

For Sale

Asking Price: €295,000



"Violet Cottage", Behy, Ballyshannon,
Co Donegal, F94 N2C2



This enchanting thatched cottage is a testament to Ireland's rich heritage. Nestled harmoniously into the rolling countryside, the property exudes centuries of tradition and character. Built in 1750, this charming abode has been lovingly preserved, blending its original form with modern comforts.

Inside, discover a delightful contrast of old-world charm and contemporary living. A cosy sitting room with a multifuel stove invites relaxation, while the refurbished kitchen and modern shower room cater to everyday needs. The pièce de résistance is the stunning ensuite bathroom, featuring a freestanding roll-top bath set against a crackling open fire.

With its whitewashed walls, pitched thatched roof, and stone forecourt, this cottage is a quintessential example of Irish vernacular architecture. The property enjoys breathtaking views of the surrounding countryside and benefits from a range of detached outbuildings, offering endless possibilities.

Conveniently located near the local pub, shop, and takeaway, this idyllic retreat offers the perfect balance of rural tranquility and modern convenience.

[Included in sale](#)

The sale includes all existing floor coverings, blinds and light fittings together with the integrated and built-in electrical appliances.



Accommodation

Sitting Room 4.52m x 3.96m (14'10" x 13'): The heart of the cottage is the inviting sitting room, featuring an original fireplace now fitted with a modern multifuel stove. Traditional concrete floors and a built-in dresser unit add to the cottage charm. The room is bathed in natural light thanks to a raised ceiling. Conveniently located, the sitting room provides access to both bedrooms and the kitchen.

Bedroom 1 3.94m x 3.76m (12'11" x 12'4"): The bedroom features tiled flooring and a charming antique fireplace that still functions. Enjoying a dual aspect, the room is filled with natural light.

Bedroom 2 3.89m x 3.54m (12'9" x 11'7"): The bedroom features tiled flooring and a charming antique fireplace that still functions. Enjoying a dual aspect, the room is filled with natural light.

Ensuite Bathroom 3.86m x 3.60m (12'8" x 11'10"): The luxurious ensuite bathroom boasts a freestanding roll-top bath, a spacious shower, and modern WC and washbasin amenities. An open fireplace adds a touch of romance, while a timber ceiling and solid wood flooring create a warm and inviting atmosphere.

Kitchen 2.72m x 1.96m (8'11" x 6'5"): The modern kitchen is fully equipped and features a breakfast bar. Lino flooring provides practicality. Enjoy breathtaking countryside views while preparing meals.

Hallway 1.67m x 0.87m (5'6" x 2'10"): Lino flooring. Door to rear.

Shower Room 1.77m x 1.63m (5'10" x 5'4"): The recently updated shower room features a corner shower enclosure equipped with a Triton T80z shower unit. A vanity unit houses whb, WC, while practical lino flooring completes the space.

OUTSIDE

Garage 5.00m x 3.83m (16'5" x 12'7"): Electricity installed.

Fuel Shed 3.02m x 2.27m (9'11" x 7'5"): Plumbed for washing machine and power can be brought from the upper outbuildings. House the Oil tank

Additional outbuildings to the Northwest

BER BER E2, BER No. 113535777

Directions

Insert F94 N2C2 into google maps on your mobile phone and the map will take you directly to the property.

Additional Photographs and 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





Special Features & Services

- Mains water and electricity
- Triple Glazed windows
- New combi oil burner
- Septic tank in adjoining land but with legal right of access
- New drains installed.
- 1990 Rear extension, with upgraded Kingspan insulation installed in the cavity
- New wool insulation in the attic space
- Attic storage for suitcases.
- Air circulation installed in the attic and vents to the bedrooms and bathroom
- Saorview TV installed.
- Roof was re-thatched in 2021 and maintained yearly.



NEGOTIATOR

Kiara Rainey
Rainey Estate Agents
45 Port Road, Letterkenny,
Co Donegal, F92 X863
T: 074 912 2211
E: property@raineyproperty.ie

SOLICITOR

Ms Maria O'Mahoney
Gallagher McCartney
Solicitors
New Row
Donegal Town
T: 074 972 1753
E: enquiries@gmclaw.ie

VIEWING DETAILS

Please contact us to make an appointment. Our Office is open Monday to Friday 9am to 5:30 pm. We are closed for lunch between 1pm and 2pm. 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.

Ordnance Survey Ireland Licence No. CYAL 50293602.

PSRA Registration No. 004598