



**"Cumberland Lodge", Mulnagung, Lifford,
Co Donegal, F93 E065
Asking Price: €329,000**

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"Cumberland Lodge", Lifford, Co. Donegal. F93 EO65

A Rare and Historic Country Residence on 1.24 Ha (3.07 Acres) with Outbuildings and Development Potential.

Nestled in the heart of the Donegal countryside and brought to the market for the first time in over 100 years, "Cumberland Lodge" is a truly exceptional offering. Dating back to 1627, this substantial two-storey stone-built farmhouse exudes timeless character and charm, while offering the scale, privacy, and potential that discerning buyers seek.

Extending to approx. 263 sq m (2,830 sq ft), the residence is set on 1.24 Ha (3.07 acres) approx of mature grounds and includes a range of adjoining outbuildings, a milking parlour, and farm shed. With dual access from the N14 and L2644, the property enjoys excellent road connectivity while retaining a peaceful, rural setting just 5km from Lifford and 19km from Letterkenny.

The interior of "Cumberland Lodge" is generously proportioned, with large, light-filled rooms that reflect the home's original grandeur.

The ground floor comprises:

- A welcoming sitting room with traditional features.
- A formal dining room ideal for entertaining.
- A spacious country-style kitchen with ample room for family living.
- A utility room and ground floor bathroom for added convenience.

Upstairs, the first floor offers:

- Four large double bedrooms, each with countryside views
- A separate WC & whb.
- Shower cubicle in the main bedroom, with potential to extend to a full ensuite.

The home has been sympathetically upgraded over time to include modern comforts while preserving its historic integrity.

Outbuildings and Land

A standout feature of this property is the range of adjoining outbuildings, which offer exciting potential for conversion or integration into the main residence (subject to planning permission). These structures could lend themselves to a variety of uses—from additional living space to home offices, studios, or guest accommodation.

To the side, the milking parlour and shed sit on 0.696 Ha (1.72 Acres) approx, offering scope for agricultural use, equestrian facilities, or further potential for one-off house sites, subject to the necessary planning consents.

Location

"Cumberland Lodge" is ideally positioned to offer the best of both worlds: a tranquil rural lifestyle with easy access to larger towns and amenities. Located just off a quiet country road, the property is:

- 5km from Lifford – the county town and border gateway to Strabane and Northern Ireland.
- 19km from Letterkenny – Donegal's largest town, with schools, shopping, and healthcare.
- Within easy reach of the N14, offering direct routes to Derry and beyond.

A Home of Heritage and Possibility

Whether you're seeking a forever family home, a restoration project, or a unique rural retreat with development potential, "Cumberland Lodge" is a rare find. Its scale, setting, and provenance make it one of the most exciting properties to come to market in the region in recent years.



ACCOMMODATION

Entrance Hall 6.01m x 1.01m (19'9" x 3'4"): mix of tiled floors and carpet covering.

Sitting Room 5.60m x 3.02m (18'4" x 9'11"): Carpet flooring, open fire with tiled hearth, tile surround and mahogany style mantelpiece. Dado railing.

Kitchen / Dining / Living Space 7.29m x 3.25m (23'11" x 10'8"): **plus** 3.56m x 2.37m (11'8" x 7'9"): Vinyl floor covering. Wall and base kitchen units with subway tiled splashback, double stainless steel sink and drainer, Stanley range and extractor fan.

Utility Room 3.55m x 2.29m (11'8" x 7'6"): Vinyl floor coverings and half door to rear garden.

Dining Room 5.69m x 3.82m (18'8" x 12'6"): Open fireplace, carpet flooring.

Downstairs Bathroom 3.08 x 2.52: **Plus** 1.85m x 0.80m (6'1" x 2'7"): Vinyl floor covering with PVC walls and ceiling with ceiling spotlights, bath, wc, bidet, whb, separate shower cubicle with Triton T80 electric shower unit.

Wc under stairs wc and whb, currently not accessible.

UPSTAIRS

Primary Bedroom 5.68m x 3.83m (18'8" x 12'7"): Carpet flooring, dual aspect, shower cubicle with electric Mira Event electric shower unit and $\frac{3}{4}$ tiled walls.

Wc and whb 1.16m x 1.15m (3'10" x 3'9"): wc and whb, Vinyl flooring, PVC walls.

Bedroom 4.26m x 4.41m (14' x 14'6"): Carpet flooring.

Bedroom 4.05m x 3.06m (13'3" x 10'): plus 2.10m x 0.41m **plus** 2.10m x 0.41m (6'11" x 1'4"): Carpet flooring.

Bedroom 5.69m x 3.83m (18'8" x 12'7"): Dual aspect room with views over the front and rear gardens, carpet flooring.

OUTSIDE

Integrated Workshop 8.84m x 4.47m (29' x 14'8"): Concrete block garage, PVC windows and single door side garden and double barn style door to main rear garden.

Adjoining Farm Shed 9.75m x 5.70m (32' x 18'8"): Adjoining farm shed with roller door.

Gardens and Orchard To the rear of Cumberland Lodge there is an elevated paddock which was once an orchard and to the front there are gardens laid in lawn and planted with various shrubs.



TECHNICAL INFORMATION

SERVICES | Mains electricity, Oil-fired central heating.

SALE METHOD | Private Treaty.

FIXTURES & FITTINGS | All carpets, curtains and blinds, any integrated electrical items and light fittings are included in the sale.

TENURE & POSSESSION | The property is offered for sale freehold with vacant possession being given at the closing of sale.

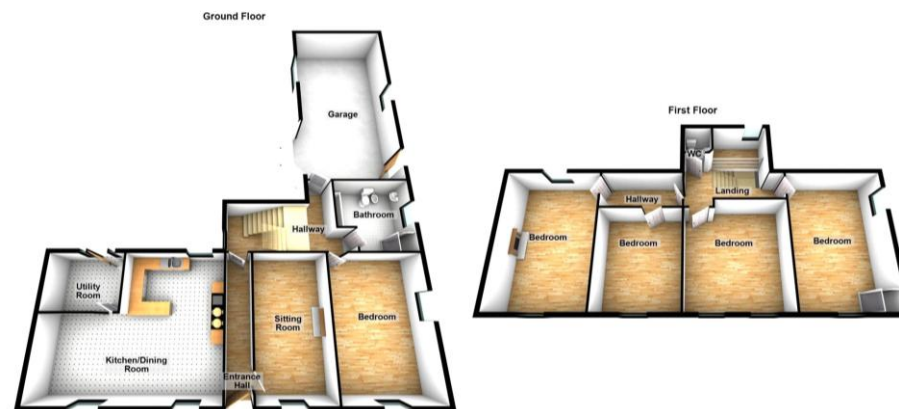
VIEWING | Strictly By Private Appointment.

BER | BER F BER No: 118511518

SURVEY | The property dates back to 1627 and certain upgrades will be required such as electrics, plumbing, damp proofing, insulation, etc.







SELLING AGENTS

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