



LUXURIOUS 4 BED DETACHED HOME IN STUNNING SHEEN FALLS

VILLA ROSA, SHEEN FALLS, KENMARE, CO KERRY

BER B2

savills



Villa Rosa

For Sale By Private Treaty
R7845

- **Exquisite spacious residence**
- **Luxuriously finished and ready to move in**
- **Overlooking Kenmare bay**
- **The Green enjoys the convenience of the Five Star Sheen Falls Lodge Hotel on its doorstep**
- **Outstanding location**
- **Approx. 520 sq m / 5,604 sq ft**

DESCRIPTION

Set on an estate of 300 acres, this luxury villa, one of only very few sits on the grounds of the Five Star Sheen Falls Lodge Hotel. This unique Country House Hotel overlooks Kenmare Bay, is only 10 minutes from the picturesque town of Kenmare and is on the doorstep of the magical South West of Ireland including the world famous Ring of Kerry, Beara Peninsula and Killarney Lakes. The sea view together with the dramatic McGillicuddy Reeks backdrop are characteristic of this part of the world which can only be described as magical where wildlife roam freely around the tranquil estate. This leading 5* hotel, luxurious setting together with, as the name suggests is famous for its waterfalls on the Sheen River which runs through the Estate and is famous for fine dining and luxurious living, a place where you can enjoy invigorating outdoor activities or indeed the Easanna Spa with its own indoor heated swimming pool, sauna, Jacuzzi and steam room.

The property itself is one of three thatched roofed detached homes located very close to the hotel, each with very unique and distinctive features. Villa Rosa is approx. 5,600 sq ft 4 bedroom detached home with thatched roof. Internally the property flows beautifully with large living areas all overlooking Kenmare Bay. This property is your ultimate hideaway in a picturesque tranquil part of the world yet has all the conveniences of a 5* Hotel and Spa on the doorstep.

Cosy living spaces with open fires, large dining spaces for elaborate entertaining and bedrooms fully fitted and complete with well-proportioned ensuite bathrooms, all fitted to an extremely high specification, complete this magnificent home from home!

ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Honed Sienna Limestone tiled flooring, recessed lighting, solid mahogany front door framed by glazed panels, stairwell with solid oak steps to first

floor, double doors to main reception room.

Guest WC

Honed Sienna Limestone flooring, WC, WHB.

Cloakroom

Fitted wardrobe and hanging rail.

Living Room

Solid oak flooring, 2 pairs of French doors lead to terrace, recessed picture lights, fitted entertainment unit with overhead shelving, surround sound, exquisite open fireplace with granite surround and hearth, feature brass rims and oak mantle, double doors lead to full height dining room.

Dining Room

Solid oak flooring, 6m ceiling heights, 3 sets of French doors lead to terrace with semi-circular feature fan glazing overhead, arch through to kitchen.

Kitchen

A chefs kitchen with all utensils a plenty, fully fitted cream country style wall and floor units, a mix of solid cherry and granite worktops, stainless steel backsplash, single drainer sink, Miele semi-integrated dishwasher, Godin standalone stainless steel cooker with 3 ring gas hob, Siemens double fridge, pull out butchers block.

Utility

Cerdisa tiled flooring, fully fitted cream country style wall and half units, sink, solid cherry worktop, washing machine and tumble dryer, door to front.

Bedroom 3

Carpet flooring, French door to rear, fitted wooden sliderobes with vanity area, recessed lighting.

Ensuite

Honed Sienna Limestone flooring, Sienna blue limestone walls, WC, bidet, bath, separate shower, heated towel rail, wall to wall fitted base unit with twin WHB, marble top and full width mirror overhead, recessed lighting.

Bedroom 4

Carpet flooring, fitted wooden sliderobes with vanity area, recessed lighting.

Ensuite

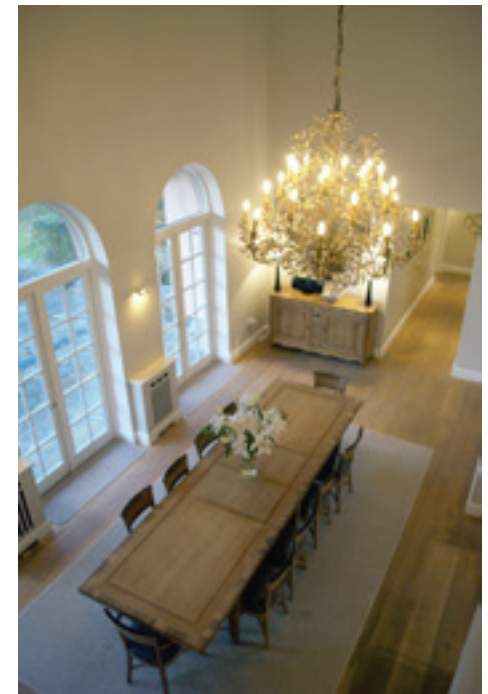
Honed Sienna limestone flooring, Sienna blue limestone walls, WC, bidet, shower, heated towel rails, wall to wall fitted base unit with twin WHB, marble top and full width mirror overhead.

Mezzanine

Seating areas, fitted bookshelves, tinted glazed panel with oak banister overlooks ground level, solid oak flooring.

Master Bedroom

Carpet flooring, pair of French doors, recessed lighting, abundance of fitted units, drawers and shelving, beautiful light filled room, 2 feature windows.



Walk through wardrobe

Fitted wardrobes, drawers, shelving and hanging rails.

Ensuite

Hones Crema Marfill marble flooring, polished Crema Valencia marble walls, WC, bidet, bath, separate shower, heated towel rail, fitted base units with twin WHB, marble top and full width mirror overhead, recessed lighting.

Bedroom 2

Carpet flooring, feature window, French doors, abundance of fitted units, drawers and shelving, recessed lighting.

Ensuite

Hones Crema Marfill marble flooring, polished Crema Valencia marble walls, WC, bidet, bath, separate shower, heated towel rail, fitted base units with twin WHB, marble top and full width mirror overhead, recessed lighting.

Walk in wardrobe

Carpet flooring, fitted hanging rails and drawers.

DISTANCES

Kenmare	2.3kms
Killamey	35kms
Cork Airport	97kms
Kerry Airport	58.6kms

BER DETAILS

BER: B2
BER No: 106029390
Energy Performance Efficiency: 110.42 kWh/m2/yr

VIEWING

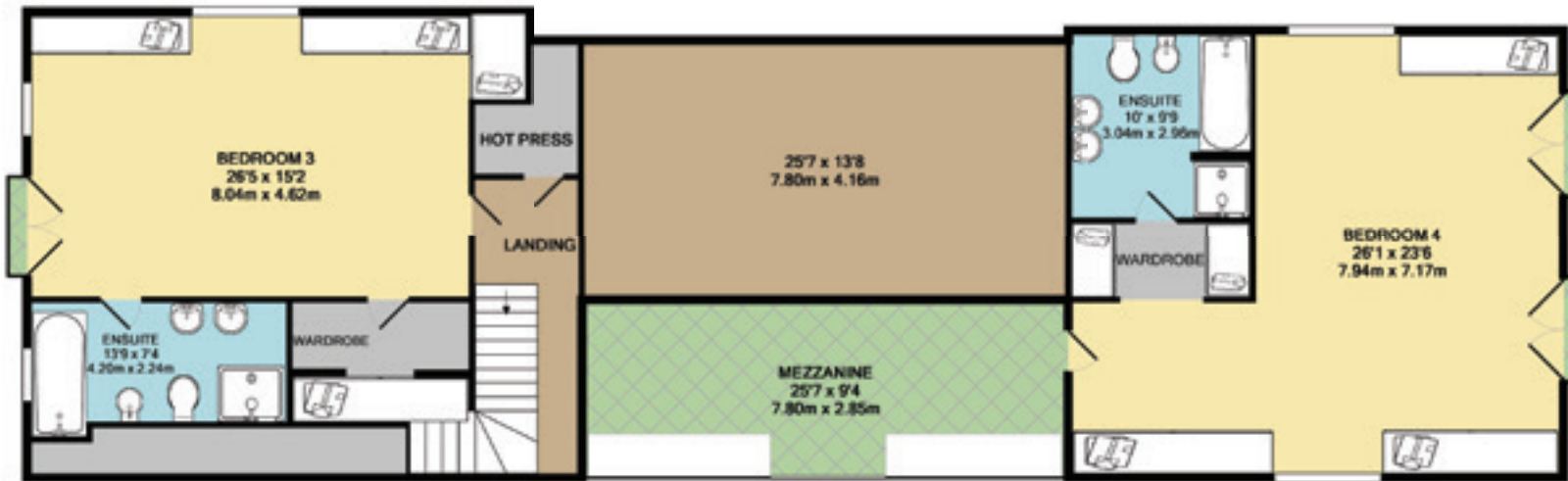
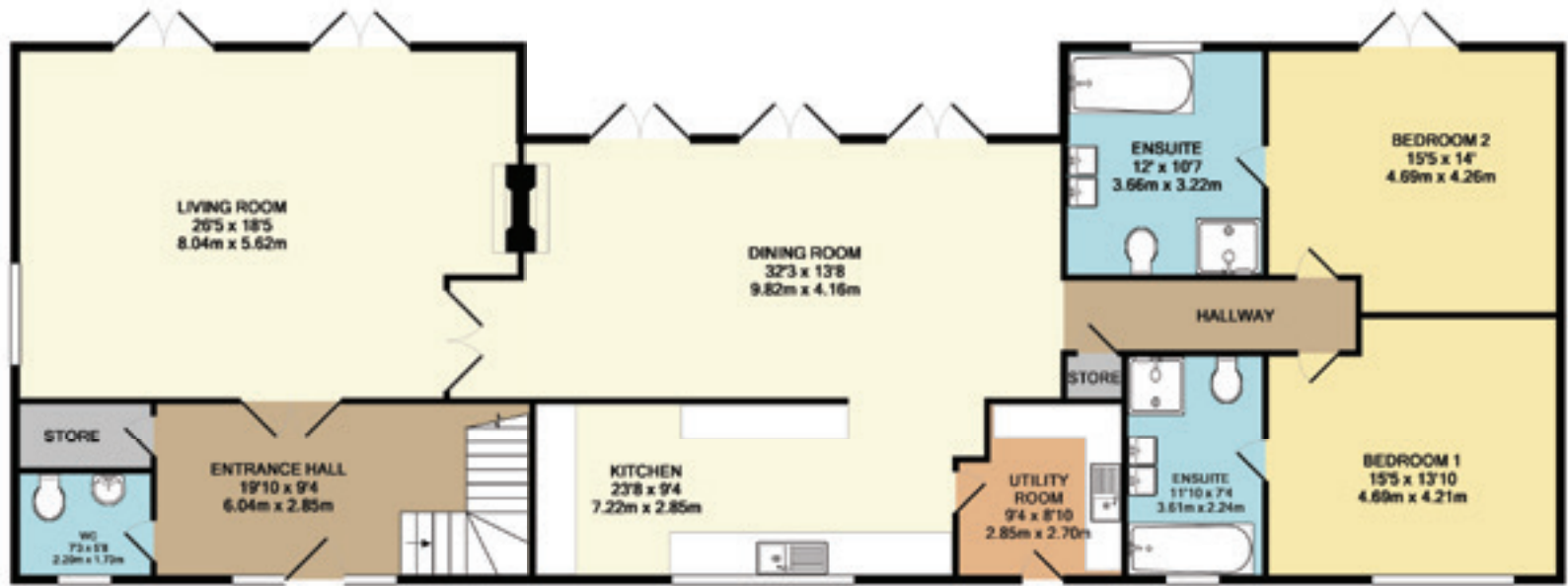
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