

For Sale by Private Treaty

Asking Price €675,000

**Sherry
FitzGerald**
Stephenson Crean



Milestone House B&B
Dingle
Co Kerry

BER B3



Situated on the Wild Atlantic Way, Milestone House is a thriving B&B on the edge of Dingle Town with 8 no. guest bedrooms with substantial private living accommodation comprising of 3 bedrooms, 2 bathrooms and a private family lounge. With stunning views of Dingle Bay offering an ideal opportunity to acquire a very successful & award winning B&B business as a going concern.

The property boasts superb views of the world famous Dingle Bay to the front and Mount Brandon to the rear & offers huge potential to a discerning purchaser looking to acquire an excellent business on the edge of Dingle Town.

With a capacity to sleep 22 guests, substantial and very well appointed private accommodation, this property will no doubt impress those seeking a superb and very successful business opportunity.

This B & B has got rave reviews on www.tripadvisor.ie where further stunning photographs can be found.



Guest Accommodation

Guest Lounge 4.14m x 4.80m (13'7" x 15'9"):
Carpet floor, bay window, mahogany fireplace white marble hearth, coving to ceiling.

Guest Dining Room 4.19m x 2.10m (13'9" x 6'11"):
Seating for 16 guests.

Guest Bedroom 1 : 3.20 m x 3.18m (10'6"x10'5"):
Fitted wardrobe. Carpet Floor.

Ensuite (Bed 1) 1.0 m x 2.7m (2'11"x 8'10"):
Tiled, WC, shower bathtub and WHB

Guest Bedroom 2 3.50 mx 2.6m (11'6 " x 8'6"):
Fitted wardrobe,

Ensuite (Bed 2) 1.0 m x 2.31 m (2'11" x 7'7"):
Tiled, WC, shower and WHB

Guest Bedroom 3: 3.66 m x 3.91 m (12'0" 'x12'10"):
Fitted wardrobe,

Ensuite (Bed 3) 1.0 m x 2.7m (2'11"x8'10"):
Tiled, WC, shower and WHB



Guest Lounge



Guest Dining Room



Guest Accommodation (first floor)

Guest Bedroom 4 3.89 m x 3.58 m (12'9" x 11'9"):
Fitted wardrobe, views of Dingle Bay

Ensuite (Bed 4) 2.90 m x 1.60m (9'6"x5'3"): Bath,
Tiled, WC, shower and WHB

Guest Bedroom 5: 4.20 m x 3.20m (13'9"x10' 6"):
Fitted wardrobe

Ensuite (Bed 5) 3.0 m x 1.0 m (9'10"x 2'7"): Tiled with
WC, shower and WHB

Guest Bedroom 6: 3.68 m x 2.51 m (12'x 8'2"): Fitted
wardrobe

Ensuite (Bed 6) 2.5mx1.0m (8'2"x2'7"): Tiled, WC,
shower and WHB

Guest Bedroom 7: 3.6 m x 3.20 m (11'9"x10'6"):
Fitted wardrobe

Ensuite (Bed 7) 2.7 m x 1.25 m (8'10"x3'7"): Tiled
with WC, shower and WHB

Guest Bedroom 8: 4.2m x 3.58m (13'9"x11'9"): Fitted
wardrobe

Ensuite (Bed 8) 2.16 m x 1.57 m (7'1" x 5'2"): Tiled
with shower, WC and WHB



Private Accommodation

Private Hallway 6.70 m x 1.79m (21'11" x 5'10")
Feature Double Doors with Stained Glass Windows.

Private Lounge 5.58m x 3.4m (18'4" x 11'2"): Carpet floor, bay window, mahogany fireplace white marble hearth with tiled insert, coving to ceiling.

Kitchen/Breakfast Room 4.4m x 3.9m (14'5"x12'10"): Fully fitted kitchen, tiled floor, Includes Fisher Packel 5 Ring Gas Hob, Commercial dishwasher Commercial microwave Commercial toaster Whirlpool integrated fridge Electrolux double oven and grill

Laundry Room 5.84 m x4.57m (19'2"x15'): Includes Commercial gas dryer Commercial fridges and chest freezer storage and office facilities.

Shower Room 2.77m x 1.0 m (9'1"x3'3"): Floor to Ceiling Tiled with WC and WHB

Utility Room 4.2 m x 1.8m (13'9"x5'11"): Includes Commercial Whirlpool washing machine and extensive linen storage

First Floor

Private Landing – 5.3m x 1.8m

Bathroom 1.86m x 1.86m (6'11"x 6'11"): Floor to Ceiling Tiled with WC and WHB

Bedroom 9: 3.68 m x 2.51 m (12'x 8'2"): Fitted wardrobe

Bedroom 10: 3.68 m x 2.51 m (12'x 8'2"): Fitted wardrobe

Bedroom 11: 3.68 m x 2.51 m (12'x 8'2"): Fitted wardrobe





View From Back of House



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 - 2 The vendor does not make or give Sherry FitzGerald Stephenson Crean or its staff authorised to make or give any representation or warranty in respect of this property.
 - 3 All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them.
 - 4 In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.
 - 5 The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively.
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