



Valhalla,
Valhalla, Blackwater, Killarney, Co. Kerry
On c. 0.94 hectares (2.33 acres)



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For Sale by Private Treaty

ACCOMMODATION

Entrance Hall • Kitchen • Sitting Room • Sun room • Dining Room • Study
Master Bedroom with En Suite • 4 further Bedrooms, all En suite • Family Bathroom • extensive loft space • Reading Room/Office

OUTSIDE

Sunny terraces • Sweeping countryside views • breathtaking sea and mountain views •
lands all in grass with some woodland • high quality outbuildings

APPROXIMATE DISTANCES

Kenmare 10km • Killarney 35km • Cork 102km • Kerry Airport 58 km

Description

Valhalla is a most impressive meticulously designed home within minutes' of the famous Heritage town of Kenmare in the highly sought after location of Blackwater Bridge on the Ring of Kerry. It is a rare occurrence for properties of this quality to come to the market in this area and even rarer to have such an elevated private and tranquil south facing site with spectacular panoramic views of the Kenmare estuary and mountains beyond and out to West Cork.

The current owners' built Valhalla in 2000 to a very high standard with numerous unique features throughout. Valhalla is a bright and spacious very well laid out country residence, in a relaxed style. The home has a wonderfully calm and tranquil aura and has been very cleverly designed to maximise the space and create an effortless and stress free, modern living space. The property is approached by a sweeping avenue to a large tarmac area to the front of the house.



Internally, the house has excellent ceiling height, coupled with the comforts of modern day fixtures and fittings, all come together effortlessly to create the perfect family home.

One enters the house through a stained glass door, which leads to the bright main reception hall with solid wooden staircase. The large open plan living room and conservatory take in the breath-taking views across the bay. The kitchen is a delightful space, with limed oak units. Off the kitchen there is a large utility room. There are beautiful tiles and polished floorboards throughout.

The jewel in the crown has to be the numerous picture windows which provide majestic panoramic views towards the sea and mountains. Stripped pine doors lead to the dining room to the rear, which leads to a nice cosy study, this could be made into a further bedroom, if required. There are five bedrooms complete with five bathrooms. The ground floor master bedroom suite is a particular feature with a picture window

with views over the gardens and beyond. Upstairs there are four further bedrooms of excellent proportions and 4 bathrooms and a reading room/office.

Outside has sheltered, yet sunny, terraces surrounding the property which are perfect for alfresco dining. Sweeping lawns are dotted with mature shrubs and trees. The lands are bound by natural hedging and specimen trees.

There is an outside building currently being used for storage which could potentially be converted to additional guest accommodation with spectacular views.

The attention to detail in the design of this house is incredible, with fine bespoke features throughout. This is a true lifestyle home in a most sought after location.

Location

Kenmare lies on two noted Irish tourist routes, the Ring of Kerry and the Ring of Beara, approximately 32 kilometres from Killarney. As a result, it is a popular tourist destination and many of the businesses in the area cater specifically for tourists.

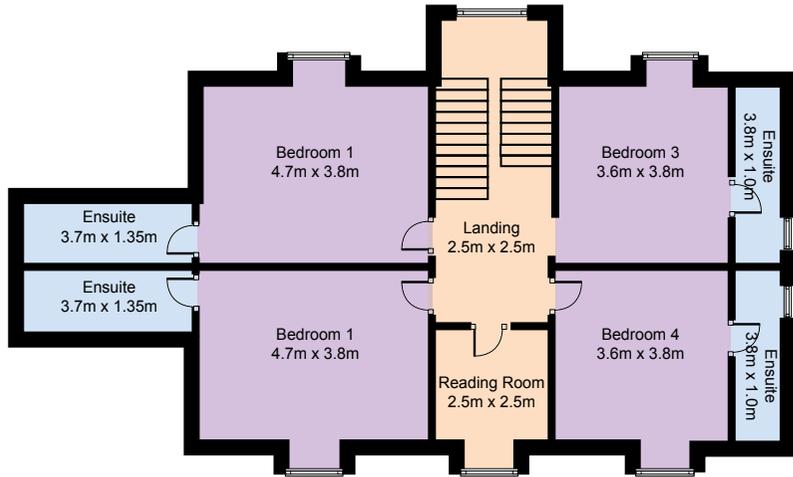
The town is noted for its food and pubs with a range of restaurants, traditional pubs, schools, shops and local markets. It also hosts a range of 5 star hotels with Forbes in the US voting Kenmare as one of the best top ten places in the world to live.



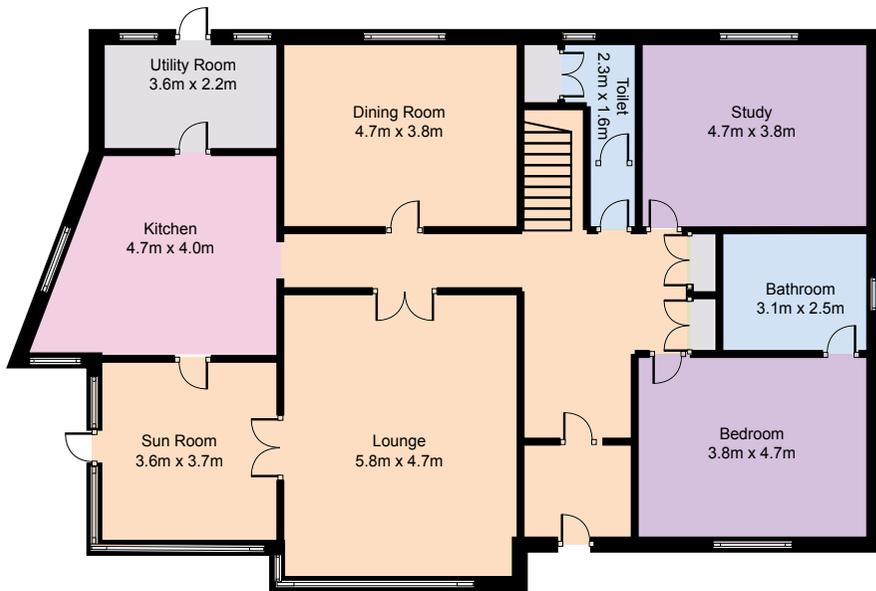


Living Accommodation
 Approx. 243.90 sq metres (2,530 sq ft)

- Reception Room/ Living and Circulation Areas
- Bedrooms
- Bathroom
- Kitchen
- Storage

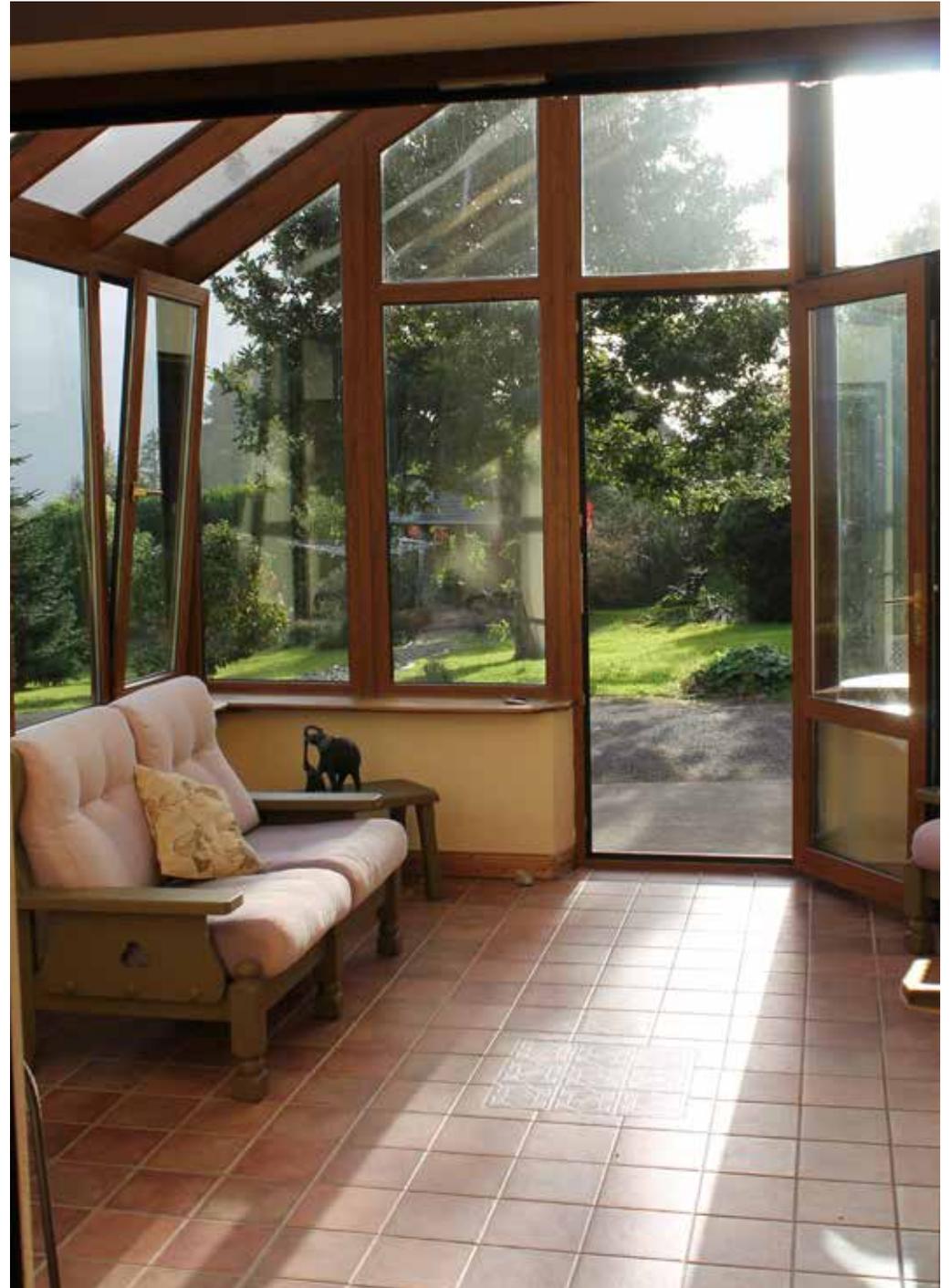


FIRST FLOOR



GROUND FLOOR





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Important Notice

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Directions

Coming from Kenmare take the N70 Kerry ring road signposted Cahersiveen. Continue on this road for 10 km and you will see the sign for Valhalla on your right hand side.

Viewing

Strictly by appointment through Ganly Walters.

Services

ESB, OFCH, Treatment Plant, Own deep bored well, Excellent Wifi

BER Rating

BER C1