

For Sale

Asking Price: €145,000



"The Blue House", Bridge End,
Ramelton, Co Donegal, F92 V9R3

BER EXEMPT

daft.ie / myhome.ie / property.ie / propertypal.com



Historic Period House in the Heart of Ramelton.

Nestled within the heart of Ramelton, this remarkable period house stands as a testament to timeless elegance and rich heritage. "The Blue House" has been listed for its historical significance and this stone-built residence seamlessly blends original features with modern comforts, offering a unique living experience. With one bedroom, one bathroom, and two reception rooms, this home exudes charm and character at every turn. A thoughtfully designed bedroom offers a serene retreat with a touch of nostalgia and the bathroom is a blend of modern functionality and classic aesthetics. To the rear there is an expansive elevated garden, an outdoor haven with ample space for recreation and gardening.



Ramelton

Ramelton is a charming and historic town that captivates visitors with its quaint beauty, rich heritage, and scenic surroundings. Located along the tranquil River Lennon the town offers picturesque views and a serene atmosphere. While Ramelton offers a peaceful retreat from the bustle of the larger towns, it is conveniently located near Letterkenny and the larger Fanad and Rosguill peninsulas, making it accessible for both residents and visitors seeking to explore Co Donegal.



Special Features & Services

- Turnkey condition, contents included.
- Oil fired central heating and open fire.
- Sliding sash single glazed timber frame windows.
- Workshop to the rear.
- Large garden.
- Rear access.

Accommodation

Ground Floor

Sitting Room 5.01m x 3.07m (16'5" x 10'1") Concrete floors, whitewashed walls and timber ceiling with original exposed beams. Open fire and external door to rear patio rear and workshop.

Kitchen / Dining Room 4.84m x 2.54m (15'11" x 8'4") Raised kitchen area with stainless steel sink and draining board. Willis hotpress with storage. Freestanding "Special Edition" four burner gas hob and electric oven and grill. Freestanding Hotpoint washing machine and Liebherr fridge / freezer.

First Floor

Bedroom / Study 5.06m x 3.08m (16'7" x 10'1") Timber floors, open fire, original exposed beams. Dual aspect with views overlooking the River Lennon.

Bathroom 2.86m x 1.31m (9'5" x 4'4") WHB on vanity unit, WC and bath with telephone shower. Electric T90sr shower unit installed. Partially tiled walls around the bath, pine panelled walls, ceiling and floors.

Outside

The property features a workshop / shed to the rear and an elevated garden. The garden is accessed via a covered walkway and steps to the garden. Seating area overlooking "The Blue House" and towards Ramelton. The garden extends upwards and has been planted with Apple Trees, Blackberry, Raspberry bushes, an array of flowers and native trees. The garden is however in need of some TLC but gives any keen gardener an opportunity to return it to its former glory.

Included / Excluded Items

The sale includes all existing floor coverings, blinds, and light fittings together with freestanding built-in and / or integrated electrical appliances. All furniture is included in the sale with the exception of the light fitting over the dining table and the writing desk upstairs.

BER BER Exempt.

Additional Photographs and Video: Additional photos and walk through video of this property are available on our social media channels and websites.

Directions

Insert F92 V9R3 into google maps on your mobile phone and the map will take you directly to the property.





RAINEY
ESTATE AGENTS

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VIEWING DETAILS

Please contact us to make an appointment. Our Office is open Monday to Friday 9am to 5:30pm. Viewings outside of these hours and Saturdays by appointment.

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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