



**SPECTACULAR WATERFRONT HOME WITH STUNNING VIEWS OVER CARAGH LAKE**

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LAKEFIELD HOUSE, CARAGH LAKE, CO. KERRY

**BER C2**









# Lakefield House

## For Sale by Private Treaty

CKK150076

- Spectacular views over Caragh Lake
- Impressive spacious main residence of approx. 325 sq m (3,500 sq ft)
- Magnificent gardens of approx. 1.8 ha (4.4 acres)
- Extensive lake frontage
- Guest Cottage and Lodge
- High degree of privacy
- Numerous outhouses
- Easily accessible by air, rail and road

### DESCRIPTION

Savills are delighted to present arguably one of the finest waterfront houses in Kerry to the market. This property is more than just a home with separate guest accommodations. Lakefield House is the perfect private full time residence or indeed a second home with plenty of room for friends & family.

Lakefield House will surprise you at every turn as you wander through the grounds, with secret gardens, picturesque dry stone walls, huge mature trees, a wide variety of tender flowering shrubs, bushes and expanses of lawn.

This superb property, set on an elevated site is made to admire the lake and surrounding landscape. Thoughtfully designed by the current owner, the house was built to take advantage of the amazing setting in the heart of Kerry.

Great care and attention went into the build in 1978 and resulted in generous living accommodation with solid concrete floors, double glazed windows and doors and substantial stone paved terraces.

The panoramic views are available from all main rooms which are well proportioned and have access to the terrace. Upstairs two of the bedrooms have their own penthouse style balcony where one can bask in the sun in total privacy while appreciating the best views from the house including unrivalled sunsets.

Guest accommodation is provided in 3 units; a quaint traditional Irish cottage with feature double height ceiling & central double sided fireplace and a more contemporary lodge with 2 apartments, easily converted to a single private dwelling, all very much in keeping with the magical feel of this wonderful property. Privacy, peace and tranquillity pervades Lakefield, whether you

wander through the lush gardens or make your way to the shore where a boathouse and slipway invite you to take the boat out for a spot of fishing, a dip in the lake, or more sporty pursuits like windsurfing and canoeing.

Traditional outhouses offer extra storage for fire logs, garden tools, etc.

One of them, renovated and enlarged is in use as a games room and sauna and rounds off the picture of a perfect home for an extended family.

### ACCOMMODATION

*Underfloor heating in all rooms with tile/marble floors, double glazing, all rooms with natural light, OFCH.*

#### Ground Floor

##### Entrance Hall

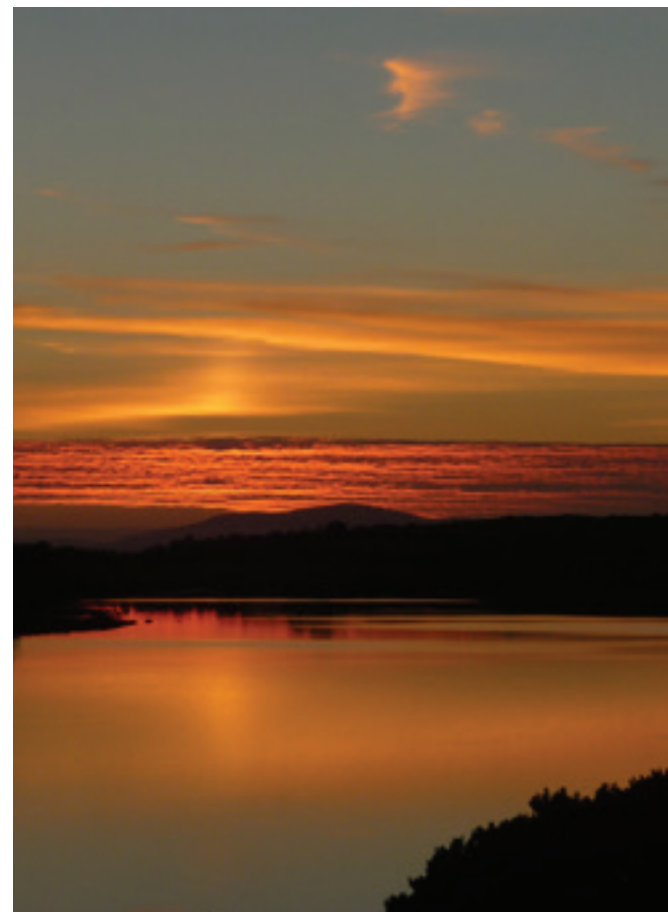
Tiled floor, solid timber open tread stair case.

##### Sitting/Dining Room

Marble floor, stone built fireplace with feature solid wooden beam and wood storage, large panoramic window, double glazed door to sun terrace.

##### Kitchen/Breakfast Room

Tiled floor, fully fitted solid kitchen with wall and floor units, tiled countertops, separate long breakfast counter, triple sink with drainer, tiled splashback, integrated double /steam oven, electric & gas hobs; double glazed door to sun terrace. Views over Caragh Lake.



### Utility

Tiled floor and worktop, plumbed for washing machine and vented for tumble dryer, double sink, wall and floor units.

### Guest WC

Fully tiled floor and walls, WC, WHB.

### Bedroom 4/Office

Carpet, wall to wall fitted wardrobes and shelves, double glazed door to sun terrace.

### Ensuite

Tiled floor and walls, Shower, WC, WHB.

### First Floor

### Landing

Carpet

### Master Bedroom

Large room spanning the width of the entire property. Carpet, hallway with wall to wall fitted wardrobes, built-in bookshelves, study area with open fireplace, large picture windows overlooking Caragh Lake.

### Ensuite

Tiled floor and walls, twin WHB, WC, Bidet, Bath and Shower.

### Bedroom 2

Carpet, fitted wardrobes, double glazed door to balcony overlooking the gardens and Caragh Lake.

### Bedroom 3

Carpet, fitted wardrobes, double glazed door to balcony overlooking the gardens and Caragh Lake.

### Bathroom

Unusually large room, fully tiled floor and walls, Bath, Shower, WC, twin WHB. View over walled rose garden.

### Walk in Wardrobe

Carpet, fully fitted floor to ceiling wardrobes.

### Attic

Full size, fully floored, light

### BER DETAILS

BER: C2

BER No: 107534125

Energy Performance Efficiency: 191.48kWh/m2/yr

### GUEST ACCOMMODATION

### COTTAGE

A renovated original traditional stone Cottage with feature pitch ceiling, white washed stone walls, double sided open fireplace, OFCH, all rooms natural light, double glazing throughout, re-plumbed and re-wired in 2010/2014.

### Open Plan Kitchen / Dining / Living Room

Liscannor tiled floor, fitted wall and floor units, double sink and drainer, tiled splashback, oven/hob, dishwasher, fridge, double sided raised open fireplace.

### Bathroom

Tiled floor and walls, Bath, Shower, WC, WHB.

### Bedroom 1

Carpet, wall to wall fitted wardrobes and shelves.

### Bedroom 2

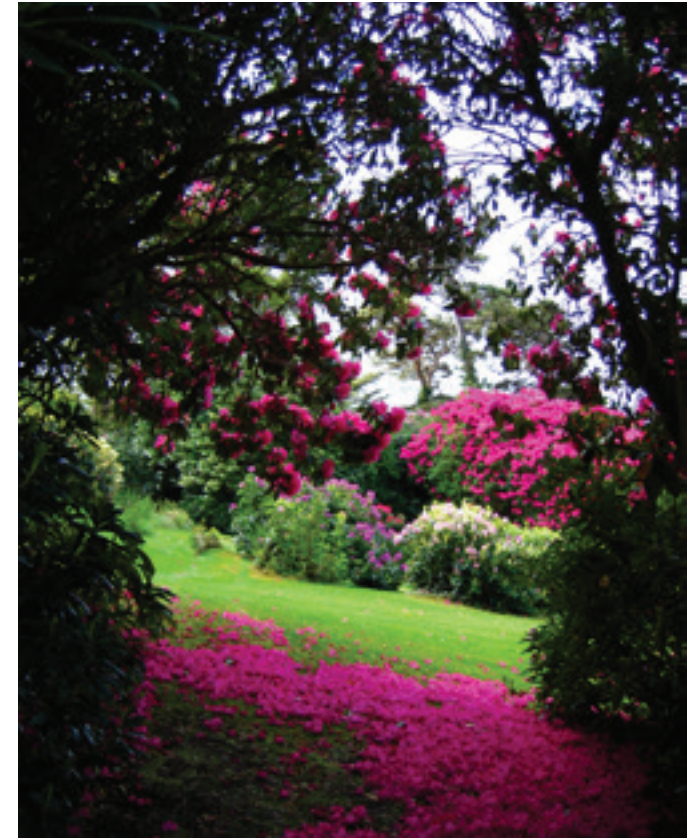
Carpet, fitted wardrobes.

### BER DETAILS

BER: F

BER No: 107534075

Energy Performance Efficiency: 439.87kWh/m2/yr







## GUEST LODGE

A two storey detached property with two self-contained units complete (one at each level) with private kitchen and living room with open fireplaces. All rooms with natural light, double glazing & OFCH.

### Entrance Hall

Tiled floor, stairs to upper unit, storage under stairs.

### Ground Floor Unit

Door to carpeted Hallway.

### Bedroom 1

Carpet, fitted wardrobe.

### Bedroom 2

Carpet, fitted wardrobe.

### Kitchen

Tiled floor, worktop and splash back, wall and floor units, cooker/hob, dishwasher, fridge.

### Bathroom

Tiled floor and walls, Bath with overhead Shower, twin WHB, and WC.

### Living/Dining room

Carpet, large open space, spanning width of property, stone fireplace, log storage.

### First Floor Unit

(part sloping timber clad ceilings)

### Landing

Carpet.

### Door to Hallway

Carpet.

### Bedroom 1

Carpet, WHB.

### Bedroom 2

Carpet, fitted wardrobe.

### Bedroom 3

Carpet, fitted wardrobe.

### Kitchen

Tiled floor, worktop and splashback, wall and floor units, dishwasher, cooker/hob, fridge.

### Bathroom

Tiled floor and walls, bath, shower, WHB, WC.

### Living/Dining room

Carpet, open space with stone fireplace, log storage, panorama window overlooking gardens and lake.

### Attic

Part floored, fully insulated, light.

## BER DETAILS

BER: C3

BER No: 107534109

Energy Performance Efficiency: 211.92 kWh/m2/yr

There is a terrace and very private lawned areas serving as recreational space to this accommodation.

## LEISURE

A stone built detached games room with table tennis and 6-person Sauna with tiled floor, Shower, WC, WHB, rest benches.

## BOATHOUSE

Stone built, el. light, space for 1-2 lake boats, rafter storage for surfboards, canoes etc., manual winch.

## GARDENS

The mild Gulf Stream climate supporting a wide variety of plants, underlines the setting and appeal of Lakefield House as a paradise for gardeners, with different sections providing individual 'outside rooms'.

Walled 'secret' garden

Woodland

Lawns

Walled rose garden

Walled front garden

Lake docking area

Ample Parking area

Work / storage sheds

## LOCATION & AMENITIES

Excellent primary and secondary schools in Caragh Lake (1km) and Killorglin (6km), Killarney 25 km, Kerry Airport 30 km, Cork Airport 110km approx. Famous Golf Courses and Links at your doorstep. Nearest beaches at Dooks 10km and Rossbeigh 15km approx.

## VIEWING

Strictly by appointment only with

Savills Cork

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

Or

Edmund O'Donoghue Auctioneer

(066) 9761195 or email: [info@odonoghues.net](mailto:info@odonoghues.net)







## FLOOR PLANS



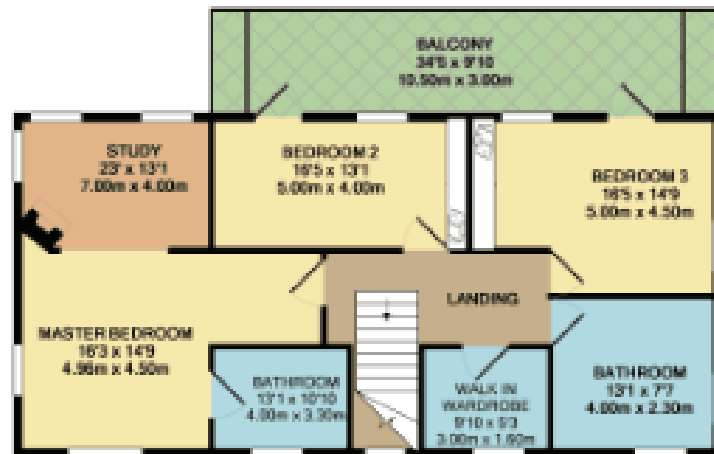
MAIN HOUSE  
GROUND FLOOR



GROUND FLOOR



GUEST LODGE  
1ST FLOOR



MAIN HOUSE  
1ST FLOOR



COTTAGE



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