



RAINEY
ESTATE AGENTS

Muntermellan Dunfanaghy Co Donegal F92 KV66
ASKING PRICE €1,100,000

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SPECIAL FEATURES

- Exceptional detached coastal residence of c. 258.2 sq m (2,779 sq ft), c. 303.4 sq m (3,265 sq ft) including garage and loft
- Direct beach access, views of Dunfanaghy Bay
- Minutes from the vibrant village of Dunfanaghy — cafés, restaurants, traditional pubs, hotels and artisan shops
- Stunning uninterrupted views over Dunfanaghy Bay, Killahoey Strand and the village beyond
- Mature, private and beautifully planted grounds with lawns, stone landscaping and evergreen coastal planting
- Five bedrooms, two ensuites and a luxurious family bathroom with a contemporary freestanding bath
- Three reception rooms — triple aspect sitting room, library / games room and open-plan kitchen, dining and living area
- Detached garage with loft over — excellent storage for kayaks, boards and beach gear
- Close to Killahoey and Marble Hill beaches, Tramore Beach, Lurgabrack nature walk, Horn Head, Ards Forest Park and Dunfanaghy Golf Club
- Within reach of Glenveagh National Park, Mount Errigal, Muckish Mountain and the Fanad and Rosguill peninsulas



Donegal Airport: 42 km | 26 miles | 45 mins
City of Derry Airport: 82 km | 52 miles | 1hr 20mins
City of Derry 69 km | 43 miles | 1hr 10mins
Belfast City Centre & Airport: 182km | 113 miles. | 2½ hrs
Dublin City & Airport: 274 km | 170 miles. | 3 ½ hrs
Letterkenny: 35 km | 22 miles | 35 mins
(All times and distances are approximate and subject to traffic conditions.)



An exceptional coastal home on Dunfanaghy Bay — five bedrooms, three reception rooms and uninterrupted views to Dunfanaghy village.

An exceptional detached residence extending to 258 sq m (2,779 sq ft) approx, set in mature private grounds on the edge of Dunfanaghy Bay, with direct water access at the bottom of the garden and uninterrupted views across the bay to the village beyond.

The house stands in an elevated, gently sloping site on the northern shore of Dunfanaghy Bay, looking south across the sands of the bay to the village, and on to the headlands and hills that shelter this stretch of the north Donegal coast. It is a genuinely uninterrupted outlook — water, sand and mountain — and it changes with every tide and every hour of the day.

This is not a house with a distant glimpse of the sea; the shoreline is at the bottom of the driveway with its own private grass area along the shoreline. At low tide it is possible to walk out directly onto the sand and continue on foot across the strand into Dunfanaghy village itself. At high tide the same journey can be made by paddleboard or kayak — one of those rare and quietly memorable ways of arriving into a village that very few properties in Ireland can offer. For swimmers, walkers, paddlers and anyone who simply likes to watch the weather come in off the Atlantic, the setting is close to ideal on the Horn Head Peninsula.

The house itself was built to a generous scale and finished to a high standard, and it has been extremely well maintained and modernised by the current owners. Accommodation extends to approximately 258.2 sq m (2,779 sq ft), with a further 45.2 sq m (486 sq ft) in the detached garage and loft, giving some 303.4 sq m (3,265 sq ft) in total. Five bedrooms, two ensembles, a luxurious family bathroom and three separate reception rooms give the flexibility that both a full-time family home and/or a large holiday house require — room for everyone at Christmas and in August. This is a comfortable, easily maintained space for the entire family and friends.

The grounds are mature, private and thoughtfully planted, with sweeping gravelled parking and turning to the front, lawns to front and rear, and stone landscaping and specimen boulders used to good effect. New Zealand flax (Phormium) in several varieties is planted throughout, giving structure and evergreen colour that stands up well to a coastal aspect.

Dunfanaghy is widely regarded as one of the most attractive villages on the Wild Atlantic Way, and it has a rhythm of its own that rewards those who stay long enough to discover it. A twice-weekly market on Tuesdays and Saturdays brings fresh fruit and vegetables and locally caught fish to the square, with the Country Market running from March to September on Saturdays alongside local craftspeople. The village calendar is a full one — from the St Patrick's Day parade in March through to the August Fair, a Jazz and Blues festival in September, Halloween fireworks and a Christmas market with lights and carols to close the year. Cafés, restaurants, traditional pubs, hotels and artisan shops complete a village offer that is genuinely rare on the west coast of Ireland, and the village supports a year-round community as well as a busy summer season.

Marble Hill has long been a favourite of windsurfers and sailors, and the sheltered waters of Sheephaven offer some of the most accessible sailing, kayaking, paddleboarding and diving on the north-west coast, with sea angling from the shore and from the harbour at Portnablagh, and lake fishing on the lakes. Horse riding is also popular on the beach, and on the quiet coastal roads and Wild Atlantic Way routes are a favourite of cyclists, and summer brings beach yoga to the sand. For those who prefer their exercise indoors, gym facilities are available at both the Ozanam Centre and the Shandon Hotel, the latter also offering swimming pool membership — ensuring that the slower pace of coastal living need not come at the expense of a well-maintained routine.

Further afield, Donegal opens up in every direction. For hill walkers the choice is exceptional: Muckish rises directly behind the village, with Errigal, the Aghla Mountains — Aghla More and Aghla Beg — and the wider Derryveagh range within easy reach, and Glenveagh National Park and Castle offering lakeshore and mountain walking. Beyond that lie the Fanad and Rosguill peninsulas, Downings and Portsalon, and, to the south, Sliabh Liag and the Glencolmcille coast. Letterkenny, the county's principal commercial town, with its retail, hospital, university campus and full range of services, is approximately 35km (35 minutes) away.



ACCOMMODATION

Ground Floor

Entrance Porch 1.38m x 1.60m (4'6" x 5'3") solid timber door with a feature stained glass insert opens into a tiled entrance porch, and from there an oak porch door with decorative stained glass side panels leads to the entrance hall. The hall is a striking introduction to the house: a double-height vaulted ceiling with skylights draws natural light down onto a handsome oak staircase, and double doors with stained glass inserts lead through to the principal reception rooms.

Sitting Room 7.49m x 4.96m (24'7" x 16'3") solid oak flooring, an open fireplace with granite insert, surround and hearth, and double patio doors to the rear. The view over Dunfanaghy Bay is the room's centrepiece, and the triple aspect means it holds the light from morning through to the evening.

Kitchen / Dining / Living Area 7.47m x 4.97m (24'6" x 16'4") plus 2.75m x 0.71m (9' x 2'4") with a wall of glazing and a vaulted glazed corner that brings the bay right into the living / dining area. Built-in oak units with granite worktops are arranged around a centre island with a bowl-and-a-half sink, with a five-burner gas hob and Stanley range-style cooker, subway tile splashback, extractor hood, integrated Electrolux dishwasher and a freestanding American-style fridge freezer, all included in the sale. A feature multi-fuel stove set into a stone chimney breast anchors the living end of the room. This is truly the heart of the house.

Utility Room 2.92m x 1.66m (9'7" x 5'5") A well-appointed utility room with stainless steel sink, wall and base units, plumbed washing machine and door to the rear garden.

Guest WC (off Utility) 1.78m x 1.14m (5'10" x 3'9") Tiled floor, WC and WHB.

Hallway 2.40m x 1.74m (7'10" x 5'9") A connecting hallway with a patio door to the rear.

Guest WC 1.14m x 2.14m (3'9" x 7') Fully tiled walls and floor, WC, WHB, shaver light, extractor fan.

Library / Sitting / Games Room 5.95m x 4.97m (19'6" x 16'4") one of the most characterful spaces in the house: solid oak floors, built-in bookshelves to two walls, a vaulted ceiling open to a feature galleried balcony above, and double doors to the front framing superior views over the beach and across to Dunfanaghy.

Bedroom 3.58m x 2.37m (11'9" x 7'9") currently in use as a home office / music room.

Bedroom 4.99m x 2.96m (16'4" x 9'9") a quiet dual aspect room to the rear with timber flooring.



First Floor

Primary Bedroom 4.97m x 4.72m (16'4" x 15'6") plus 1.05m x 0.89m (3'5" x 2'11") plus 1.06m x 0.89m (3'6" x 2'11") enjoys built-in wardrobes, generous eaves storage and an **Ensuite Shower Room** 2.24m x 1.53m (7'4" x 5') recently refurbished with fully tiled walls and floor, skylight, vanity unit and Aqualisa corner shower.

Bedroom 4.98m x 4.71m (16'4" x 15'5") plus 1.05m x 0.91m (3'5" x 3') plus 1.06m x 0.86m (3'6" x 2'10") with double built-in wardrobes, timber flooring and **Ensuite Shower Room** 2.24m x 1.53m (7'4" x 5') with fully tiled walls and floor, skylight, vanity unit and Triton AS2000XT power shower.

Hotpress 2.15m x 1.19m (7'1" x 3'11") with shelving and hot water tank.

Bathroom 3.35m x 2.33m (11' x 7'8") recently refurbished family bathroom with contemporary freestanding bath, large shower with niche, vanity unit, towel radiator and LED mirror.

Bedroom 4.98m x 2.96m (16'4" x 9'9") a dual aspect room with timber flooring.

Outside

Detached Garage with Loft 5.13m x 4.55m (16'10" x 14'11") plus 5.13m x 4.55m (16'10" x 14'11") A substantial detached garage with loft over provides excellent storage for kayaks, boards, bikes and beach gear, with clear potential for conversion to studio or home office use, subject to the usual consents.

This is a home that balances modern comfort, generous proportions and natural surroundings in a way that is very difficult to replicate — equally suited as a luxury family residence, a high-end holiday retreat or premium visitor accommodation. Fibre broadband makes remote and hybrid working entirely practical, and the scale of the accommodation supports extended family living or a substantial letting income. Waterside properties of this quality, in a setting of this calibre and within walking distance of a village as well served as Dunfanaghy, are exceptionally rare.









TECHNICAL INFORMATION

SERVICES | The property is served by OFCH, mains electricity, fibre broadband, mains water and private septic tank drainage.

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SALE METHOD | The property is offered for sale by Private Treaty.

FIXTURES & FITTINGS | All carpets, curtains, blinds, integrated appliances and light fittings are included in the sale as standard.

TENURE & POSSESSION | The property is offered freehold with full vacant possession.

VIEWING | Strictly by private appointment with the selling agents. Early viewing is highly recommended given the exceptional quality of this property.

SELLING AGENTS



Kiara Rainey
Rainey Estate Agents, 45 Port Road,
Letterkenny, Co Donegal F92 X863
T: +353 (0)74 912 2211
E: kiara.rainey@raineyproperty.ie
W: <https://raineyproperty.ie/>

CONDITIONS TO BE NOTED:-

A full copy of our general brochure conditions can be requested from our office. We recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in our publications is correct at the time of publication, changes in circumstances after the time of publication may affect on the accuracy of this.
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