

FOR SALE BY PRIVATE TREATY



BER EXEMPT

Kilduff, Annascaul, County Kerry

DNG WH Giles are excited to introduce this rural property to the market. This house is located at the heart of the stunning Dingle Peninsula, on a quiet country road only 10 minutes drive from Annascaul Village and also 10 minutes from the beautiful Blue Flag Inch Beach.

Advised Market Value €150,000

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It is only 3.5km from the picturesque Annascaul lake. This property provides a rare opportunity to renovate this house into a wonderful country home.



The property would be eligible for the vacant and derelict property grants providing support for the renovation of this house. It has a remarkable mountain view and the nearby Annascaul lake is an area of natural beauty as can be seen in the pictures. Inch Beach is one of Ireland's finest beaches, popular with swimmers and water sports enthusiasts.



The proximity to Annascaul Village is very advantageous. The village has three very lively pubs and a local shop. The house is also only a half hour drive from both Dingle and Tralee Towns.



There are significant out buildings on the site, partially demolished. These are constructed of traditional West Kerry slate stone, have the same scenic outlook as the house and the potential, subject to planning approval, to be converted to further accommodation.

The property sits on c. 1 acre (0.4 hectare) site. The mountain provides water and it should be feasible to connect this house to the mountain water. In addition, mains water is only a short distance away along the same road, and a connection to the mains could be made. The house is 5 minutes drive from the N86.



Please contact us for directions and the nearest Eircode.

Features:

- Beautiful rural location.
- Great renovation opportunity.
- Dereliction and vacancy grants available.

