



"Bramble House"

On c.3 Acres/ 1.21 Ha.,
Illaunstookagh, Cromane, Co. Kerry, V93X985.




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5



231.18 sq.m

 (045) 865 568

 www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

Bramble House is located on the Ring of Kerry and sits on the edge of The Lough Yganavan and close to the neighbouring village of Cromane. Cromane is a small rural fishing village situated eight kilometres west of Killorgin and six kilometres from Glenbeigh. Cromane is in the enviable location between the two most scenic peninsulas in Ireland; The Dingle Peninsula to the north and the Iveragh Peninsula extending westwards. Cromane is one of the few locations where you can view the Brandon Mountain Range, Sliabh Mish Mountains and the McGillicuddy Reeks all at once. For the Golf enthusiast the renowned Dooks Golf Club is only 2kms away as is Dooks Beech. Other Golf Clubs in the area include the Killorgin Golf Club and the Killarney Golf and Fishing Club. Hillwalking is well catered for in the area with Carrauntoohil only a short drive. Surfing and water sports are very popular on the nearby Rossbeigh and Kerry airport is only a 20 minute drive.

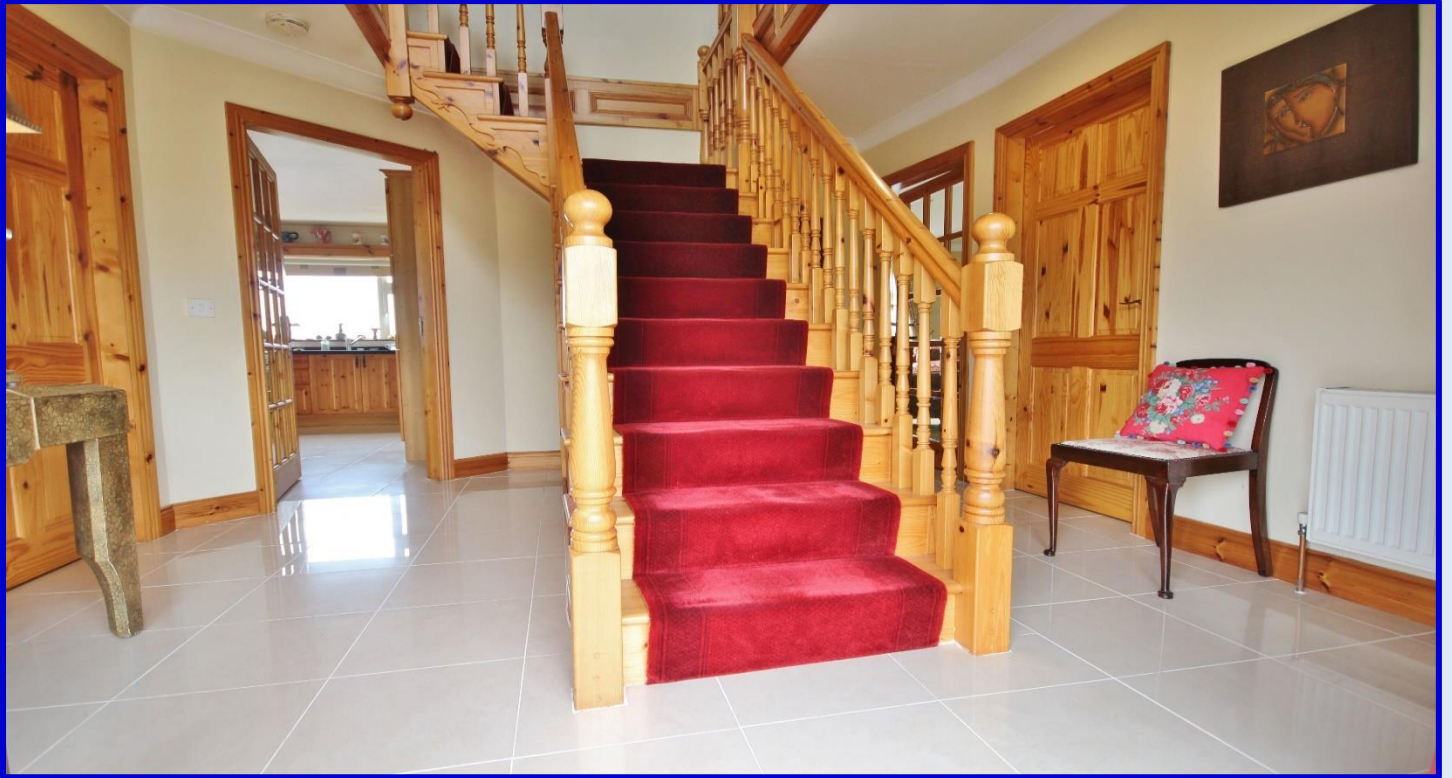


DESCRIPTION:

Attractive dormer bungalow built c. 2010 standing elevated, overlooking the beautiful lake. On entering through electric gates you are greeted by an abundance of colour coming from hundreds of Hydrangea bushes either side of the sweeping drive. The house itself which extends to c.227 sq.mts / 2443 sq.ft has bright spacious accommodation and is fitted out to the highest of standards. The entrance hall with porcelain tiles leads through to large kitchen/dining room to the back of the house with large picture windows and patio doors take full advantage of the lake and gardens. The sitting room is the same with large windows and a beautiful marble fireplace. there are 5 bedrooms in total, all of which are double and four bedrooms are en-suite . The gardens extend to a breathtaking three acres of manicured lawns with secluded walks, ornate bridges and private jetty for a fishing boat. This is truly unique property located in an area of outstanding beauty. Viewing highly recommended.

ACCOMMODATION:

Entrance Hall	3.89m x 3.57m.	With porcelain tiled floor and understairs storage.
Kitchen	7.59m x 4.79m.	With pine fitted kitchen units, granite work tops, double oven and hob, centre island unit with under counter storage and granite work top, solid fuel cast iron stove and patio doors to garden.
Utility Room	3.67m x 2.12m.	With fitted units, sink, Plumbed for washing machine and cloakroom with hanging shelves.
Living Room	5.96m x 4.80m.	With marble fireplace with open fire, coving and spotlights.





Bedroom 1	5.8m x 4.38m.	With bay window and en-suite.
En-Suite	1.34m x 1.56m.	Fully tiled with shower, w.c. & w.h.b.
Bedroom 2	6.40m x 4.40m.	With bay window and en-suite.
En-Suite	1.58m x 1.89m.	Fully tiled with shower, w.c. and w.h.b.



Upstairs Bathroom	2.31m x 2.82m.	Large landing with wooden floor and hot press. Fully tiled with jacuzzi bath w.c. & w.h.b.
Bedroom 3 (Master)	5.53m x 5.90m.	With wooden floor and en-suite.
En-Suite	2.57m x 1.97m.	Fully tiled with shower, w.c. & w.h.b.
Bedroom 4	5.46m x 2.95m.	With wooden floor.
Bedroom 5	5.00m x 3.50m.	With wooden floor and en-suite.
En-Suite	1.86m x 1.95m.	Fully tiled with shower, w.c. & w.h.b.





SERVICES:

Water: Mains

Sewage: Septic Tank

Heating: Oil Fired Central Heating.



VIEWING:

BY APPOINTMENT ONLY

BER:

C2 (112194832)

PRICE REGION:

€950,000



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DOYLE

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