



**THE 19TH LODGE, BALLYEAGH, BALLYBUNION, CO KERRY. V31 K235**

**STUNNING 14-BEDROOM BOUTIQUE LODGE IN A MOST UNIQUE COASTAL SETTING**

**BER B3**

**savills**



**THE 19TH LODGE**  
**For Sale by Private Treaty**  
**CKK210202**

- Stunning 14-bedroom boutique lodge in a most unique coastal setting
- Approx. 672 sq m / 7,233 sq ft
- About 0.3 ha / 0.75 ac of private grounds
- Separate staff quarters approx. 60 sqm / 646 sq ft
- Air conditioning
- Selection of outbuildings
- 17 Car spaces
- Kerry Airport 40-minute drive
- Within walking distance of Ballybunion **Bunion** Golf Club and sandy beaches
- OFCH/Main's water and sewage/ CCTV/Alarm

Savills is delighted to introduce The 19th Lodge to the open market, a successful 14-bedroom guesthouse on a private and stunning site with sandy beaches and Ballybunion Gold Club at its doorstep.

The property is accessed via a recessed entrance with a graveled

driveway leading to a large parking area with space for approx. 17 cars. The main entrance is buffered by a large entrance porch that opens in to a beautiful and cavernous reception foyer with double height ceilings. This room has a superb solid oak staircase only matched in quality by a stunning feature marble fireplace. The ground floor of the northern wing of the guesthouse has five large guestrooms, all which have an en suite bathroom. Each guest bedroom is generous in size with fine detailing and craftsmanship evident throughout. Returning to the reception room, a hallway brings you to the south wing of the property. Here you will find the remaining four double en suite guest bedrooms on the ground floor. The dining hall is on your right-hand side at the beginning of the hall. This is a delightful room with a double height ceiling and a large picture window at the gable end over-looking the golf course. The kitchen is conveniently connected to the dining room and a living room. The living room is bright and over-looks a patio. An office, storage room and guest lavatory make up the remainder of the guesthouse on the ground floor. The staff quarters can be accessed internally from the kitchen in addition to having independent and external access. This is a timber structure with a living room, three bedrooms, two walk-in style wardrobes and a shower room.

Making your way back to the reception room and up the oak staircase, you will come to a large landing. From here, the remaining five guestrooms

can be found and a shelved storage room. All rooms are generously proportioned, all with their own en suite bathroom. The front facing rooms have stunning golf course views while those at the rear overlook the countryside.

Externally this property is superbly laid out. Level lawns and shrubberies border gravelled parking space while block walls and fencing define clear boundaries. A spacious flagstone patio links up the living room and is south facing. The site itself is ideally level with additional land space suitable for expansion subject to planning. There is a large outbuilding to the rear, conveniently laid out as a utility and laundry room, large storage room, a shower room with WC and a fuel shed.

This property comes to the open market as a unique opportunity for discerning buyers to get themselves a stunning coastal property with a proven track record as a successful guesthouse. Must be viewed to be truly appreciated.

Do not delay, arrange you viewing today

## ACCOMMODATION

### Ground Floor

#### Porch

Tiled. Double doors to reception.

#### Reception

Reception area is tiled with a front desk attached to an office. The lounge area is carpeted with a feature marble fireplace, double height ceilings, recessed lighting, grand oak staircase, half wall panelling and coving.

#### Dining Hall

Large, tiled room with double height ceilings, picture window overlooking the golf course, fireplace, coving, ceiling rose, sconce lighting lining the walls.

#### Kitchen

Eye and floor level cabinetry, integrated appliances and a door to the dining room.

#### Living Room

Bright room with oak flooring, a solid fuel fireplace, built-in bookshelves and sliding doors leading to a patio.

#### Bedroom 1

Large executive suite, double bedroom with a feature fireplace and cornicing.

#### En suite

WC. Whb. Shower. Jacuzzi style bath. Tiled through-out.

#### Bedroom 2

Large double bedroom with cornicing.

#### En suite

WC. Whb. Shower.

#### Bedroom 3

Large double bedroom with cornicing.

#### En suite

WC. Whb. Shower. Jacuzzi style bath. Tiled through-out.

#### Bedroom 4

Large double bedroom with a dual aspect and cornicing.

#### En suite

Wc. Whb. Shower. Tiled throughout.

#### Bedroom 5

Large double bedroom with cornicing.

#### En suite

WC. Whb. Shower. Jacuzzi style bath. Tiled throughout..

#### Bedroom 11

Double room with laminate timber flooring.

#### En suite

WC. Whb. Shower. Tiled throughout.

#### Bedroom 12

Double room.

#### En suite

WC. Whb. Shower.

#### Bedroom 13

Double room with laminate timber flooring.

#### En suite

WC. Whb. Shower. Tiled throughout.

#### Bedroom 14

Double room with laminate timber flooring.

#### En suite

WC. Whb. Shower. Tiled throughout.

#### Office

Conveniently connected to the front desk.

#### Guest Lavatory

WC. Whb. Tiled

#### Storage Room 1

Large storage room with shelving.

#### Storage Room 2

Shelved

### First Floor

#### Bedroom 6

Large double bedroom with a dual aspect, cornicing, a marble fireplace and superb views of the golf course.

#### En Suite

WC. Whb. Shower. Jacuzzi style bath with shower over-head. Tiled through-out.

#### Bedroom 7

Large double room with cornicing and views of the golf course.

#### En suite

WC. Whb. Jacuzzi style bath. Shower. Tiled through-out.

#### Bedroom 8

Large double bedroom with a dual aspect and views of the golf course.

#### En suite

WC. Whb. Shower. Tiled through-out.

#### Bedroom 9

Large double room with a dual aspect, cornicing and countryside views.

#### En suite

WC. Whb. Shower. Bath. Tiled through-out.

#### Bedroom 10

Large double room with cornicing.

#### En suite

WC. WHB. Shower. Bath Tiled through-out.

#### Storage room 3

Shelved

### Staff Quarters

#### Living room

#### Bedroom 1

Double room with solid wood flooring

#### Bedroom 2

Double room with solid wood flooring

#### Bedroom 3

Single room with solid wood flooring

#### Walk-in wardrobe 1

Shelved with solid wood flooring

#### Walk-in wardrobe 2

Solid wood flooring

#### Shower Room

WC. Whb. Tiled floor and walls.

#### Outbuildings

Laid out as a utility and laundry room, large storage room divided in two, a shower room with WC and a fuel shed.

### DIRECTIONS

Eircode V31 K235

### BER DETAILS

BER No: B3

BER Number: 800701385

Energy Performance Indicator: 480.06 kWh/m<sup>2</sup>/yr

### VIEWING

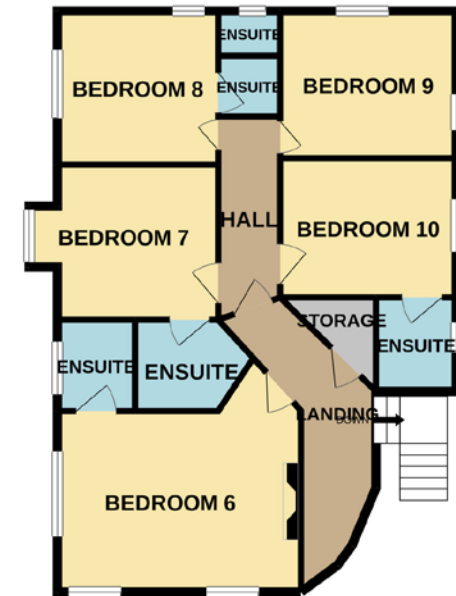
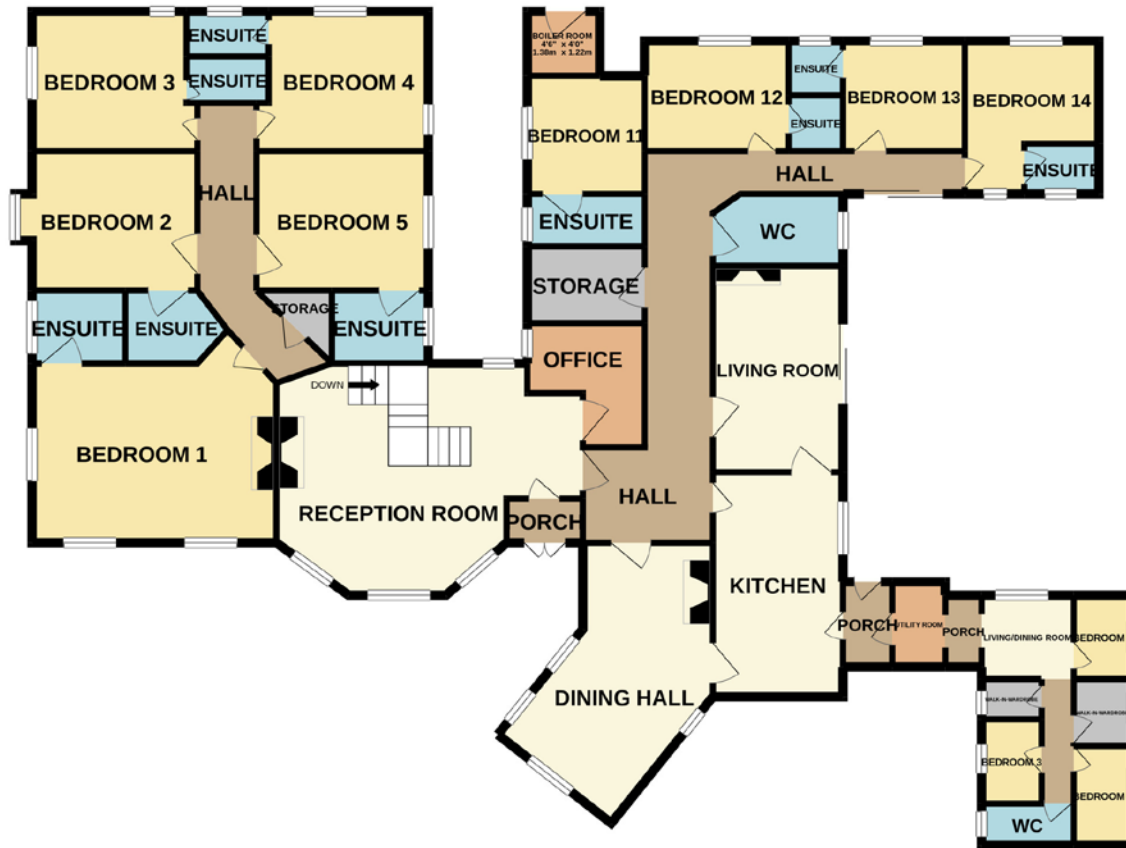
By appointment with Savills Cork

(021) 427 1371 or email:cork@savills.ie

# FLOOR PLAN

GROUND FLOOR

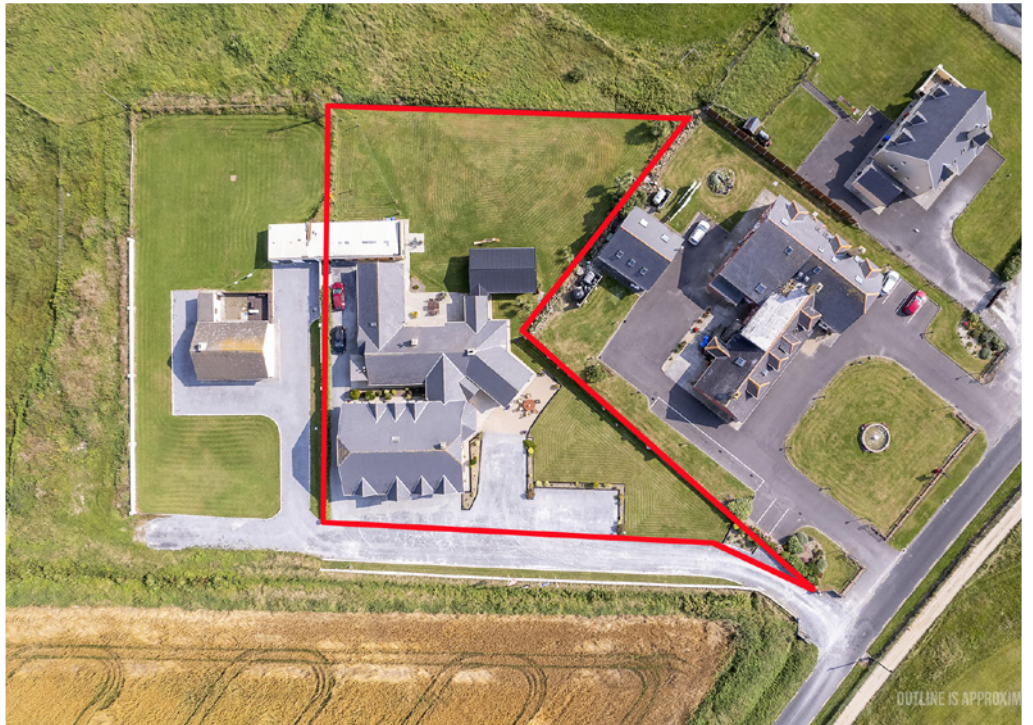
1ST FLOOR



Savills Cork  
 11 South Mall,  
 Cork  
 cork@savills.ie  
 +353 (0)21 427 1371  
 PSRA No: 002223

**Important Notice:** Savills Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it. All maps produced by permission of the Ordnance Survey Ireland Licence No AU 001799 © Government of Ireland.





OUTLINE IS APPROXIMATE