

# Elevated coastal home with panoramic views over Marble Hill Strand

Rock Cottage, Marble Hill, Portnablagh, F92 A6K1





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## About this property

Set in a truly idyllic position, this is a charming detached home occupying an elevated site with sweeping views across Marble Hill Beach and Sheephaven Bay, only a short walk to Marble Hill Beach and adjacent to the Shandon Hotel & Spa.

The house is approached via pillars and a gated entrance which opens onto a gravel driveway and off this to a stone cobbled entrance in front of the house.

Internally, the accommodation is bright and well-proportioned, arranged across a single level to facilitate easy and comfortable lateral living. At the heart of the home is a spacious open-plan kitchen/living area, featuring a classic fireplace and a large picture window that perfectly frames the magnificent view. Off this space lies a sunroom, ideal for enjoying the ever-changing light and sea views in all seasons.

The living area leads into a bedroom corridor, comprising two bedrooms, one of which benefits from an ensuite shower room along with a separate shower room. The house was formerly a 3 bedroom home and the ensuite can be easily converted back to a bedroom.

The accommodation extends to approximately 1,295 sq ft / 120 sq m as shown on the accompanying floorplans.

### Gardens and Grounds

The gardens are laid mostly to lawn and enclosed with natural stone walls and hedging, offering a wonderful setting for relaxing, gardening or entertaining, especially in the front garden which has a westerly aspect and offers sea views. The driveway extends to the rear of the property which offers further potential to extend the garden or potential development, subject to necessary planning permission.

In all the grounds extend to about 0.69 acre / 0.28 hectare.



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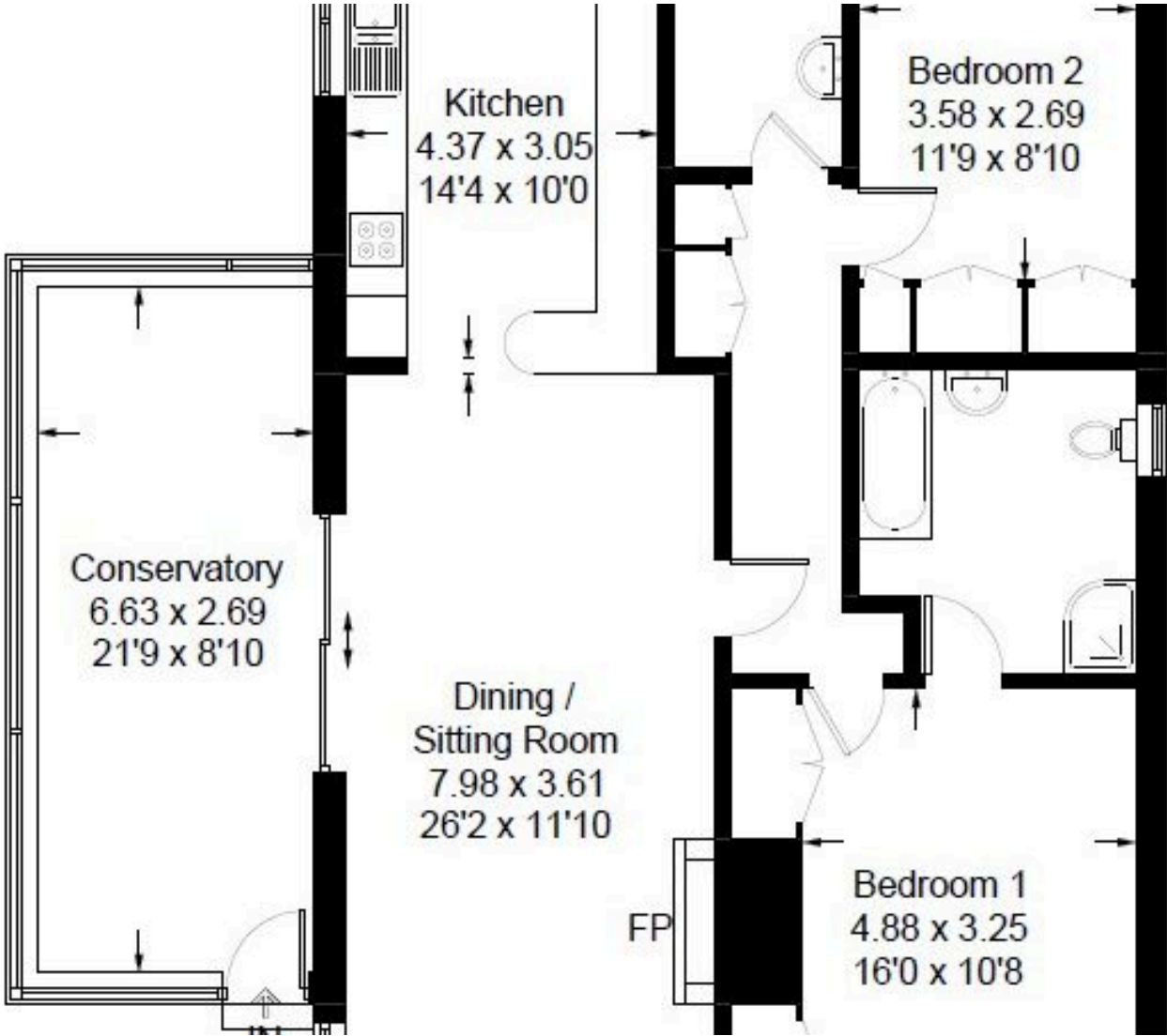
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## Plans

 1,295 sq ft



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## Local Area

County Donegal is located on the north-westerly tip of Ireland and is considered one of Ireland's most beautiful and unspoilt counties which is renowned for its history, heritage, and landscape. Donegal is typified by its dramatic towering sea cliffs, rolling lush hills and stunning beaches.

Marble Hill Beach is one of the most beautiful settings in Donegal and its blue flag sandy beach is popular amongst swimmers, surfers, bathers and walkers.



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## Property Details

### Key Features

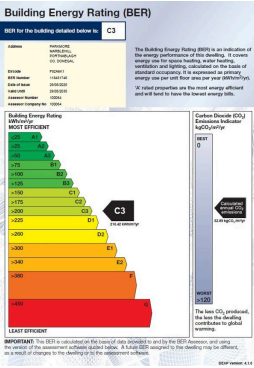
- Elevated coastal position
- Bright, well-proportioned accommodation arranged over a single level
- Landscaped gardens with potential to extend
- Private gated entrance
- Popular seaside holiday resort location

### Services & Additional Information

- Oil fired central heating, mains water, septic tank, broadband.

### BER

BER Rating = C3





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## Enquire



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## More Information



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