



# MEADOW VIEW

Moyne, County Donegal, F94K1W6



EXCLUSIVE ASSOCIATE OF





MEADOW  
VIEW

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A MODERN FAMILY HOME LOCATED IN A PEACEFUL COUNTRYSIDE SETTING AND ONLY A SHORT DISTANCE FROM THE PICTURESQUE TOWN OF DONEGAL.

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*478 sq. m (5,145 sq. ft) approx.*

*For Sale by Private Treaty*

*BER A | BER No. 119501039*



## SPECIAL FEATURES

- Exceptional modern family residence presented in turnkey condition
- Peaceful countryside setting just 10 minutes from Donegal Town
- Spacious and versatile accommodation extending over multiple levels
- Impressive open-plan kitchen, dining and sunroom area at the heart of the home
- High-quality fitted kitchen with granite worktops and integrated appliances
- Multiple reception rooms ideal for family living, entertaining or home office use
- Generous bedroom accommodation with a number of en-suite bedrooms and walk-in wardrobes
  - Valuable self-contained secondary accommodation with independent air-to-water heating system
- Landscaped west-facing gardens with patio areas ideal for outdoor entertaining
- Excellent accessibility to Sligo, Belfast and Dublin while enjoying the privacy of a rural setting

## DESCRIPTION

ASet in a peaceful countryside setting just 10 minutes from Donegal Town, this exceptional contemporary residence offers the perfect balance of privacy, space and accessibility. Finished to a high standard throughout and presented in true walk-in condition, the property extends to a substantial and versatile layout designed for modern family living. With generous accommodation, beautifully landscaped grounds and a superb additional self-contained unit, this is a home that delivers both immediate comfort and long-term flexibility in one of the North West's most sought-after locations.

## LOCATION

Positioned within a scenic rural landscape, the property enjoys the tranquillity of countryside living while remaining highly accessible to Donegal Town, one of Ireland's most vibrant and increasingly desirable destinations. Donegal Town has grown significantly in popularity in recent years, renowned for its charming character, strong hospitality offering and proximity to some of Ireland's most spectacular coastline.

The area benefits from a unique positioning along the Wild Atlantic Way, with easy access to renowned beaches, coastal walks and outdoor pursuits. The surrounding region offers a rich blend of natural beauty and lifestyle appeal, making it an attractive choice for both full-time living and holiday use.

Connectivity is a key strength, with convenient access to Sligo, Letterkenny, Belfast and Dublin, ensuring this location works equally well for those commuting, relocating or seeking a well-connected base in the North West. The proximity to major road networks and transport links also enhances its appeal for international buyers, particularly with access routes to Northern Ireland and onward travel to the UK.

## THE RESIDENCE

This is a substantial and thoughtfully designed family home, finished to an excellent modern standard and ready for immediate occupation. From the moment you arrive, the property presents with strong kerb appeal, featuring a charming sandstone porch, stone driveway and landscaped gardens that wrap seamlessly around the home.

Internally, the house is both bright and welcoming, with a spacious entrance hall centred around a feature solid wood staircase and high-quality tiled flooring throughout the ground floor. The layout has been carefully designed to offer both open-plan living and more private, flexible spaces.

At the heart of the home lies an impressive kitchen, dining and living area, complemented by a sunroom to the rear. This space is ideal for everyday family life as well as entertaining, with an abundance of natural light, extensive glazing and direct access to patio areas





designed for outdoor dining and summer use. The kitchen itself is fitted with high-quality units, granite worktops and a full range of integrated appliances, delivering both style and functionality.

Additional ground floor accommodation includes multiple reception rooms, offering flexibility for use as a family room, TV room or home office, along with a fully fitted family bathroom.

## BEDROOM ACCOMMODATION

Upstairs, the property continues to impress with a generous bedroom layout designed to suit modern family requirements. The home offers a range of well-proportioned bedrooms, many of which benefit from walk-in wardrobes and en-suite bathrooms, all finished to a high standard with contemporary tiling and fittings.

The upper levels provide further versatility, with additional rooms suitable for use as bedrooms, office space or recreational areas, subject to planning clarification. This flexibility allows the property to adapt to a variety of lifestyle needs, whether for growing families or those requiring dedicated work-from-home space.

## ADDITIONAL ACCOMMODATION / SECONDARY LIVING SPACE

A standout feature of this property is the substantial additional accommodation, currently arranged as a self-contained unit with its own private access and independent air-to-water heating system.

Finished to the same high standard as the main house, this space includes a large open-plan kitchen and living area, bedroom accommodation and a fully fitted bathroom. Importantly, it can function entirely independently or be seamlessly incorporated back into the main residence.

This provides exceptional flexibility for a wide range of uses, including multi-generational living, guest

accommodation, au pair quarters, home office use or potential income generation through short or long-term letting. The ability to adapt this space to suit individual needs significantly enhances the overall appeal and value of the property.

## EXTERNAL & GROUNDS

The property sits on well-maintained and thoughtfully laid out grounds, with gardens extending around the entire house. A combination of lawned areas, paved pathways and patio spaces create a highly usable outdoor environment, ideal for both family life and entertaining.

The west-facing aspect ensures excellent natural light throughout the day and into the evening, particularly across the patio and garden areas. The site is fully enclosed, offering privacy and security, with ample parking provided to the front.

This is a superb opportunity to acquire a modern, spacious and highly versatile family home in a prime location just minutes from Donegal Town. With high-quality finishes, extensive accommodation and the added benefit of a flexible secondary living space, the property offers a rare combination of comfort, style and long-term adaptability.

## TECHNICAL INFORMATION

**SERVICES** | Mains electricity, air to water central heating, mains water, septic tank foul drainage

**SALE METHOD** | Private Treaty.

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

**VIEWING** | Strictly by Private Appointment.









# FLOOR PLANS





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