



LURGABRACK
HORN HEAD, DUNFANAGHY, CO DONEGAL, F92 Y92E
ASKING PRICE €795,000

BER A3




RAINEY
ESTATE AGENTS



SPECIAL FEATURES

- *Exceptional A3 BER rated modern detached residence*
- *Elevated views towards Dunfanaghy Bay*
- *Located just minutes from the vibrant Dunfanaghy village*
- *Stunning open-plan kitchen / living space with vaulted ceiling*
- *Feature Henley wood-burning stove*
- *Contemporary kitchen with island, Belfast sink and integrated Neff appliances*
- *Three spacious ground floor bedrooms*
- *Impressive principal suite with vaulted ceiling, walk-in wardrobe and ensuite.*
- *Luxurious family bathroom with freestanding roll-top bath*
- *Bright first floor snug with access to roof terrace*
- *Air-to-water heating system with underfloor heating*
- *Beautifully designed gardens with heather beds, ornamental grasses and Red Robin hedging*
- *Dammed stream, stone landscaping and wildlife-friendly planting*
- *Large garage / games room*
- *Close to Tramore Beach, Lurgabrack nature walk, Horn Head and Ards Forest Park*
- *Within easy reach of Dunfanaghy's cafés, restaurants, pubs and shops*



THIS EXCEPTIONAL A-RATED MODERN DETACHED RESIDENCE OFFERS A RARE OPPORTUNITY TO ACQUIRE A CONTEMPORARY COASTAL HOME IN ONE OF NORTH DONEGAL'S MOST SOUGHT-AFTER LOCATIONS, JUST MINUTES FROM THE VIBRANT VILLAGE OF DUNFANAGHY..

*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.)*



Exceptional A-Rated Coastal Home with Views of Dunfanaghy Bay

Designed with comfort, light and landscape in mind, this remarkable property enjoys elevated views towards Dunfanaghy Bay and has been finished to an exceptional standard, with a strong emphasis on natural light, open space and modern comfort.

At the heart of the home is the open-plan kitchen and living area, featuring a vaulted ceiling and large sliding doors opening directly onto the patio to maximise the coastal views. The contemporary kitchen includes extensive wall and base units, a central island with seating, quartz worktops, a Belfast sink, integrated Neff appliances and a five-burner gas hob. The adjoining living space centres around a Henley wood-burning stove, creating a warm and inviting atmosphere year-round.

Accommodation on the ground floor includes three spacious bedrooms, including a generous principal suite with vaulted ceiling, corner window, walk-in wardrobe and ensuite wetroom. A luxurious family bathroom features a freestanding roll-top bath and fully tiled wet shower. Additional practical spaces include a boot room, plant room housing the underfloor heating system and hot water tank, and a well-appointed entrance hall.

A solid oak staircase with glass balustrade leads to the first floor where a bright snug and relaxation space opens through glass sliding doors onto a flat roof terrace, offering a unique vantage point over the surrounding landscape and the waters of Dunfanaghy Bay beyond. Just off the Snug area is a door through to a storage room which could, subject to planning consent, be converted to a fourth bedroom.

The property also benefits from a large detached garage and games room, providing excellent additional space suitable for recreation, storage or potential further development, subject to the necessary consents.

Heating is provided by a highly efficient air-to-water system with underfloor heating throughout, contributing to the property's impressive A3 BER rating and ensuring year-round comfort with low energy costs. The exterior features attractive larch cladding, ensuring durability and minimal maintenance, while the elevated setting draws the eye naturally towards the coastline at every turn.

Stepping outside, the gardens are a true highlight of this home — planted with an expert eye for year-round colour, texture and wildlife, and creating a private natural retreat of real distinction. Three varieties of cherry blossom provide a spectacular spring display, complemented by flowering pear and apple trees, giant vipers bugloss, heather beds, Red Robin hedging and a sculptural planting of ornamental grasses, including switchgrass and purple moor grass. Juniper and Darwin's barberry add year-round structure and rich autumn colour, while more unusual specimens — among them the exotic rice paper plant, walking fern, hard shield ferns and spiny rush — give the garden a genuinely distinctive character that sets it apart from anything in the surrounding area.

A meandering dammed stream, original cut stone features, bug hotels and winding garden paths complete a unique outdoor sanctuary that appeals equally to adults and children, with hidden corners, wildlife habitats and peaceful seating areas throughout.



The gardens attract an impressive variety of birdlife throughout the year, with pheasants a regular and unhurried presence in the grounds, alongside woodcock and buzzards frequently spotted overhead. A short walk to the foot of the lane brings you to the coastline, where herons, oystercatchers and a variety of migratory species can be observed, making this a particularly rewarding location for those with an interest in birds and the natural world.

At low tide, it is possible to walk directly from the bottom of the lane across the sand and onto Killahoe Strand, continuing on foot into Dunfanaghy village itself. At high tide, the same journey can be made by paddleboard or kayak — one of those rare and memorable ways to arrive in a village that few places in Ireland can offer. Scenic walking routes nearby, including the well-known Lurgabrack nature walk, lead through spectacular coastal landscapes to Tramore Beach, while Horn Head, Ards Forest Park and miles of unspoiled beaches lie within easy reach.

Dunfanaghy village 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, running 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 and artisan shops complete a village offer that is genuinely rare on the west coast of Ireland.

For those with an active lifestyle, 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. This is a home that perfectly balances modern design, natural surroundings and coastal living — equally suited as a luxury family residence, a high-end holiday retreat or premium visitor accommodation. Properties of this quality, in a setting of this calibre, are exceptionally rare.

ACCOMMODATION

Entrance Hall — 2.31m x 1.47m (7'7" x 4'10") Finished with tiled flooring and providing access to the principal living spaces and bedroom accommodation.

Kitchen / Dining — 4.38m x 3.76m (14'4" x 12'4") A beautifully appointed contemporary kitchen featuring extensive wall and base units, a central island with seating for two and a Belfast undermount sink. Finished to an exceptional standard with subway tile splashback, floating timber shelves and integrated Neff appliances including oven, grill, dishwasher and fridge freezer. A five-burner gas hob with extractor fan and quartz worktops complete the culinary space, with recessed lighting and pendant lights over the island adding warmth and character.

Living Room — 4.88m x 4.57m (16' x 15') A stunning, light-filled space that forms the true heart of this home. The soaring vaulted ceiling and bespoke handmade light fitting create an immediate sense of occasion, while the feature Henley wood-burning stove provides a warm and inviting focal point. Sliding doors open seamlessly onto the patio, blurring the boundary between inside and out and drawing the eye across the gardens and out towards Dunfanaghy Bay.



Bedroom Hall — 5.75m x 2.41m (18'10" x 7'11") A generously proportioned internal hallway finished with tiled flooring, connecting the bedroom accommodation and living room with ease and practicality.

Principal Suite — 4.41m x 3.94m (14'6" x 12'11") An impressive and serene principal bedroom with vaulted ceiling and a beautifully positioned corner window framing views over the surrounding landscape, Dunfanaghy Bay and Muckish Mountain. Finished with laminate flooring and offering direct access to both a walk-in wardrobe and a private ensuite wetroom. **Walk-in Wardrobe** — 2.03m x 1.72m (6'8" x 5'8") A well-considered dressing space fitted with shelving, hanging rails and drawer storage. **Ensuite Wetroom** — 2.32m x 1.71m (7'7" x 5'7") A fully tiled contemporary wetroom of refined simplicity, featuring a walk-in shower with niche storage, WC and vanity unit with wash hand basin.

Bedroom — 3.78m x 3.56m (12'5" x 11'8") A well-proportioned and comfortable double bedroom with laminate flooring, enjoying pleasant outlook over the gardens.

Bathroom — 3.78m x 2.62m (12'5" x 8'7") A luxuriously appointed family bathroom featuring a freestanding roll-top bath as its centrepiece, complemented by a fully tiled wet shower area with niche storage, WC and vanity unit with wash hand basin. Stylish black fittings and tiled flooring add a contemporary edge to this most indulgent of spaces.

Bedroom — 4.92m x 3.45m (16'2" x 11'4") A large dual-aspect double bedroom with laminate flooring and pleasant garden views.

Plant Room — Discreetly located off the bedroom hall and housing the air-to-water heating system, underfloor heating manifolds and hot water tank, together with useful linen storage.

Boot Room — 2.40m x 1.29m (7'10" x 4'3") A practical and well-fitted boot room with tiled flooring and fitted wall and base units and plumbed for washing machine — the ideal space to store coats, boots and outdoor gear after days spent exploring the beaches, headlands and coastal walks on the doorstep.

Upstairs

Snug — 4.09m x 4.41m (13'5" x 14'6") A bright and versatile first floor retreat with laminate flooring and sliding doors opening onto a private flat roof terrace. Whether used as a reading room, home office, media room or simply a quiet space to unwind, this room offers an elevated perspective over the surrounding countryside and coastline that is genuinely captivating. Accessed from this level, the property also benefits from a floored attic space with window, offering excellent storage and presenting an interesting opportunity for those wishing to explore the creation of a fourth bedroom, subject to the necessary planning consents.

Outside

Detached Garage / Games Room — 7.17m x 6.41m (23'6" x 21') A substantial detached garage of generous proportions, currently configured as a games and recreation space. Plumbing connections are already in place, and the scale of the building lends itself to a range of potential future uses — whether as additional guest accommodation, a studio, a workshop or leisure facility — subject to any required consents.









TECHNICAL INFORMATION

SERVICES | The property is served by mains electricity, fibre broadband, mains water and private septic tank drainage. Space heating and hot water are provided by the air-to-water system with underfloor heating throughout, individually controlled by thermostatic controls in each room.

BER | A3 | BER Number: 116282161 EPI: 52 kWh/m²/yr

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. Prospective purchasers are advised that seven specimen giant tree ferns are specifically excluded from the sale and will be identified during viewing.

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 and unique nature of this property.

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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