

A Georgian Country House set on
about 11.8 acres

Ballyarr House, Ramelton, Co Donegal, F92 H4X8

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About this property

Ballyarr House is an elegant late-Georgian country residence of distinction, set on about 11.8 acres of mature parkland on the banks of the River Lennon. Approached by a tree-lined avenue, the property offers exceptional privacy and sweeping views across its own grounds, all while remaining within easy reach of nearby towns.

Architecturally notable for its triple gable-fronted façade, the house has been sensitively restored to celebrate its 18th-century character. Original sash windows with timber shutters, decorative cornicing, and a suite of period marble and slate fireplaces are complemented by seagrass flooring to principal rooms and bespoke radiator cabinetry heritage detail paired with everyday comfort. Modern amenities are discreetly integrated, including oil-fired central heating, solar hot water and two solid-fuel stoves.

The reception hall leads to a gracious, double-aspect drawing room and an impressive study/library, both running the depth of the house to capture natural light and pastoral outlooks. A formal dining room and long conservatory add versatile living and entertaining space, while the kitchen/breakfast room with a Belfast sink, Welsh dressers and glazed doors to the garden. A cloakroom/WC completes the ground floor.

Upstairs, four well-proportioned bedrooms are served by two bathrooms, including a dual-aspect main bathroom with roll-top bath and brassware. A mezzanine landing provides fitted bookshelves, hot press, ironing area and an additional cloakroom/WC with loft access. Beneath the house, a full-footprint cellar which is accessed both internally and externally offers excellent storage and conversion potential (wine cellar, gym, cinema or hobbies), retaining original flooring and refurbished ceilings.

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Property Details

Outbuildings

Practical outbuildings include a workshop with adjoining boiler room, a log store, and a modern garage on the lane large enough for two cars and garden machinery. The house is a listed building, with many original features retained.

Gardens and Grounds

The grounds are a defining feature and include sweeping lawns framed by mature trees, a beautiful walled garden enclosed by about 8 foot locally sourced stone and approached through timber double doors. Alongside this is a water meadow that encircles a ring of ancient trees known as the Fairy Fort (referenced in Native Woodlands of County Donegal). Under a Forestry scheme, approx. 5,000 native deciduous trees have been planted, enriching biodiversity and seasonal interest. The holding is bordered by woodland and the River Lennon, with fishing rights enhancing the amenity.



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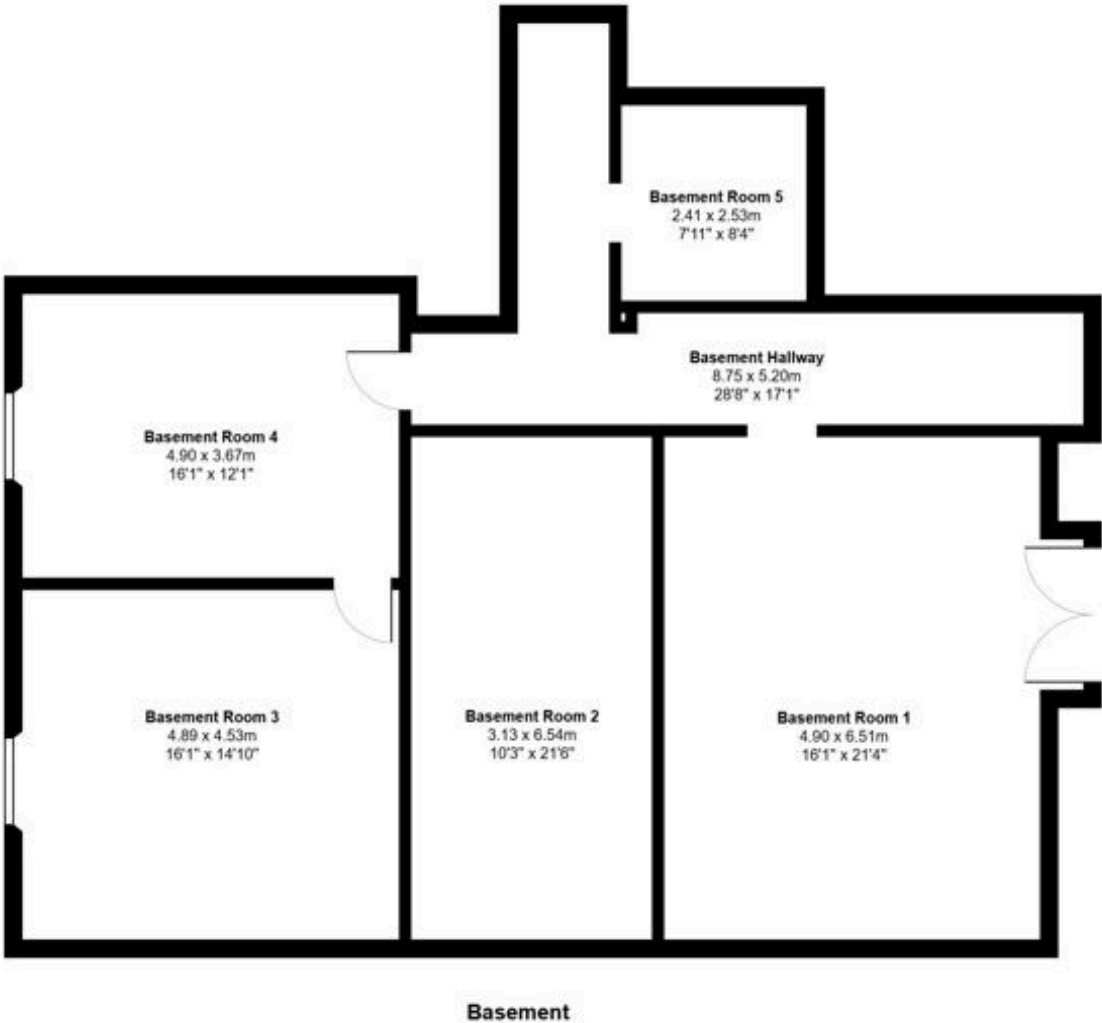


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Plans



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Local Area

Ballyarr House sits just outside Ramelton, a handsome heritage town where the River Lennon meets Lough Swilly, offering rural calm with amenities close by. Ramelton's cafés, weekly country market and riverside walks are about 3 km, while Letterkenny, the county's main centre for retail, schools, sport and healthcare (including Letterkenny University Hospital) is about 10 km distant.



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Property Details

Key Features

A Georgian Country House dating from 1780
4 bedrooms and 3 reception rooms
Courtyard with outbuildings
Walled garden
River frontage with fishing rights onto the River Lennon

Services & Additional Information

Oil Fired Central Heating

BER

BER Rating = Exempt

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Enquire



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More Information



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Property Search

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