and spacious.
Newly carpeted flooring, stira stairs to attic.

Master Bedroom: 4.6 x 4.68 (Front) Mountain Views
With 3 windows, TV and telephone points. New carpet flooring..

Ensuite: 2.56 x 1.43
With WC, WHB, shower, tiled flooring and tiled surround, LED lighting.
Walk in wardrobe: 1.88 x 2.57
With shelving.

Bedroom: 3.58 x 4.47 (Front) Mountain Views
Spacious double bedroom, TV point, new carpet flooring.
Ensuite: 1.17 x 2.96
With WC, WHB, Shower, tiled floor and surround.

Bathroom: 3.43 x 1.98
With WC, WHB, Bath, large shower, tiled floor and tiled surround, window shutters, feature radiator With heated towel rail.

Bedroom: 3.91 x 4.19 (Back)
Double bedroom with new carpet flooring.

Bedroom: 3.08 x 4.46 (Back)
Spacious double back bedroom. Newly carpeted.

Attic Room: 11.8 x 4.76
With carpet flooring, spacious room, Hawaii battery x2, timber ceiling, good electrical specification, ideal games room.

BER: A
c. 3,200 sq. ft

To view this properties legal pack, copy and paste the following link:

<http://www.iamsold.ie/properties/c00e98f82bea432f99e50f549639b5dd/auction-pack>

To view or make a bid contact, Jim Burns Auctioneers or iamsold, www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

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