

For Sale

Asking Price: €325,000



Tober, Carrigans,
Co Donegal, F93 V889



A Tranquil Rural Retreat with Stunning Countryside Views

Set on an elevated and exceptionally private site extending to approximately 0.30 hectares (0.74 acres), this deceptively spacious four-bedroom, three-bathroom detached residence offers the perfect blend of peaceful rural living with easy access to village and city amenities. Extending to 189 sq m (2,031 sq ft) approx., the home is complemented by a detached garage (35 sq m) and a purpose-built stable block with three individual boxes (38 sq m), making it an ideal choice for animal lovers and hobby farmers alike.

Positioned to take full advantage of the surrounding landscape, the property enjoys panoramic views over the rolling countryside with glimpses of Lough Foyle in the distance. Despite its idyllic rural setting, the property is conveniently located within close proximity to Carrigans, St. Johnston and just a short drive to Derry City—offering the perfect balance of seclusion and connectivity.

The current owner has lovingly transformed the grounds into a thriving garden sanctuary, brimming with colour and biodiversity. Carefully curated planting includes a diverse collection of flowering plants and shrubs such as rose bushes, petunias, salvia, lavender, and sea holly. A variety of fruit trees—cherry, plum, and apple—are accompanied by berry bushes bearing red currants, black currants, blueberries, and raspberries.

For those with a passion for sustainable living or home-grown produce, the extensive vegetable patches have yielded a rich harvest of carrots, lettuce, onions, peas, strawberries, leeks, beans, broccoli, and spinach.

This unique home presents a rare opportunity for families seeking a more relaxed and nature-connected lifestyle, with space to grow, room for animals, and a garden that is both beautiful and bountiful. A must-see for anyone longing to leave behind the rush of urban life for the peace and freedom of the countryside.

Included in sale The sale includes all existing floor coverings, blinds and light fittings together with integrated electrical appliances.

BER C1, BER No. 111577607

Directions For directions, simply enter the Eircode F93 V889 into Google Maps on your smartphone, which will guide you directly to the property.

Defective Block Survey A survey / test has been carried out, with satisfactory results.

Additional Photographs and Video: Additional photos, floorplans and walk through video of this property are available on our social media channels and websites. raineyproperty.ie / daft.ie / myhome.ie / propertypal.com / property.ie



Accommodation

Entrance Hall 7.42m x 2.07m (24'4" x 6'9"): Freshly painted, tiled floor, ceiling rose and ceiling coving. Stairs to first floor.

Sitting Room 5.37 x 4.36m (5.37 x 14'4"): Solid timber floors. Open fire with tiled hearth and pine mantel piece, ceiling rose and coving, countryside views with views of Lough Foyle in the distance.

Kitchen / Dining 8.46m x 3.58m (27'9" x 11'9"): Tiled floors, dual aspect room, door to the raised deck area outside. Fully fitted kitchen units, wall and base with stainless steel sink unit and drainer, four burner gas hob, Beko electric oven, integrated Beko fridge and dishwasher. Freestanding multi-fuel stove room heater on raised plinth.

Utility Room 2.84m x 2.25m (9'4" x 7'5"): Plumbed for washing machine, stainless steel sink unit, tiled floor, partially tiled walls.

Wc 1.70m x 1.89m (5'7" x 6'2"): wc and whb, tiled floor.

Cloak Closet 1.86m x 0.59m (6'1" x 1'11")

Bedroom 3.28m x 3.28m (10'9" x 10'9"): Solid timber floors

Bedroom Hallway 2.77m x 0.96m (9'1" x 3'2"): tiled floor. Ceiling coving and ceiling rose. **Walk-in hotpress** 1.87m x 1.84m (6'2" x 6'): Fully shelved

Downstairs Bathroom 2.91m x 2.63m (9'7" x 8'8"): Fully tiled walls and floors. Jet style jacuzzi bath, separate shower enclosure with a newly installed Triton T90sr shower unit, wc and whb on vanity unit. Ceiling spotlights.

Bedroom 3.57m x 3.28m (11'9" x 10'9"): Solid timber flooring. Ceiling coving and ceiling rose. **Ensuite shower room** 3.31m x 1.15m (10'10" x 3'9"): Solid timber floors, fully tiled walls, metre tray shower unit with a Red ring plus extra electric shower unit.

UPSTAIRS

Landing 3.95m x 3.54m (13' x 11'7"): Laminate flooring, skylight. Suitable for home office or children's play area.

Bedroom 6.11m x 3.59m (20'1" x 11'9"): incorporating sliding wardrobes. Carpet flooring. Views of garden and surrounding countryside.

Showers Room 2.04m x 2.43m (6'8" x 8'): **plus** 1.14m x 1.09m (3'9" x 3'7"): Laminate timber flooring and half tiled walls. Fully tiled shower cubicle with mains unit, wc and whb, skylight.

Bedroom 6.13m x 3.91m (20'1" x 12'10"): Carpet flooring.

OUTSIDE

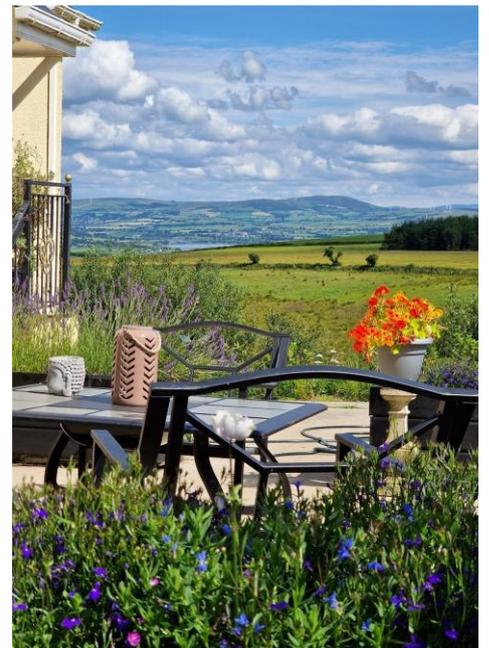
Stable 1 4.39m x 2.64m (14'5" x 8'8")

Stable 2 4.37m x 3.06m (14'4" x 10')

Stable 3 4.38m x 3.05m (14'4" x 10')

Garage 6.67m x 5.17m (21'11" x 17'): PVC windows and door and roller garage door.





RAINEY
ESTATE AGENTS

NEGOTIATOR

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SOLICITOR

TBA

VIEWING DETAILS

Please contact us to make an appointment. Our Office is open Monday to Friday 9am to 5:30 pm. Viewings outside of these hours and Saturdays by appointment. We are closed for lunch between 1pm and 2pm.

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be requested from our office. We recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in our publications is correct at the time of publication, changes in circumstances after the time of publication may affect on the accuracy of this.

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