

FOR SALE BY PRIVATE TREATY



BER B2

Dunlavin House, Sleah Head Drive, Dingle, County Kerry. V92 ND32

Dunlavin House is a spacious family home with spectacular views of the sea and the surrounding mountains. Visitors from all over the world flock to the Dingle Peninsula to marvel at the stunning scenery that the location has to offer, and this home has it all. Breathtaking views of the bay.

Advised Market Value €895,000



23 Denny Street Tralee County Kerry V92YW96 Tel: 00353 66 7121073
Email: info@whgiles.ie | PSRA Licence no 004259
www.dngwhgiles.ie
www.dng.ie/estate-agent/kerry/tralee/dng-wh-giles
www.daft.ie/kerry/estate-agents/tralee/whgiles/
Company Reg No: 124045 | Vat No: 4711885T

Enjoying a very special elevated setting overlooking Dingle Bay on Slea Head Drive, Dunlavin House is a spacious family home with spectacular views of the sea and the surrounding mountains. Visitors from all over the world flock to the Dingle Peninsula to marvel at the stunning scenery that the location has to offer, and this home has it all. Breathtaking views of the bay and panoramic views of the surrounding mountains, whilst still being only 5 minutes` walk from the centre of Dingle, and all that the town has to offer.



With a site extending to c. 1 acre of manicured lawns and benefiting from ample off-street parking, Dunlavin House is set back from the road and the sense of peace and privacy at the property is immediately evident.



Upon entering the reception hall, the double height ceiling makes a statement. There are two warm and welcoming reception rooms located off the entrance hall, both featuring an attractive stove and sea views, with access to the sunny conservatory from one of these living rooms.



Each room located to the front of the house enjoys uninterrupted sea views, as does the conservatory, which is a very versatile space and is currently in use as a formal dining area. French doors from the conservatory provide access to a decked patio area which is truly a suntrap and is ideal for alfresco dining or just sitting and taking in the vista.



Continuing through the ground floor accommodation, we enter the well-equipped kitchen, complete with high quality solid wood painted kitchen units, a large island and utility room off. There is open plan access to the spacious family room which overlooks the rear garden and features a vaulted ceiling. This stunning family room is flooded in natural light and features an attractive stove with a natural wood mantle, recessed ceiling lights and french doors to the rear garden. There are three double bedrooms located on the ground floor, the largest of which benefits from an ensuite and also enjoys sea views. There is an ample sized family bathroom on this level too. On the first floor, there are four additional double bedrooms, complete with ensuite bathroom. An important detail to note is that the stairs and the upper floor of this home are of concrete construction, providing excellent sound insulation between the two levels.



Also noteworthy is the fact that the current owners have added a newly constructed and expertly insulated Steeltech garage/workshop/laundry building to the rear, which is a very useful addition to this extensive home. This building has full planning permission, measures c. 37.5 sq m and benefits from an electric garage door and WC. The BER for the home is B2 and the current owners have undertaken multiple high tech energy saving upgrades to the heating and hot water systems and the house insulation. The Thermodynamic water heating system, the 14 solar panels, which are both east and west in orientation and the SolaX Power battery system, all combine to ensure lower than expected running costs for a home of this scale. There is also underfloor heating throughout the home (apart from the rear family room)



Dunlavin House has been utilised as a guest house since it was construed in 2000 and is a very versatile property, with plenty of scope to continue as guest accommodation or as a spacious family home, large enough and laid out for multiple generations to co-exist separate from one another.

Dunlavin House is currently rated at an amazing 9.8 on Booking.com and no. 6 of 79 B&Bs in Dingle on Trip Advisor, which is testament to the standard of this stunning property. This house would suit a couple looking for a change of lifestyle in a wonderful location, with significant income earning opportunities or a family where the adults require a spacious home with a range of work from home options. Indeed, the future residents of this unique home have ample space for home offices and given the availability of high-speed fibre broadband in the area and the Deco Mesh system installed by the current owners, ensuring excellent Wifi throughout the home, this is an ideal opportunity for those who can work from home and are considering relocating their family to Dingle to enjoy a superior quality of life.

Dingle is one of Ireland's most famous towns and the Dingle Peninsula is world renowned for its breathtaking scenery and outstanding hospitality. The fact that this home is within walking distance of Dingle's many very special amenities will be of interest to those buyers seeking a conveniently located home in the heart of a bustling community.

Located within one hour's drive of Tralee, a booming town with many thriving businesses alongside MTU, Dingle is a very attractive location, due to the ease of access to further afield if the need arises. For those who may need to commute to the office, whether it be in Dublin, Cork or further afield, the frequent train service from Tralee and Kerry Airport at Farranfore are both within an hour's drive.

Location Distance Travel Time via Car Dingle Town Centre - 1.4km - 3 mins MTU Tralee - 54km - 58 mins Tralee Train Station - 56km - 56 mins Kerry Airport (Farranfore) - 58km - 1 hour Killarney - 66km - 1 hour 10 mins

For further enquiries, please contact:

Joint Agents: Gemma Lanigan, BA MIPAV. Partner, DNG Country Homes & Estates, 30 Leeson Park, Ranelagh, Dublin 6, D06H1W2. Email: gemmalanigan@dng.ie and countryhomes@dng.ie Tel: + 353 1 4912600/ + 353 87 4182967 www.dng.ie PSRA Licence No. 004017- 007740 and

Daniel Giles DNG WH Giles 23 Denny Street, Tralee, Co. Kerry, V92Yw96 Email: daniel@whgiles.ie and info@whgiles.ie Tel: + 353 66 7121073 / +353 87 2733317 PSRA Licence No. 004259 - 008459

Directions

V92 ND32

23 Denny Street Tralee County Kerry V92YW96 Tel: 00353 66 7121073 Email: info@whgiles.ie | PSRA Licence no: 004259
www.dngwhgiles.ie
www.dng.ie/estate-agent/kerry/tralee/dng-wh-giles
www.daft.ie/kerry/estate-agents/tralee/whgiles/
Company Reg No: 124045 | Vat No: 4711885T



Features

- Spectacular sea views to front and panoramic mountain views to rear.
- Detached family home
- c. 3239 sq ft / 301 sq m
- Presented in turnkey condition.
- c. 1 acre site.
- Imposing entrance hall with double ceiling height.
- Three reception rooms
- Conservatory with access to a “suntrap” patio.
- Large well-equipped kitchen, complete with high quality kitchen appliances.
- Seven bedrooms: Four double bedrooms upstairs, all c. 20 sq m and each with ensuite. Three bedrooms, one ensuite, and family bathroom located on the ground floor.
- OFCH with underfloor heating throughout (except rear family room extension)
- Extensive energy saving upgrades including new high performance Thermodynamic water heating system, Solar panels/SolaX Power battery storage,
- Steeltech garage/workshop/ laundry building (c. 37.5 sq m)
- Recently upgraded septic tank and pecculation area.
- Ample off-street parking
- Deco Mesh Wifi and Fiber-optic high-speed broadband available in the area.

○ Accommodation consists of:

<ul style="list-style-type: none"> • Porch <ul style="list-style-type: none"> ○ 1.11m x 2.95m • Reception Hall <ul style="list-style-type: none"> ○ 2.95m x 4.55m • Living Room 1 <ul style="list-style-type: none"> ○ 4.43m x 5.31m • Living Room 2 <ul style="list-style-type: none"> ○ 4.43m x 5.31m • Kitchen <ul style="list-style-type: none"> ○ 4.30m x 5.72m • Utility Room <ul style="list-style-type: none"> ○ 2.18m x 2.12m • Family Room <ul style="list-style-type: none"> ○ 4.04m x 5.17m • Corridor <ul style="list-style-type: none"> ○ 1.8m x 5.35m 	<ul style="list-style-type: none"> • Bedroom 1 <ul style="list-style-type: none"> ○ 7.30m x 3.30m • Bathroom <ul style="list-style-type: none"> ○ 1.78m x 3.48m • Bedroom 2 <ul style="list-style-type: none"> ○ 3.66m x 3.00m • Bedroom 3 <ul style="list-style-type: none"> ○ 4.35m x 3.53m • Landing <ul style="list-style-type: none"> ○ 3m x 5m • Bedroom 4 <ul style="list-style-type: none"> ○ 3.77m x 4.40m • Bedroom 5 <ul style="list-style-type: none"> ○ 3.79m x 4.89m • Bedroom 6 <ul style="list-style-type: none"> ○ 3.78m x 4.89m • Bedroom 7 <ul style="list-style-type: none"> ○ 3.78m x 4.90m
--	---

23 Denny Street Tralee County Kerry V92YW96 Tel: 00353 66 7121073 Email: info@whgiles.ie | PSRA Licence no: 004259

www.dngwhgiles.ie

www.dng.ie/estate-agent/kerry/tralee/dng-wh-giles

www.daft.ie/kerry/estate-agents/tralee/whgiles/

Company Reg No: 124045 | Vat No: 4711885T

