

DNG

DORRIAN

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An Clachan & Gort Na Lec (F94 A568)

Dunkineely

Asking Price: €310,000

Co. Donegal



For Sale by Private Treaty:

DNG Dorrian is truly delighted to offer for sale, the combined sale of “An Clachan” cottage and “Gort Na Lec” farmhouse offering a rarely available lifestyle opportunity located just off the “Wild Atlantic Way”. While they are no longer used for modern day agriculture their extensive footprint offers a variety of uses and will prove attractive to those with equestrian interests or anyone looking to establish a tourism-based business.

Set in around 10 acres (4 ha) of good quality farmland both properties occupy a central position with south-facing coastal views over Inver Bay and the Sligo Mountains. Approached by a double gravel driveway the cottage and farmhouse are enveloped by mature gardens and woodland that benefit from extensive frontage onto the Brender River. Although enjoying a semi-rural setting, the property benefits from being within 15 minute drive of both Killybegs and Donegal Town Centre respectively, and well located to enjoy the many breathtaking tourist attractions the wider area has to offer.

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St. John's Point Beach & Lighthouse:

Another Donegal treasure on one of Ireland's longest peninsulas, majestic St. John's Point Lighthouse has been a guiding light for Donegal Bay, Killybegs Harbour and Rotten Island since 1833. Nestled on a stunning stretch of coastline, its pristine white tower stands 14 metres tall and treats visitors to views of Inishmurray Island and Europe's highest sea cliffs - Sliabh Liag.



An Clachan

"Instantly appealing owner occupied cottage"

Constructed by the current owner in 2000, An Clachan comprises of a modern, (4) x bedroom detached one and half storey cottage beneath a pitched slate roof and finished in local sandstone cladding.

In brief, the internal living accommodation extends to 1,485 sq.ft and consists of an entrance hall, open-plan living room / kitchen incorporating a casual dining area. (4) x double bedrooms serviced by (3) x en-suite shower rooms and a ground floor wet room / guest w.c.



Accommodation Details: approx measurements:

Entrance Hall:	16'8" x 5'10" - with recessed storm porch, lino floor covering, built-in cloakroom with fitted clothes rails, double PSTN wall socket, white stairs with carpeted treads and raisers and storage space under, glass centre light.
Living room:	22'11" x 14'8" - incorporating a casual dining area, featured sandstone fireplace with wooden mantle and tiled slated effect hearth, built-in cast iron solid fuel stove (room only output), exposed ceiling beams, triple aspect windows, lino floor covering throughout, polished brass (3) x ring centre light.
Open plan to -	
Kitchen:	measurement included above - with solid hardwood wall and base units, glass display cabinet with tempered glass shelves, formica worktops, freestanding electric oven with (4) x ceramic hotplate, wooden extractor canopy over, under-counter fridge and dishwasher, stainless steel sink with single drainer, polished steel taps, tiled splashback, hardwood double doors leading onto patio.
Wet room / Guest w.c:	7'8" x 5'9"- with sanitary ware in white comprising of a w.c, pedestal wash hand basin with mirror and shaver light over, open shower cubicle with fitted Triton T90si electric shower, adjustable shower head, non-slip rubber flooring, tiled walls, glass centre light.
Bedroom 1:	14'8" x 9'7" - with oak effect timber floor, walk-in wardrobe, t.v wall socket, centre light.
Bedroom 2:	14'8" x 9'7" - with oak effect timber floor, walk-in wardrobe, t.v and PSTN wall sockets, centre light.

En-suite:	7'5" x 3'0" - with sanitary ware in white comprising of a w.c, pedestal wash hand basin with mirror and shaver light over, fully tiled rectangular shower cubicle with fitted Triton thermostatic shower, adjustable head, enclosed centre light.
Landing:	7'9" x 4'0" - incorporating a study area, exposed ceiling beams, built-in hotpress with factory insulated cylinder tank and fitted linen shelves, glass centre light, carpet floor covering, access point into attic via a pull-down staira.
Bedroom 3:	19'10" x 14'8" (at widest point) - with solid pine timber floor, vaulted ceiling with exposed beams, glass centre light.
En-suite Bathroom:	7'8" x 6'1" - with sanitary ware in white comprising of a w.c, pedestal wash hand basin with mirror and shaver light over, bath with chrome mixer taps and shower cradle, tiled floor, enclosed centre light.
Bedroom 4:	19'1" x 14'8" (at widest point) - with carpet floor covering, vaulted ceiling with exposed beams, t.v point, glass centre light.
En-suite:	6'4" x 6'1" - with sanitary ware in white comprising of a w.c, pedestal wash hand basin with mirror and shaver light over, fully tiled rectangular shower cubicle with fitted Triton T90si electric shower, adjustable head, enclosed centre light.
Boiler House / Utility:	6'2" x 5'7" - newly installed A-rated "Firebird" condensing boiler, concrete floor, plumbed for washing machine, centre light.

Additional Features:

- Instantly appealing, (4) x bedroom detached cottage extending to circa 1,480 sq.ft in area.
- Slate roof with external elevations finished in local sandstone cladding.
- Constructed in 2000 from conventional concrete blocks.
- Convenient location just under 2 kms from Dunkineely Village and less 10 minutes drive to Killybegs and Donegal town respectively.
- Hardwood laying-pane style double glazed windows and doors throughout.
- Oil fired central heating with new energy efficient A-rated "Firebird" condensing boiler.
- Natural stone boundary walls.
- Four generously proportioned bedrooms serviced by three en-suite shower rooms.
- Open-plan kitchen / dining room with direct access to paved patio.
- Decorative gravel driveway with concrete footpath around house.
- Hardwood cottage style "Z-Frame" doors with cast iron latches in upstairs bedrooms.
- Built-in cast iron solid fuel stove in living room.
- Mature gardens laid in lawn and surrounded
- Wheelchair friendly ground floor wet-room / guest w.c.
- Separate septic tank connected to each property.
- Farmhouse has been partially renovated by the current owner and extends to circa 1,515 sq.ft.
- Oil & solid fuel central heating in farmhouse with solid fuel heating provided by a built-in Aga cooker in kitchen.
- Viewing by prior arrangement with DNG Dorrian on 074 97 31291.



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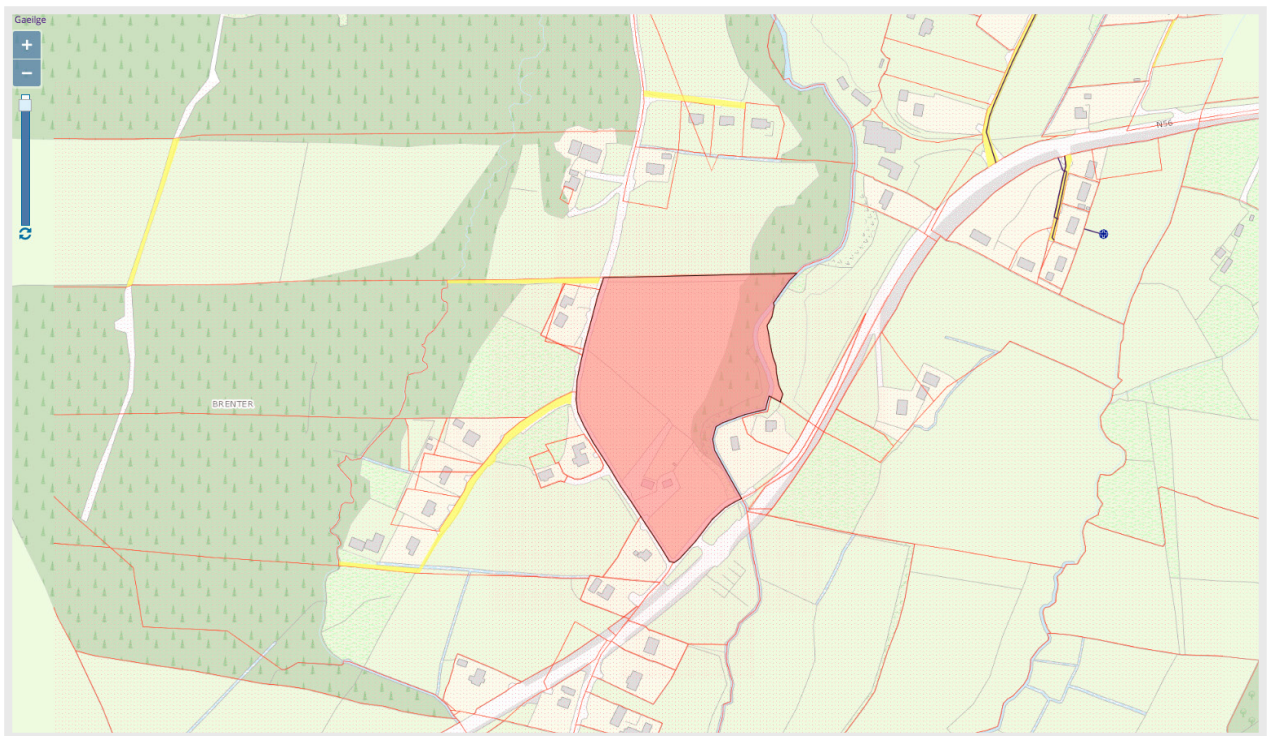


Gort Na Lec

“Uninhabited, detached farmhouse in need of modernisation”

Attractive, (5) x bedroom two-storey stone farmhouse (c. 1,515 sq.ft) with diagonally set chimneys. The property has been partially renovated by the current owner over the last number of years and provides the discreet buyer the opportunity to apply their own finishes on what could become a fantastic property with a wide variety of uses whilst retaining its authentic farmhouse charm.

PRA Map:



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