

DNG

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Bumblebee Cottage (Fintra)

Killybegs

Asking Price: €275,000

Co. Donegal



For Sale by Private Treaty:

DNG Dorrian are proud to present to the open market, this charming and instantly appealing thatched cottage known locally as Bumblebee Cottage. Perched on the south-facing slopes of Crownarad Mountain, the cottage benefits from spectacular open-aspect views over Fintra Beach and the Atlantic Ocean. Bumblebee Cottage sits in a very special, private location just a short stroll down the hill to Fintra Beach. The peaceful seclusion is balanced by the easy reach of the thriving communities of Killybegs and Kilcar with their excellent local pubs, cafes, shops and recreational amenities.

Rich in history, the cottage was extensively and sympathetically refurbished by the current owners in 2016-17 with careful consideration given to retaining many of the original characteristics and features found in a property of this era. If you are looking for a change of lifestyle, this beautifully presented and unique property could fulfil your dreams.

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Fintra Beach

Fintra Bay is set amongst stunning scenery a short drive from the fishing port of Killybegs (as pictured below) on County Donegal's south-west coast. The sandy beach is backed by dunes and grassy hills and provides a vast open space perfect for getting away from the hustle and bustle of everyday life. Few Irish beaches can match the raw beauty Fintra Beach provides and is only a 5-minute walk from Bumblebee Cottage.



Keeping a Donegal Tradition Alive

In 2017 Bumblebee Cottage was re-thatched with the generous support of the Heritage Council. In an attempt to preserve traditional vernacular architecture, the owners employed Donegal thatcher Ivor Kilpatrick and his team to do the job, as they work in conventional Donegal techniques and use exclusively locally grown materials.

Over a period of three weeks, Kilpatrick and his team removed decayed patches of the old thatch. On top of the existing layer, they applied a new 10-inch coat of rye straw, a material traditionally used in Donegal. In accordance with historical Donegal practices, they used willow scallops and ropes on the roof to stabilise the straw and protect the roof from high winds.

Kilpatrick completed the job by spraying the thatch with copper sulphate, which reinforces the strength of the straw and preserves its golden colour.



Accommodation Details: approx measurements:

Living room:

21'5" (L) x 11'10" (W) - open-plan configuration incorporating a kitchen with casual dining area, entered via hardwood entrance door with inset windows, reclaimed oak floor throughout, imported 19th-century sandstone fireplace with open solid fuel fire and reclaimed brick surround, matching stone hearth, vaulted wooden ceiling with exposed trusses, inset ceiling lights, three laying-pane style hardwood windows with deep sills, t.v wall socket.

Kitchen / dining room:

measurements included above - bespoke hardwood country-style kitchen with fitted base, wall and drawers units with cast iron thumb latches and exposed hinges, teak worktops with built-in "Belfast" sink with double plate rack-over, Victorian-style swan neck mixer taps, built-in "Zanussi" electric oven with (4) x ring induction hotplate and wooden extractor canopy over, under-counter fridge / freezer, integrated "Bosch" dishwasher, tiled splashback, under cabinet downlighters, casual dining area with pendant centre light, reclaimed oak floor throughout, central heating controls with booster time-guard unit.

Bedroom 1:

8'6" (L) x 12'0" (W) - with featured vaulted wooden ceiling with exposed truss, reclaimed oak floor, wooden "Z" frame door with forged cast iron thumb latches, inset ceiling lights, 2 x decorative Victorian-style wall lights, lying-pane style hardwood window with deep sill.

Bedroom 2:

9'1" (L) x 6'3" (W) - with reclaimed oak floor, wooden "Z" frame door with forged cast iron thumb latches, lying-pane style hardwood window with deep sill, glass centre light, access point to attic.

Bathroom:	9'1" (L) x 5'0" (W) - with Victorian-style suite comprising of a white w.c, bespoke wooden vanity wash hand basin with storage under and decorative mirror and light over, Heritage wooden panelled bath with fitted thermostatic waterfall power shower over, "Merlyn" 5mm tempered glass shower screen with glass shelves, tiled wall surrounding bath, reclaimed oak floor, wooden panelling to ceiling with enclosed centre light, wooden "Z" frame door with forged cast iron thumb latches.
Store / Utility:	8'0"(L) x 8'2"(W) - entered via a hardwood door, ceramic stone-effect tiled floor, fitted formica worktop, plumbed for washing machine and space for dryer under, fitted shelves over, built-in hotpress with factory insulated cylinder tank, ample power sockets, high-output radiator, centre light.

Additional Features:

- Rarely available, charming two-bedroom, detached cottage set in a stunning scenic location.
- Extensively and sympathetically refurbished by the current owners in 2016-17.
- Outstanding elevated site preched on the slopes of Crownarad Mountain.
- Breathtaking panoramic views over Fintra Beach, Atlantic Ocean and the surrounding countryside.
- Successfully run as a holiday let and offered for sale as a going concern, if required.
- Bespoke hardwood kitchen with featured Belfast sink and built-in appliances.
- Professionally installed rye-straw thatched roof.
- Conveniently located just under 4.6 kms from Killybegs town centre and its essential amenities.
- Featured 19th-century sandstone fireplace in living room with open solid fuel fire.
- Wooden "Z" frame internal doors with forged cast iron thumb latches.
- Oil fired central heating with external warmflow boiler.
- Bespoke hardwood double glazed lying pane style windows.
- Reclaimed oak floor in all rooms.
- Victorian-style bathroom suite with fitted waterfall shower.
- Sandstone path to front of cottage.
- Level garden with picnic bench facing towards sea.
- Newly constructed attached store acting as a utility room for the cottage.
- Viewing by prior arrangement with DNG Dorrian on 074 97 31291.

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