

For Sale

Asking Price: €325,000

RAINEY
ESTATE AGENTS



"Drumnahoagh House",
on 4.22 HA (10.45 Acres) Approx
Letterkenny, Co Donegal, F92 PDF4



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Set on 4.22 HA (10.45 acres) approx. along the River Swilly, this property offers a rare chance to breathe new life into a historic residence or create a bespoke new build. Just minutes from Letterkenny, the holding combines rural charm with urban conveniences.

- Restore history: Renovate the character-filled Drumnahoagh House, a property with heritage appeal and endless potential.
- Create anew: Design and build a modern home on a medium-scale landholding, perfectly positioned for privacy yet close to town.
- Enjoy the setting: Expansive lands with river frontage, traditional stone outbuildings, and scenic surroundings.
- The holding also offers a significant redevelopment and investment opportunity.
- Zoning advantage: Three Land Use zonings, Established and Strategic Development Opportunity Site under the Letterkenny Development Plan 2023–2029, with adjoining lands zoned Open Space.
- Connectivity: Immediate access to the Letterkenny–Derry/Belfast/Dublin corridor ensures strong regional and national links.
- Asset potential: Suitable for medium/long-term buy-and-hold strategies, with scope for income generation from the land.
- Structures included: Range of outbuildings, some partially refurbished (insulation, WC installation, roof works, exposed stone).

Though the house requires extensive refurbishment, the opportunity lies in its scale, location, and zoning as an Established and Strategic Development Opportunity Site under the Letterkenny Development Plan 2023–2029. For renovators, lifestyle buyers, or those seeking a countryside retreat with development scope, this property is a blank canvas waiting to be transformed. This also presents a clear opportunity for developers, builders, and investors to leverage the site’s strategic location, zoning, and scale for future growth.

Accommodation

Drumnahoagh House extends to approximately 202 sq m (2,181 sq ft) and comprises the following accommodation:-

Entrance Porch 2.07m x 2.03m (6'9" x 6'8")

Entrance Hall 5.45m x 2.07m (17'11" x 6'9")

Sitting Room 4.56m x 4.12m (15' x 13'6"): Dual aspect, sliding sash windows, electric radiator in this room, suspended timber floors.

Bedroom 3.33m x 3.22m (10'11" x 10'7"): Open fireplace, suspended timber floors. **Ensuite Shower Room** 3.33m x 1.41m (10'11" x 4'8"): Shower cubicle, wc and whb

Kitchen / Dining 4.51m x 3.99m (14'10" x 13'1")

Family Room 4.47m x 3.19m (14'8" x 10'6"): dual aspect, suspended timber floors, understairs storage, concrete floors, red brick finish on outside.

Utility Room 4.21m x 2.86m (13'10" x 9'5")

Store 4.22m x 3.20m (13'10" x 10'6")

UPSTAIRS

Bedroom 2.08m x 2.06m (6'10" x 6'9"): Triple aspect room

Bedroom 4.48 x 4.13

Bedroom 4.53m x 3.43m (14'10" x 11'3"): Dual aspect room

Bathroom 2.57m x 1.46m (8'5" x 4'9")

Bedroom 4.43m x 2.22m (14'6" x 7'3")

Bedroom 4.45m x 3.14m (14'6" x 7'3")

OUTBUILDINGS

Building No. 1 Two storey stone built outbuilding extending to 147 sq m (1,582 sq ft) approx. On the ground floor there is a wc and whb and store room and upstairs is open plan ideal for entertaining / child's play area / teenager hangout / home office. The internal walls upstairs have been drylined and the ceiling has been sprayed with foam for insulation purposes.

Building No. 2 Single storey sone built with plastered walls externally and exposed stone inside, spray foamed on roof for insulation. Ladies and gents wc and whb.

BER G BER No: 106031743

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



