



THE
CAHERNANE
HOUSE HOTEL

Muckross Road, Killarney, Co. Kerry

For Sale by Private Treaty



*Luxurious 38 Bedroom Hotel in Tranquil
Surroundings close to Killarney Town Centre,
Ireland's Premier Tourist Destination*



Location

The Cahernane House Hotel is an exceptionally well located hotel in a stunning picturesque setting only 2 km from Killarney town centre. With a tree lined avenue the hotel is situated on its own private grounds which extend to 2.65 ha (6.5 acres) and overlooks Killarney National Park and lakes. The hotel is on the popular Muckross Road and walking distance from the town.

Activities nearby include golfing, horse riding, cycling, fishing, lake boating or take a jaunting car ride to appreciate the scenery of Killarney National Park. Tennis and croquet are also available.

Killarney is Ireland's premier tourist town and a popular destination for national and international visitors attracted to the region for its natural beauty and vibrant town centre. The Ring of Kerry is synonymous with the region attracting huge numbers of visitors annually to the area to experience the coastal, mountain and lake scenery of the famed Iveragh and Dingle Peninsula's. Killarney is strategically positioned as a base to explore these unique attractions including the popular Wild Atlantic Way experience.

Killarney is conveniently located between international airports at Shannon and Cork. The town is also only 20km from Kerry Airport with direct flights to Dublin, London, and Frankfurt.

Distance

Dublin	305km
Cork	90km
Shannon Airport	140km
Kerry Airport	20km

Key Highlights

- Luxurious and elegant 4 star 38 bedroom hotel on private grounds with tree lined avenue entrance
- Stunning setting overlooking Killarney National Park and lakes
- Only 2km from Killarney town centre and rail station with easy access to Kerry Airport
- In the heart of the internationally renowned tourist region and famous Ring of Kerry
- Beautifully appointed period accommodation of character and charm
- A unique experience of old Irish history and modern hotel luxuries
- Superb business opportunity in Ireland's premier tourist location





History

Formerly the Residence of the Herbert Family the Earls of Pembroke, Cahernane House Hotel Killarney Ireland dates back to the 17th Century.

Two Brothers, members of the Pembroke family, whose ancestors had fought on the Yorkist side during the War of the Roses, came to Killarney in 1656.

One Brother was given the Muckross Estate and the other the property of Currans and Cahernane. The Herbert family maintained these Estates for five generations.

By 1872 the rent roll was declining as a result of pressure by the Land League under the presidency of Charles Stewart Parnell.

Henry Herbert, like most other Irish Landlords, was determined to maintain appearances and to do so kept carriages, horses, boats, boatmen, gardeners and gamekeepers.

In 1877 he replaced the old family mansion, one of the few remaining Queen - Anne buildings in Ireland and in its place he built Cahernane House Hotel.



The Property

Cahernane House Hotel is an exclusive hotel providing guests with the best of old world character and modern hotel luxury in a scenic setting.

With a tree lined avenue entrance from Muckcross Road the hotel includes 38 luxurious bedrooms located in the original house and a more recent addition linked with glazed double height conservatory. The hotel has the elegant Herbert Room Restaurant, located in the main house, which caters for 80 patrons. The Drawing Room and Library reception rooms with feature open fireplaces are situated off Reception. At basement level, the Cellar Bar provides a warm atmosphere for residents and locals.

Adjacent to the hotel is a two storey stone façade former Managers House which would suit conversion to self catering use (subject to planning).

Accommodation

	Sq M (GIA)
Ground Floor	965.42
Basement	305.02
First Floor	941.48
Second Floor	309.64
Total	2,521.56





The Bedrooms

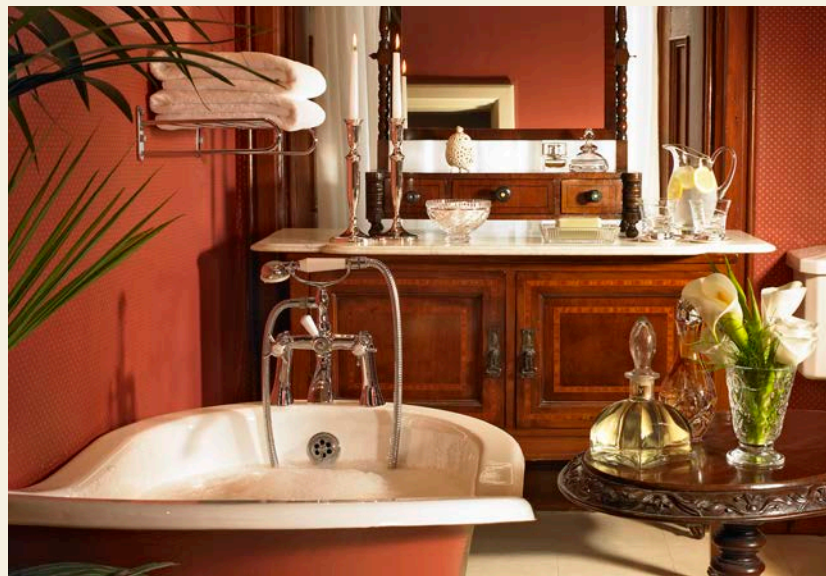
Hotel bedrooms include deluxe standard rooms and superior rooms as well as the Herbert and Muckross Suites. The classic antique rooms in the original house are beautifully restored and individually decorated to capture the atmosphere of a Victorian time.

The deluxe rooms are located through the conservatory providing the extra luxury of private access to the garden.

The superior garden rooms are decorated and styled in keeping with country manor traditions.

The Herbert Suite is situated at the heart of Cahernane House. The traditional bedroom and sitting room afford a unique taste of the splendour of a genuine manor house. Beautifully restored and decorated to capture the atmosphere of an earlier era, the elegantly large windows offer inspiring views of the gardens and mountains of the National Park.

The Muckross Suite is tucked away in the quietest corner of the hotel, with a large private balcony and decorated in country house style overlooking the National Park.





Food & Drink

Herbert Room

The Herbert Room Restaurant epitomizes the style and grandeur of a 17th century country house. The award winning restaurant is located in one of the old dining rooms off the main reception area.

Cellar Bar

Cosy and inviting the Cellar Bar also offers a delightful bistro style menu served in the afternoon and evening.





Weddings

The Cahernane Hotel's various reception rooms and restaurant can cater for groups of up to 85 people and by using an additional room can seat 110 guests.

With portrait paintings, antique furniture and open log fires, Cahernane House Hotel is a perfect scene for an exclusive wedding venue.

Gardens

A feature of this unique hotel are the landscaped gardens and tree lined avenue from Muckcross Road creating a tranquil setting with the backdrop of Killarney National Park and lakes.





Services

All mains services are connected to the property.

Licence & Registration

Hotel Licence

Faite Ireland Registered 4 Star

Tenure

Freehold.

TUPE

Purchasers will be required to comply with TUPE legislation.

Inventory of Contents

An inventory of contents included in the sale available on request.

BER

The property is a Protected Structure and exempt from BER Cert.

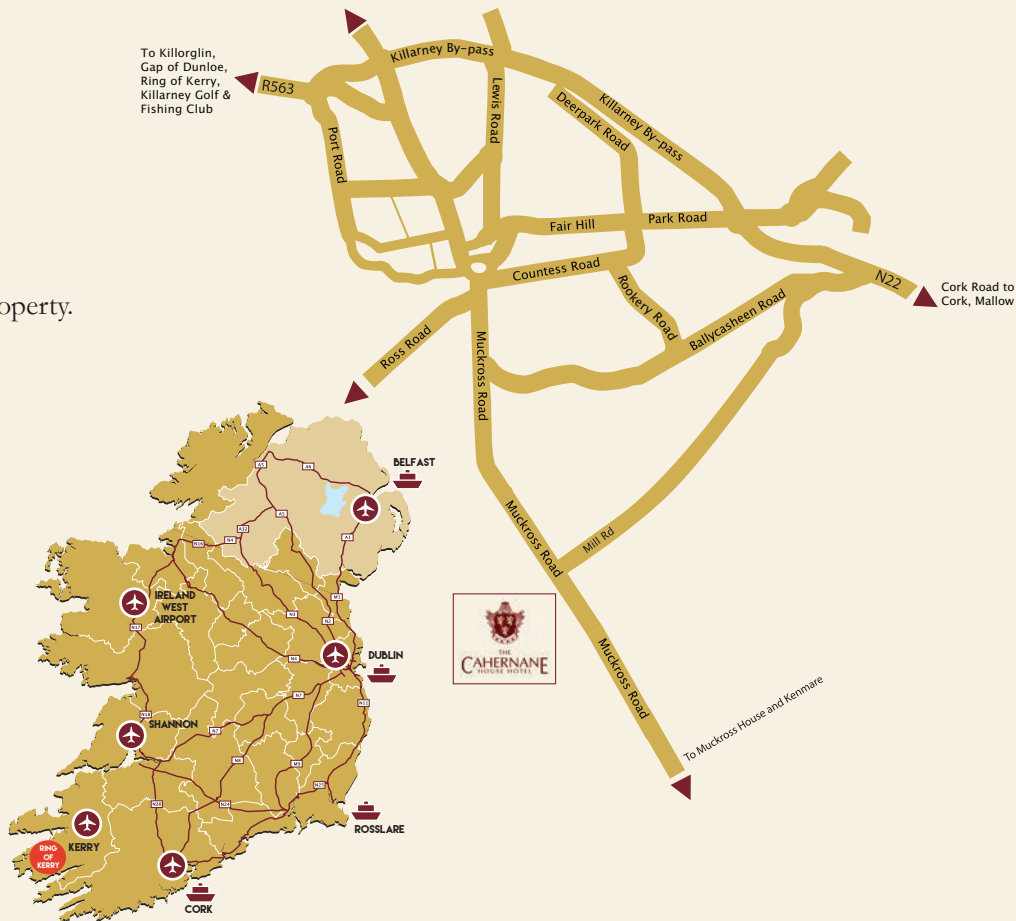
Further Information

Further information on this opportunity is available in the confidential Data Room. Access to the Data Room is available upon request from CBRE and Tom Spillane & Company

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