



ROSSMORE | LAGHEY | CO. DONEGAL

“Magnificent shore-front property with high-level of Privacy and Seclusion”



ROSSMORE

Laghey | Co. Donegal | **F94 PP96**

Elegantly appointed Scottish Baronial style residence constructed to the highest caliber and craftsmanship throughout.

- Donegal Town 5.5km • Killybegs 35km • Letterkenny 53km • Sligo 63km

Summary

- Constructed in 2000 by the current owners to an exacting standard and specification.
- Stunning site extending to circa 0.33 ha / 0.81 acres commanding approximately 50 meters of shoreline frontage into Donegal Bay positioned on the periphery of Murvagh peninsula in South Donegal.
- Approached through electric gates, the house occupies an elevated position sheltered by mature woodland.
- Extensively landscaped gardens offering a high degree of privacy and seclusion.
- Immaculately presented accommodation with ornate detailing including period marble fireplaces and decorative plasterwork.



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LOCATION

Co. Donegal is one of the most beautiful counties of Ireland, offering unrivalled scenery with its many spectacular land and seascapes. The Atlantic shoreline is etched with a multitude of beautiful bays and glorious sandy beaches. Overlooking much of this coastline are the rugged mountains and hills, stretching from the unique Mount Errigal in the north of the county, to the foreboding beauty of the aptly named Blue Stack Mountains in the south.

Donegal Bay is an inlet (or bay) in the Northwest of Ireland. Three counties – Donegal to the north and west, Leitrim and Sligo to the south – have shorelines on the bay, which is bounded on the west by the Atlantic Ocean. The town of Donegal and the River Eske lie at the head of the bay.

Donegal Bay's beaches have some of Europe's finest surfing, caused by a combination by a direct west-facing location and the funnel-shape of Donegal Bay (the westerlies of the Atlantic Ocean get funnelled into a relatively small area, which increases the size of the swell). Rosstown and Bundoran are recognised by the European surfing community as among Ireland's finest surf beaches with good facilities and excellent water quality.



DESCRIPTION

Rosstown is an outstanding luxury property offering immaculately presented accommodation of the highest possible calibre and specification in a truly stunning coastal setting. Set on the outskirts of Donegal Town, and positioned on the periphery of a special area of conservation next to the highly-regarded Murvagh Golf Course bonded by Murvagh Forest and Beach, is regarded as one of Ireland's most scenic and most challenging golf links

The accommodation is centred around an impressive double-height entrance foyer featuring a handcrafted imperial-style staircase lit by a towering Gothic style window over and complimented by a black Kilkenny limestone fireplace dating to around 1820 together with exposed ceiling trusses. A door leads into a church-style games room and bar featuring a stunning Victorian stained glass window under an ornate vaulted ceiling. Directly opposite sits the main reception room linked to a step-down formal dining room incorporating a featured bay window overlooking the side garden and into the bay. This is a beautifully proportioned room featuring a one-off 1895 ornate Belgium Royal-Rouge marble fireplace complimented by green Grand Verde marble pillars providing a contrasting divided between the two rooms.

Directly to the rear, sits a highly functional kitchen linked to a secondary step-down dining area come living room that extends into a sun room that provides direct access onto a raised patio overlooking the lower garden on the shore side.

There are three generously proportioned en-suite bedrooms on the first floor, all accessed off the impressive galleried landing. The principal suite includes a large bedroom together with an oversized en-suite bathroom and a balcony overhanging the garden.

The property is approached off a private lane and accessed via electronically operated wrought iron gates, which open to an attractive Tobermore paved driveway. The gardens, and decked areas of the grounds provide the perfect opportunity to entertain amidst total seclusion and privacy. The gardens are beautifully presented and provide a delightful foreground to the bay beyond.

The measurements and arrangements of the accommodation can be seen on the floor plans enclosed.

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VIEWINGS

Strictly by appointment with the Selling Agents. Viewing appointments will be arranged subject to Government legislation regarding COVID-19 and social distancing measures will be adhered to at all times.

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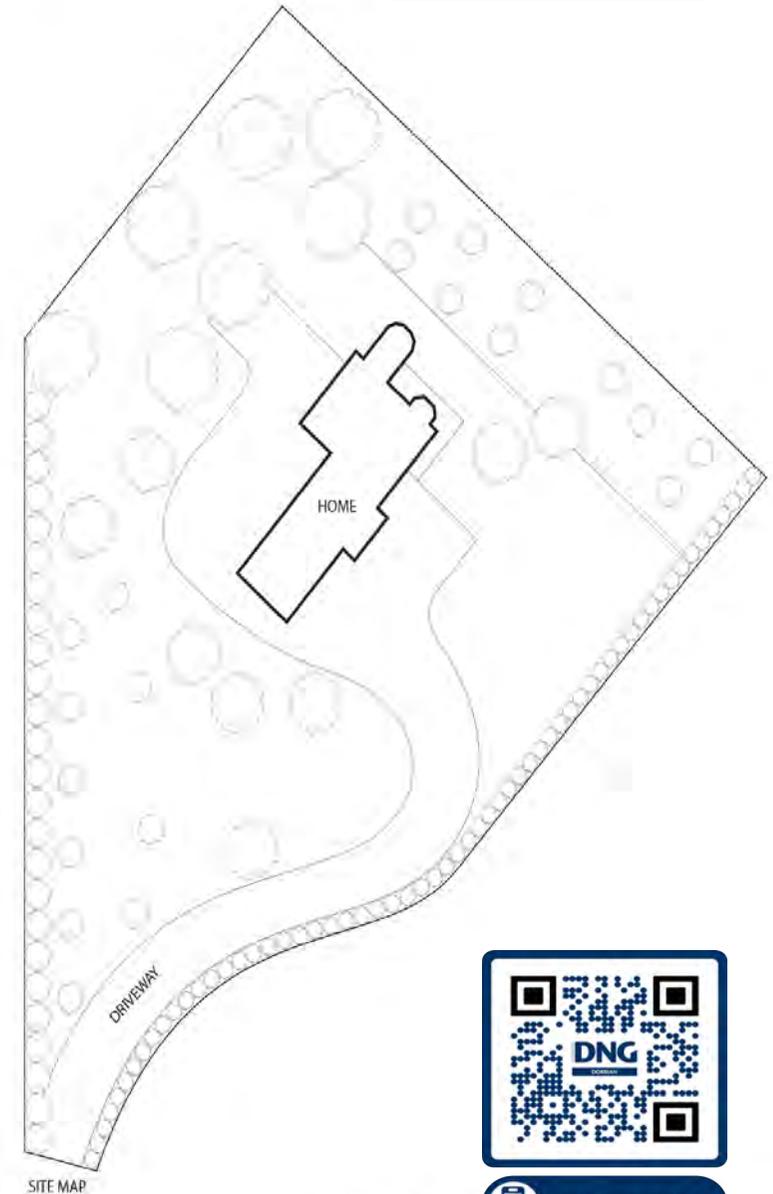


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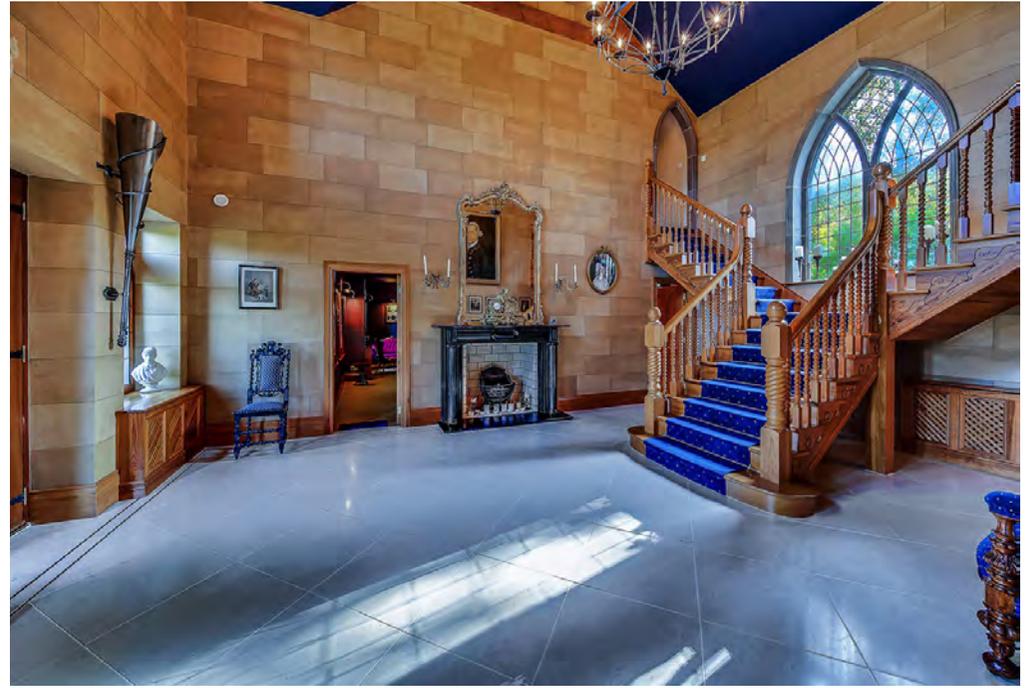
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