



# Cleandra

Beara Peninsula, County Cork



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Nestled on the breathtaking Beara Peninsula, overlooking the serene Kenmare Bay, lies a collection of captivating properties sprawled across 9 acres of lush, verdant landscape. This idyllic retreat features two houses, two outbuildings, and a weathered famine cottage, promising an unparalleled living experience amidst the splendour of nature.

One of the properties, affectionately known as the 'Pink House,' has secured planning permission for a conversion into a four-bedroom masterpiece. The design comprises an open plan kitchen and living space spanning the full width of the ground floor, with panoramic views across the bay towards Derrynane and Parknasilla. The living space will open onto a landscaped terrace taking advantage of the evening sun, and views west to the Atlantic Ocean. Below the terrace, also overlooking Kenmare Bay is the separate 56 sqm garden studio, providing additional accommodation to suit the needs of any future occupants. Upstairs, new floor to ceiling dormer windows ensure the same stunning view from the bedrooms.

The estate's original farmhouse stands as a rustic gem awaiting its transformation. With planning permission already in place, this historic building is poised to become a two-bedroom haven. The design provides two large double bedrooms and two bathrooms within the old house, both with floor to ceiling windows to take in the breathtaking view. A new glazed entrance pavilion links the old house to a spectacular contemporary vaulted living space, with a wood burning stove punctuating the view from the large picture window. West facing glass doors open onto a private sheltered terrace with magnificent views over the Atlantic. Just like at the Pink House, there is a separate spacious garden studio to provide additional accommodation.

In addition to the two main houses, the property includes two outbuildings and a weathered famine cottage. These structures offer additional space and historical significance. The outbuildings could serve various purposes, such as guest accommodation, studios, or storage, while the famine cottage stands as a poignant reminder of Ireland's past.

The entire site falls within a Special Area of Conservation, highlighting its ecological importance. The Beara Peninsula is renowned for its compelling beauty and ecological diversity. The location is extremely private and secluded from neighbouring properties, offering complete silence apart from birdsong and the sound of waves breaking on the shoreline below. The west of the site is bordered by an ancient woodland of Sessile Oak and Hazel, crossed by several cascading streams. Within the woodland there is luxuriant growth of rare plants and ferns. The Miskish and Caha mountains form the rugged backbone of the peninsula, creating a dramatic backdrop as the land stretches towards the Atlantic Ocean.

The Beara Peninsula, a striking stretch of land jutting into the Atlantic Ocean, lies on Ireland's southwestern coast, straddling Counties Cork and Kerry. The nearby village of Ardgroom is a 5 minute drive and has local shops, a post office, petrol station and pub. Castletownbere just under a 20 minute drive away provides a wider range of amenities typical of a provincial town. Colourful and vibrant Kenmare with its traditional pubs, award winning restaurants and two five star hotels is just a 40 minute drive. Kerry airport is approximately 1.5 hours and Cork International Airport is just under 2 hours.

The Beara Peninsula offers a wealth of outdoor activities. Fishing is popular, with abundant coastal and freshwater spots teeming with fish. The peninsula's pristine beaches and wild swimming spots such as Cuas Pier which is a 5-minute walk are perfect for swimming. Horse riding across Beara's rugged terrain and hiking its scenic trails offers an exhilarating way to explore its natural beauty.

In essence, this estate on the Beara Peninsula offers a perfect blend of historical charm and modern luxury, set against the backdrop of one of Ireland's most beautiful and ecologically significant regions.

## Features

- Encompassing 9 acres of landscape, this unique property features two houses, two outbuildings, and a historic famine cottage, offering a blend of historical charm and modern potential.
- With planning permission already secured, the original farmhouse is set for transformation into a two- bedroom haven, each with an ensuite, while the 'Pink House' has planning permission to become a four- bedroom masterpiece with panoramic views. Both properties have the option of additional accommodation if required.
- Nestled within a designated ecological area, this property promises to harmonize with its natural surroundings, featuring subtropical flora and breathtaking views of the Miskish and Caha mountains.
- Located in one of Ireland's most captivating locales, this property offers not just a home but a lifestyle, surrounded by the enchanting beauty of the Beara Peninsula and the serene Kenmare Bay.



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## Water and Heating and Foul Drainage

Water is from mains. Central heating is by Oil Fired central heating. Foul drainage is to a septic tank.

## Community

The Beara Peninsula, a striking stretch of land jutting into the Atlantic Ocean, lies on Ireland's southwestern coast, straddling Counties Cork and Kerry. The nearby village of Ardroom is a 5 minute drive and has local shops, a post office, petrol station and pub. Castletownbere just under a 20 minute drive away provides a wider range of amenities typical of provincial town. Kenmare which is only a forty minute drive away has rolling mountains as the backdrop and colourful streets lined with charming restaurants and shops. Kerry airport is approximately 1.5 hours and Cork International Airport is just under 2 hours.

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In essence, the Beara Peninsula offers an immersive experience that blends natural beauty, historical depth, and cultural richness. It is a place where the land and sea meet in spectacular fashion, creating a landscape that is as enchanting as it is diverse. For those seeking tranquillity, adventure, or a deep connection to Ireland's storied past, Beara is an unparalleled destination.

## Legal

Solicitor with Carriage of Sale is Catriona Sharkey of Sheehan and Company Solicitors, 1 Clare Street, Dublin. The property is offered for sale Freehold with full vacant possession upon any sale completion and subject to and with the benefit(s) of all matters of rights of way which affect the property.

## Fixtures and Fittings

All curtains and light fittings are included in sale and will become the property of the purchaser. Fixed or plumbed appliances and white goods included in sale.



## BER Information

BER Rating: C2

Ber number: 112979638

EPI: 196.27 kWh/m<sup>2</sup>/yr

## Eircode

The Pink House is P75 W927 and the Farmhouse is P75 F342.

GPS location 51.74102 Latitude, -9.92513 Longitude.







FLOOR PLAN Not to scale - for identification purpose only.

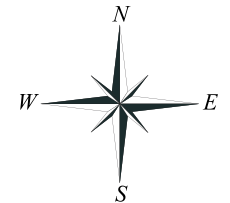
MAIN HOUSE

Ground Floor



SECONDARY HOUSE

Ground Floor



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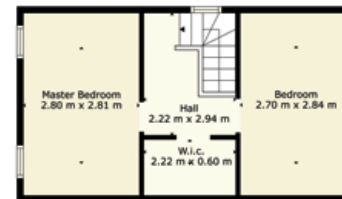


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First Floor



First Floor



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