



KILSHANNY HOUSE
CAHERLOOSKAUN, KILSHANNY, CO CLARE

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Distances

Ennistymon 5.4 km, Lisdoonvarna 6.5 km, Doolin 7km, Lahinch 9 km,
Cliffs of Moher 12.5 km, Burren National Park 21 km, Ennis 31 km,
M18 34 km, Shannon Airport 56 km, Limerick City 74 km
(all distances approximate)

Ground Floor

Bar • Lounge • Commercial and Home Kitchen • Toilets

First Floor

Restaurant / Function Rooms • Storage

Second Floor

One Bedroom • Sitting Room/Office • Kitchenette • Bathroom

Grounds

Large Car Parking Area • EV Charging Point

Lawned Area with Fabulous Views

General Purpose Storage Sheds

In total about 0.16 hectare/ 0.39 acre

For Sale by Private Treaty

Savills Dublin

33 Molesworth Street

Dublin 2

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PSRA Licence 002223

+353 (0)1 618 1300

savills

savills.ie



Location

County Clare is renowned for its dramatic and changing landscape, from the world-renowned Cliffs of Moher (12.5 km) to the unique limestone landscape of the Burren (approx. 8km) with its extraordinary flora and fauna as well as being the European food destination of excellence.

Kilshanny House is located on the N67 between the market town of Ennistymon (5.4 km), famous for its Victorian shop fronts and courthouse gallery, and the spa town of Lisdoonvarna (6.5km). Both Ennistymon and Lisdoonvarna offer an abundance of award winning restaurants, hotels and shops. Kilshanny House is within walking distance of Kilshanny national school, the church and the community centre.

The village of Kilshanny is 9km distant from the vibrant seaside town of Lahinch, which is nestled in a magnificent coastal position at the head of Liscannor Bay. Lahinch offers a number of fantastic restaurants, pubs, cafés, shops and hotels. Lahinch, home to a 2 km long beach of golden sands, is renowned as one of the top holiday resorts in Ireland. This coastal town attracts surfing and canoeing enthusiasts from all over the world and has earned a reputation as a top 'surf centre' with multiple surf schools in the area. Lahinch has a wealth of activities for children and lovers of water sports including, sailing, swimming, kite surfing, diving and freshwater fishing.

The keen golfer is well catered for with superb golf courses nearby including the links and championship course at Lahinch (7.5 km). Lahinch Golf Club is a magnificent links golf course attracting golfers from all over the world and is ranked in the World's Top 50 golf courses. It was host to the 2019 Dubai Duty Free Irish Open. Spanish Point Golf Club (22 km), Woodstock Golf Club (32 km) and Trump International Golf Links at Doonbeg (38 km) are also close by.

Kilshanny House

Kilshanny House is a long established and award-winning village Inn close to the popular tourists' locations of the Cliffs of Moher, Doolin and Lahinch on the Wild Atlantic Way. The house dates back to 1860. It is currently a family home, a pub, restaurant and a lovely venue for events ranging from super theatre, eclectic mix of music, Burren béilíní (tapas style tastes of the Wild Atlantic Way) and all that jazz!

Recent awards for food include John & Sally McKenna McKenna's Guides in 2015, 2016, 2017 and 2018.

The accommodation briefly comprises a fully fitted bar, lounge area with coffee station, two kitchens and three WC's on the ground floor. On the first floor, there is a large restaurant/function room. There is one double bedroom, sitting room/office, a kitchenette and a bathroom on the second floor. On the southern boundary of the property, there are a number of general purpose storage sheds including a cold room and a stable.

The internal configuration of the property could be easily changed to accommodate a buyer who wishes to use the property as a beautiful home rather than for commercial use.

A full list of the accommodation can be found on the adjoining floorplans.

Grounds

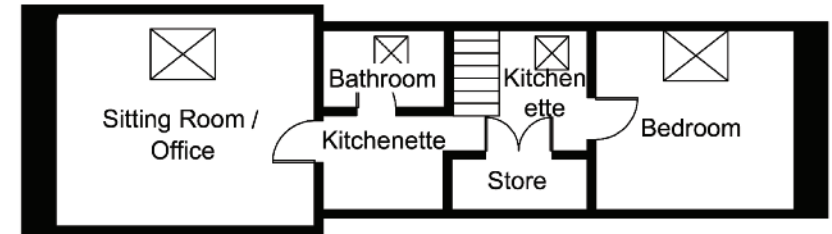
There is ample off road parking compatible for both large coaches and cars. There is also an electric vehicle car charging point and an enclosed lawn overlooking the lovely green vales of Kilshanny.

In all, the grounds extend to about 0.16 hectare/ 0.39 acre.

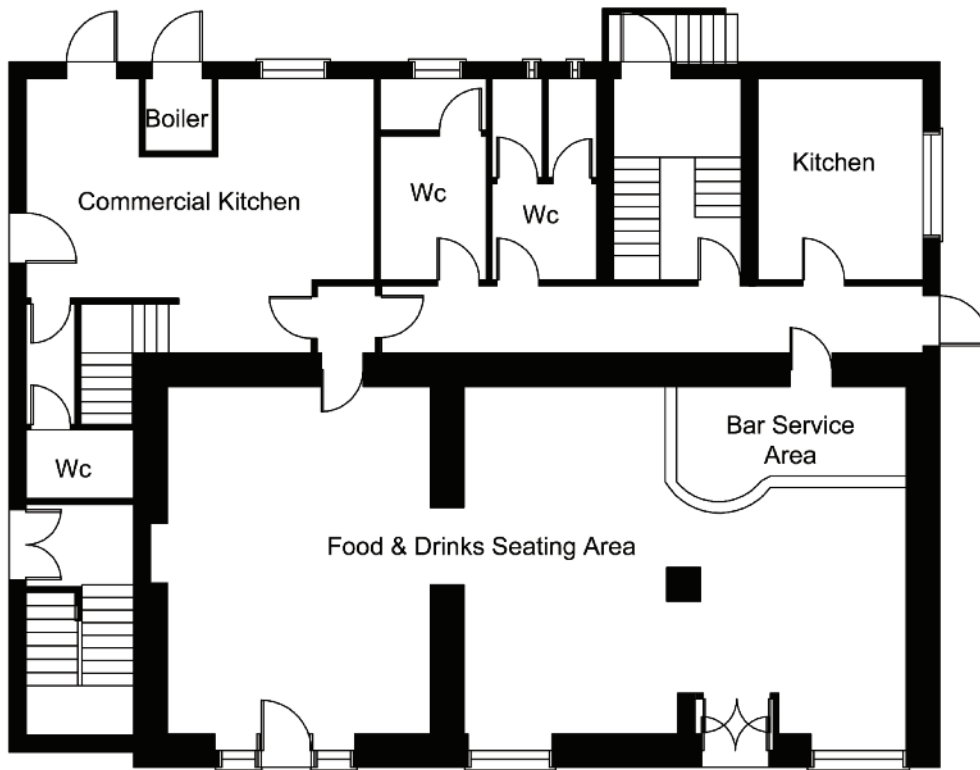




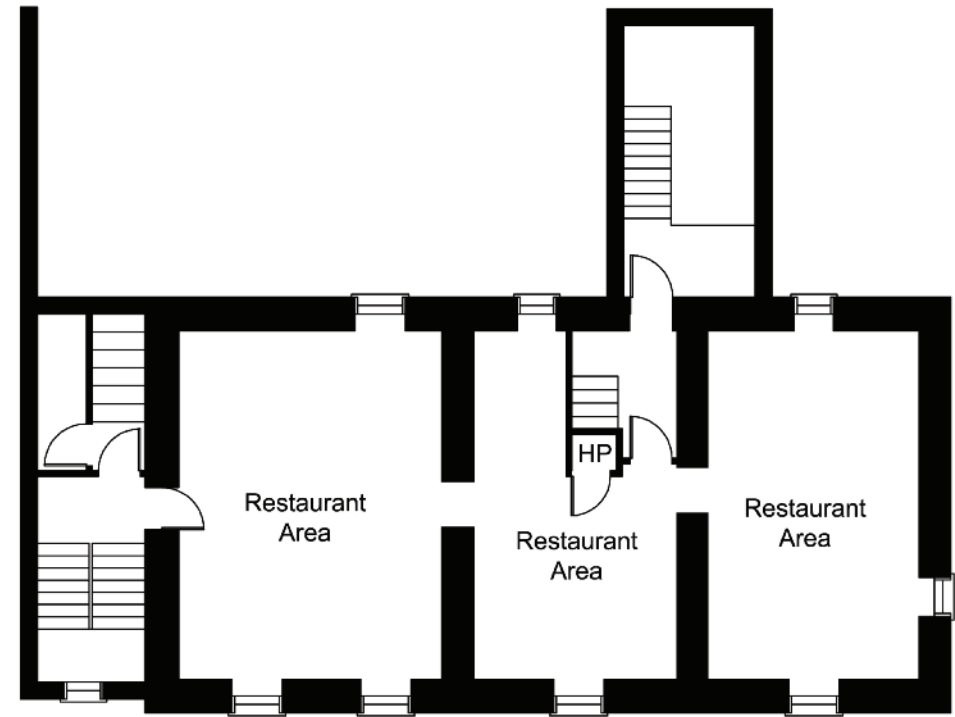
KILSHANNY HOUSE



Second Floor



Ground Floor



First Floor

General Remarks

Viewings

Strictly by appointment with Savills.

Eircode

V95 CRT4

BER

C2

Ber No: 800493934

Services

Private sewerage with grease trap, mains water, oil fired central heating, bulk Carol gas tank and broadband.

Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

Entry & Possession

Entry is by agreement with vacant possession.

Fixtures & Fittings

All fixtures and fittings are excluded from the sale including garden statuary, light fittings, and other removable fittings, although some items may be available by separate negotiation.

Offers

Offers may be submitted to the selling agents:

Savills, 33 Molesworth Street, Dublin 2. Email: country@savills.ie

Best Offers Date

A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

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Solicitors

Chambers & Company Solicitors

Parliament Street

Ennistymon

Co. Clare

V95 KH21

Wayleaves and Rights of Access

The property will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others.

Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

Important Notice Savills and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure prepared and photographs taken in October 2020.

