



TEACH AN CULLIN, CARAGH LAKE, KILLORGLIN, CO KERRY V93 N1F6

MAGICAL LAKESIDE 4-BED DETACHED HOME WITH PRIVATE BEACH ON A MATURE C.1 ACRE SITE

BER C2

savills



TEACH AN CULLIN

For Sale by Private Treaty
CKK220107

- Stunning lakeside 5 bed detached property 292.70 sq m (3150 sq ft)
- Mature southwest facing site of 0.38 ha (0.96 acres)
- Fabulous views over Caragh Lake and The Magillacuddy Reeks
- Exceptional high-quality build
- Private beach for lake access
- Mature parkland setting on edge of Caragh Lake
- OFCH
- Large Picture Windows Double Glazed throughout

DESCRIPTION

Savills are delighted to present Teach an Cullin on the edge of Caragh Lake. There is something magical about Caragh Lake and it is only once in a blue moon that an opportunity to purchase a home right beside the lake arises. Teach an Cullin is not only set on a mature lakeside site of

c.1 acre, but also a beautifully appointed detached family home ready to move in to. This property is special and is the perfect bolthole if you want to get away from it all. The area is tranquil, untouched by the modern world, where birdsong and the lapping of the lake are the most prevalent sounds to be heard. Whether you are looking for a full-time or holiday home, you probably won't look much further when you have seen this one.

This house was built by a German engineer in the 1980's. It is of extremely high-quality build with concrete upper floor. It has recently been partially upgraded to include full insulation by the current owners. The rooms are spacious and bright, the windows are huge to ensure full appreciation of the wonderful views afforded from the rear of the property. Arriving at Teach an Cullin through the gated entrance you get your first glimpse the lake across the rear lawn and through the tall trees with the sun shining through. The front of the house is L-shaped giving a courtyard feel to the parking area. The impressive panelled teak entrance door leads to a wide tiled hallway, still not affording you the full wonder of the lake view. On entering the sitting room or dining room, this is where you will stop and appreciate the stunning view. To the front

of the property there is a modern kitchen which leads to a very large utility room, drying room/workshop and storage / games room. Just outside the back door, there is a full sized fully operational sauna, used regularly by the current owners. At the opposite end of the hall you will find a study/bedroom, large ensuite bedroom and a bathroom.

Upstairs leads to a long landing where you enter the Master bedroom with walk in wardrobe and ensuite and two large picture windows overlooking the lake. From this room you will find access to a huge attic storage space with full height spanning the full length of the L-shaped roof. Plenty of other fully insulated eaves storage is available at this level which also leads to two other bedrooms and an open plan library/playroom, and another recently upgraded shower room. Most of this floor has been newly floored with oak timber floors and each bedroom has a view of the lake.

The rear gardens are laid in lawn which fall to the lakeside with stone stepped path leading through the mature tall trees to the private beach from which the current owners swim, kayak and fish. An abundance

of shrubs are included in the mature planting and the site is tree lined to the south and west. There is a brand-new concrete garden storage shed and some vegetable and berries are planted in the sheltered side garden to the west.

ACCOMMODATION

Ground Floor

Hallway

Solid teak entrance door, ceramic tiled floor, coat closet

Kitchen

Ceramic tiled floor, fitted kitchen with marble effect worktop, fitted kitchen table with bench, Miele dishwasher, Siemens double oven/ microwave

Utility Room

Large utility room with Belfast sink, fitted storage, shelving, door to rear leading to Sauna and garden

Drying Room / Workshop

Pressurised water system, workbench, fitted cupboards, ceramic tiled floor, oil fired boiler

Storeroom/Games Room

Fully shelved sliding patio door, painted concrete floor

Sitting Room

Parquet flooring, feature Kratki corner woodburning stove, large picture window, cornice and ceiling centre rose

Dining Room

Large picture window, door to stone paved patio, ceramic tiled floor, dimmer light

Bedroom 3

Large picture window, fitted wardrobes

Bathroom

Fully tiled, wc, whb, mains shower

Bedroom 2

Large picture window, fitted wardrobes
Ensuite: Bath with mains shower over, wc, whb, fully tiled

Upstairs

Teak stairs leads to

Landing

Ceramic tiled floor, built in storage, eaves storage access, panelled ceiling with spotlighting

Master Bedroom

Two picture windows overlooking lake, fitted teak headboard, large walk-in wardrobe,
Ensuite: Fully tiled, bath, separate shower, wc, whb

Large Attic Storeroom

Access from master bedroom to large full height eaves storage room

Bedroom 4

Oak floor, picture window

Hot Press

Walk in hot press with shelving

Bedroom 5/Study

Oak floor, picture window

Playroom/Library

Open plan area, Oak floor

Bathroom

Fully tiled, heated towel rail, corner shower, wc, whb

OUTSIDE

Front Garden

- Gravelled entrance driveway and parking area
- Storeroom/Garage with sliding patio door
- Wrought iron entrance gates, cattle grid
- Abundance of shrubs and various beds

Rear Garden

- Large, covered stone paved patio with outside stone-built fireplace / BBQ
- Manicured lawn
- Stone steps leading to lake side through tall mature trees
- Pebble beach at lakeside
- Woodland area with wildflowers
- Mature Shrubbed beds

Side Garden

- Full sized Tylo sauna with shower, fully tiled
- Concrete garden shed with pitched tiled roof
- Vegetable area
- Mature woodland area

SERVICES

- Oil Fired Central Heating
- Pressurised Water System (all mains showers)
- Mains Water
- Septic Tank
- WIFI available

LOCATION

Set just off the Wild Atlantic Way and on The Ring of Kerry, this property is unique in its setting, right on the edge of Caragh Lake looking southwest to the Magillacuddy Reeks. Set in the Reeks District which stretches from the towering Carrauntoohil to the blue flag Atlantic beaches at Glenbeigh, Dooks and Cromane, renowned for climbing, forest walks, kayaking and surfing together with cycling, trekking and wild swimming. See more at www.reeksdistrict.com. Golfing is available locally at the scenic Dooks 18-hole links course, one of the oldest in Ireland. Killorglin and Beaufort Golf clubs are also closeby while Waterville Golf Links is a 45 minute. Other sports available locally are GAA, Soccer, Rugby and Canoeing and many more.

There is a local primary school in Caragh Lake which is within walking distance of this property while primary and secondary schools are available in Killorglin. Two restaurants on the lake are also within walking distance, Ard Na Side and Carrig Country house while many eateries can be found both in Killorglin and Glenbeigh. Killorglin is a vibrant town with an active local social and business community ensuring an enjoyable lifestyle, together with business opportunities should you be considering a move to the area. See www.killorglin.ie.

- Killorglin 7km
- Dooks 8km
- Glenbeigh 6km
- Killarney 29km
- Kerry Airport 34km
- Cork Airport 120km

BER DETAILS

BER: C2

BER Number: 114834310

Energy Performance Indicator: 196.35 kWh/m2/yr

Contact us today to arrange your viewing. Do not miss this rare opportunity!

VIEWING

By appointment with Savills Cork
(021) 427 1371 or email: cork@savills.ie

By appointment with Savills Country
(01) 663 4350 or email: country@savills.ie

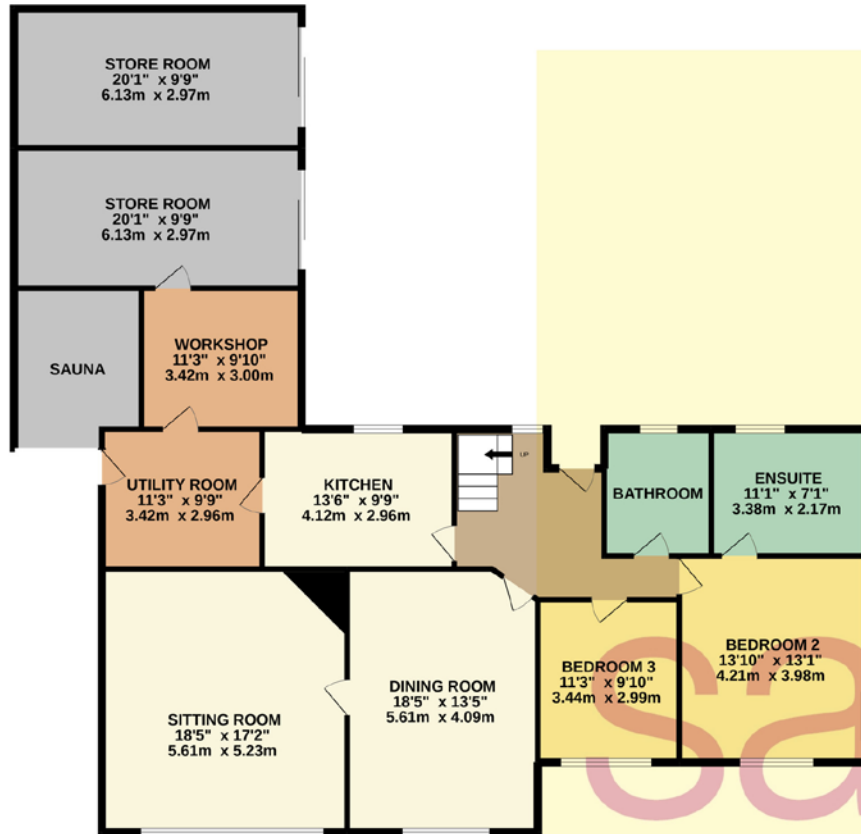




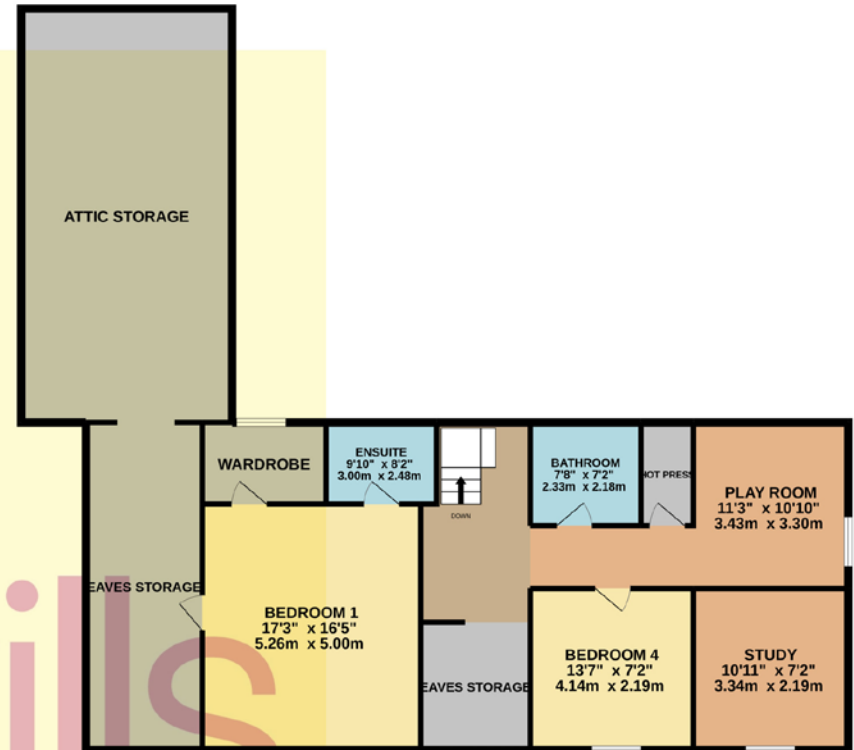


FLOORPLANS

GROUND FLOOR
1973 sq.ft. (183.3 sq.m.) approx.



1ST FLOOR
1175 sq.ft. (109.2 sq.m.) approx.



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