"CUMBERLAND LODGE" ON 19 HA (47 ACRES) APPROX MULNAGUNG, LIFFORD, CO DONEGAL FOR SALE IN VARIOUS LOTS

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RAINEY ESTATE AGENTS

Land Registry Compliant Map



"CUMBERLAND LODGE" ON 19 HA (47 ACRES) APPROX, MULNAGUNG, LIFFORD, CO DONEGAL.



THIS EXCEPTIONAL FARM HOLDING COMES TO THE MARKET FOR SALE IN THREE SEPARATE LOTS. LOT A - "CUMBERLAND LODGE", OUTBUILDINGS AND ORCHARD ON 0.548 HA (1.35 ACRES) APPROX LOT B - THE MILKING PARLOR AND FARM SHED ON 0.696 HA (1.72 ACRES) APPROX LOT C- A PRIME PARCEL OF AGRICULTURAL LAND COMPRISING 17.886 HA (44.19 ACRES) APPROX OFFERS FOR LOT B & LOT C ARE TO BE SUBMITTED TO OUR OFFICES IN WRITING, TOGETHER WITH PROOF OF FUNDS, NO LATER THAN 5 PM ON WEDNESDAY, 30TH JULY 2025.

For Sale by Private Treaty in Various Lots | BER: F | BER Number: 118511518 | EPI: 403.99 kWh/m²/yr

LOT A "CUMBERLAND LODGE" OUTBUILDINGS & ORCHARD ON 0.548 HA (1.35 ACRES) APPROX



LOT B MILKING PARLOUR & SHED ON 0.696 HA (1.721 ACRES) APPROX



LOT C FARM HOLDING

ON 17.886 HA (44.196 ACRES) APPROX

Stand King

"Cumberland Lodge" – A Rare Opportunity on 19 Ha (47 Acres) of Prime Agricultural Land

Brought to the market for the first time in over a century, "Cumberland Lodge" represents a unique opportunity to acquire a distinguished farm holding comprising approximately 19 hectares (47 acres) of top-quality agricultural land. This exceptional holding has been meticulously maintained by the same family for generations and has been successfully utilised for both tillage and grazing.

Dating back to 1627, the residence is a substantial two-storey detached stone-built farmhouse extending to approximately 263 sq m (2,830 sq ft). Rich in history and character, the property offers generously proportioned living accommodation throughout. A range of adjoining stone outbuildings further enhance the potential of the property and may offer scope for future integration into the main house, subject to the necessary consents.

Accessed via a private driveway from the N14, with an additional access point from the L2644, the property benefits from excellent road connectivity. The land itself is of outstanding quality, suitable for a variety of agricultural enterprises, and boasts over 300 metres of road frontage onto the N14, ensuring ease of access and visibility.







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 Room 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 ³/₄ tiled walls.

WC & 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 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"): 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 & 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 planted with various shrubs.





TECHNICAL INFORMATION

SERVICES | Mains electricity, Oil Oil-fired central heating.

SALE METHOD | Private Treaty.

CLOSING DATE | Offers for the purchase of Lot B & C, together with proof of funds to be submitted in writing to our offices no later than 5 pm on Wednesday, 30th July 2025

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.















SELLING AGENTS



Kiara Rainey Rainey Estate Agents, 45 Port Road, Letterkenny, Co Donegal F92 X863 T: +353 (0)74 912 2211 E: kiara.rainey@raineyproperty.ie W: <u>https://raineyproperty.ie/</u>

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