



"ANTIQUA IGLESIA"
DRUMANY, LETTERKENNY, CO DONEGAL, F92 CD56
ASKING PRICE €595,000



A RARE OPPORTUNITY TO ACQUIRE A TRULY UNIQUE HOME — “ANTIQUA IGLESIA”, A BEAUTIFULLY CONVERTED 19TH-CENTURY CHURCH, NOW A MODERN 5-BEDROOM, 2-RECEPTION 4-BATHROOM, TWO-STOREY RESIDENCE. COMBINING HISTORIC CHARM WITH CONTEMPORARY LIVING, THIS PROPERTY FEATURES VAULTED CEILINGS, ORIGINAL CHURCH-STYLE WINDOWS, AND SPACIOUS INTERIORS FINISHED TO A HIGH STANDARD WITH QUALITY TILING THROUGHOUT. SET ON A PRIVATE, ENCLOSED SITE WITH SECURE GATES, DETACHED SHED, AND COUNTRYSIDE VIEWS, THIS REMARKABLE HOME OFFERS BOTH CHARACTER AND PRACTICALITY. IDEAL FOR FAMILIES, FIRST-TIME BUYERS, DOWNSIZERS, OR PROFESSIONALS WORKING FROM HOME, IT PROVIDES FLEXIBLE ACCOMMODATION INCLUDING POTENTIAL FOR A DEDICATED HOME OFFICE. LOCATED JUST OUTSIDE LETTERKENNY AND WITHIN EASY REACH OF DERRY, “ANTIQUA IGLESIA” OFFERS A PERFECT BALANCE OF PEACEFUL RURAL LIVING AND MODERN CONVENIENCE. A HOME OF HISTORY, DISTINCTION, AND STYLE — VIEWING IS HIGHLY RECOMMENDED.

For Sale by Private Treaty

Approximately: 249 sq.m (2,683 sq.ft.)

BER: D2 | BER Number: 109947630 | EPI: 271.18 kWh/m²/yr





DESCRIPTION

Welcome to "Antiqua Iglesia", a truly unique and character-filled residence that offers a rare blend of historic charm and modern comfort. This remarkable home was originally constructed in the early 1800s as a Church of Ireland church and is now recognised as a building of note by the National Inventory of Architectural Heritage (NIAH). Retaining much of its original Gothic Revival style, it has been thoughtfully and meticulously transformed into a five-bedroom, two-reception, four-bath, two-storey family home, designed for contemporary living while celebrating its ecclesiastical heritage.

From the moment you arrive through the impressive stone entrance with wrought-iron gates, the sense of privacy and exclusivity is clear. The stone façade, arched granite doorway, and soaring church-style windows give the property instant presence, while the secure enclosed site offers peace of mind. A detached shed provides excellent additional storage or workshop space.

Inside, the property continues to impress. Vaulted ceilings, original pointed-arch windows, and exposed stone features ensure that the home is filled with light, character, and a sense of grandeur. The layout has been cleverly adapted to suit modern family life, offering a balance of open-plan areas for social living and private spaces for relaxation or work.

The accommodation extends to five generously sized bedrooms, each with their own character and designed with comfort in mind. There are four luxurious bathrooms, finished with quality tiling and contemporary sanitaryware, offering a boutique-hotel feel.

The property boasts two elegant reception rooms, ideal for entertaining guests, family gatherings, or simply enjoying the tranquillity of the setting. The combination of heritage architecture and modern interiors creates an atmosphere that is both stylish and timeless.

For those working remotely, the home offers dedicated office potential, with bright, spacious rooms that lend themselves perfectly to a productive home workspace. The secure and private grounds make it an ideal choice for professionals seeking a peaceful yet well-connected base, while the character and scale of the property will also appeal to families, first-time buyers looking for something distinctive, and downsizers who don't want to compromise on quality.

Positioned south-east of Letterkenny town centre, the property enjoys open views and a calm, natural backdrop, yet remains within easy reach of local amenities, schools, and services. Letterkenny town is just minutes away, offering all the conveniences of modern living, while Derry is less than 40 minutes by car, making this an excellent location for commuters.

With its fascinating history, architectural merit, and impeccable modern conversion, "Antiqua Iglesia" is more than just a home – it is a statement property, offering a lifestyle defined by character, space, and individuality. Rarely does a property of this calibre come to the market, making it a truly exceptional opportunity.



ACCOMMODATION

Ground Floor

Entrance Hallway 5.15m x 4.51m (16'11" x 14'10" incorporating a storage press, tiled floor.

Wet Room 2.62m x 1.88m (8'7" x 6'2") Fully tiled walls and floors, wet shower, wc, whb and towel radiator.

Kitchen / Dining 6.08m x 3.30m (19'11" x 10'10") plus 4.31m x 3.41m (14'2" x 11'2")
Tiled flooring, wall and base kitchen units, marble worktop, stainless steel sink and half drainer, Cuisine Master range style cooker with a five burner ceramic hob and extractor fan. Free standing Beko American style fridge freezer, centre island with storage underneath. Recessed ceiling spotlights, exposed timber beams.

Utility Room 2.53m x 2.17m (8'4" x 7'1") Tiled flooring, base units, stainless steel sink, plumbed for washing machine.

Hotpress 2.97m x 1.07m (9'9" x 3'6") Understairs storage.

Bedroom 4.86m x 3.31m (15'11" x 10'10") incorporating double wardrobe and cupboard space, carpet flooring.

Bathroom 4.63m x 3.33m (15'2" x 10'11") tiled floors, half tiled walls, wc, bidet, whb on vanity unit, towel radiator, fully tiled jacuzzi style shower cubicle, jacuzzi bath with fully tiled walls and recessed ceiling spotlights.

Back Hall 2.37m x 1.04m (7'9" x 3'5") Stairs to upstairs.

First Floor

Landing 4.77m x 1.79m (15'8" x 5'10") Carpet flooring.

Living Room 7.92m x 4.47m (26' x 14'8") Carpet flooring, feature church window with viewing , Vaulted ceiling, triple aspect room.

Hallway 9.26m x 1.02m (30'5" x 3'4") Carpet flooring

Primary Bedroom 5.58m x 3.35m (18'4" x 11') carpet flooring, vaulted ceiling. **Ensuite Shower Room** 3.32 x 1.17m (3.32 x 3'10") Fully tiled walls and floors, Metre tray shower cubicle with Triton T90z electric shower, recessed ceiling spotlights, wc and whb on vanity unit, towel radiator.

Hallway 9.26m x 1.02m (30'5" x 3'4") Carpet flooring

Bedroom 3.05m x 4.15m (10' x 13'7") incorporating double wardrobe and cupboard space, carpet flooring, vaulted ceiling.

Bedroom 3.32m x 3.16m (10'11" x 10'4") carpet flooring, vaulted ceiling.

Bedroom 3.36m x 3.31m (11' x 10'10") carpet flooring, vaulted ceiling.

Wc 2.18m x 1.23m (7'2" x 4') Wc and whb on vanity unit. Tiled floors, half tiled walls.



TECHNICAL INFORMATION

SERVICES | Mains electricity, Fibre Broadband, mains water, septic tank will require replacement.

SALE METHOD | Private Treaty.

FIXTURES & FITTINGS | All carpets and blinds, any integrated / built-in items and light fittings are included in the sale.

ADDITIONAL PHOTOS / VIDEO | Additional photos, floorplans and walk through video of this property are available on our social media channels and websites. raineyproperty.ie / daft.ie / myhome.ie / propertypal.com / property.ie

DIRECTIONS | Insert F92 CD56 into google maps on your smart phone and the map will take you directly to the property.

TENURE & POSSESSION | The property is offered for sale freehold with vacant possession being given at the closing of sale.

VIEWING | Strictly By Private Appointment.









SELLING AGENTS

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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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