

A striking modern home on about 4.7
acres

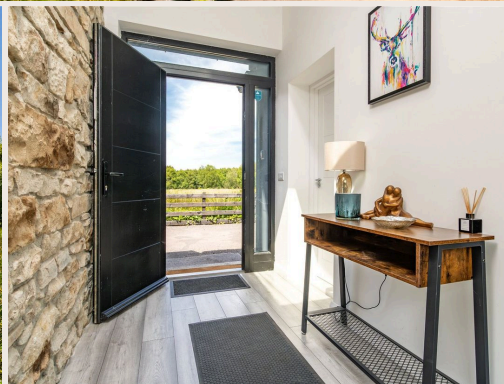
Mullanyduff, Castlegal, Co. Leitrim, F91 V57K

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About this property

Black Antler is a striking, architecturally modern home offering a unique blend of sleek design and rural serenity. Built in 2022 and presented in immaculate turnkey condition, the home is defined by its design, privacy and harmony with the surrounding landscape.

Accessed via a long, private fenced driveway, this leads towards the house where there is ample parking. The accommodation extends to a bright and beautifully proportioned layout, showcasing exceptional attention to detail and finishes throughout.

At the heart of the home is a superb open-plan kitchen/dining area, bathed in natural light from multiple aspects and featuring a sleek contemporary kitchen with integrated appliances, central island, and stylish pendant lighting. This space flows seamlessly into the dining area, perfect for everyday family life or entertaining.

The adjoining living room is a standout feature, with full-height glazing drawing in the surrounding natural beauty. The room opens directly onto a patio, ideal for al fresco dining or relaxing outdoors.

The bedroom wing comprises a large utility/office and three generously sized bedrooms, all with built-in wardrobes and ensembles. An additional

wc completes the layout.

Internal features include triple-glazed windows throughout, underfloor heating (air-to-water system) and externally, the home is clad in deep-charred Siberian larch and original sandstone and standing-seam aluminum roof.

In all the accommodation extends to about 144.6 sq m / 1,556 sq ft as shown on the accompanying floorplans.

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Additional Information

Outbuildings

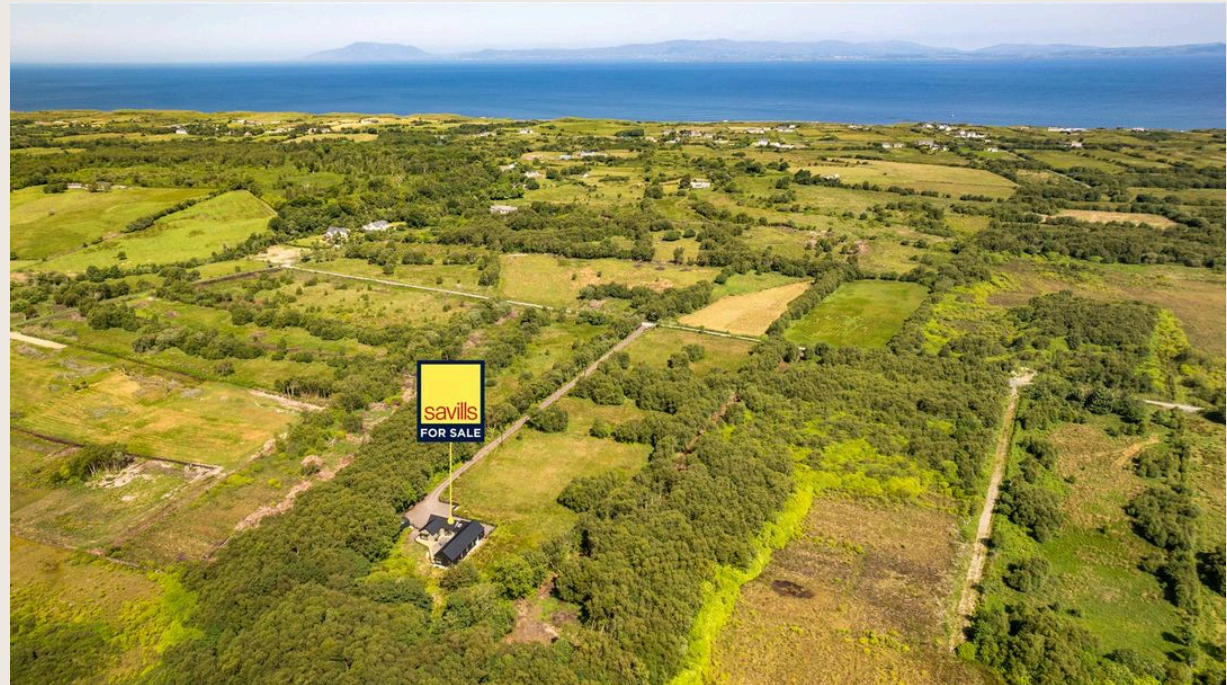
There is a storage shed to the side of the house.

Grounds

The property extends to about 4.7 acres / 1.9 hectares and offers excellent versatility.

The house itself is framed by gardens, paved patio areas, and natural woodland. The back garden offers a private space to enjoy long summer evenings with outdoor lighting, while the wider grounds present opportunities for further development, gardening, or simply enjoying the peaceful surroundings.

The land, largely laid to grass with some natural woodland, is ideally suited for a range of uses including a small-holding for hobby farming, equestrian use and also potential for organic farming or native planting/wildflower meadows.



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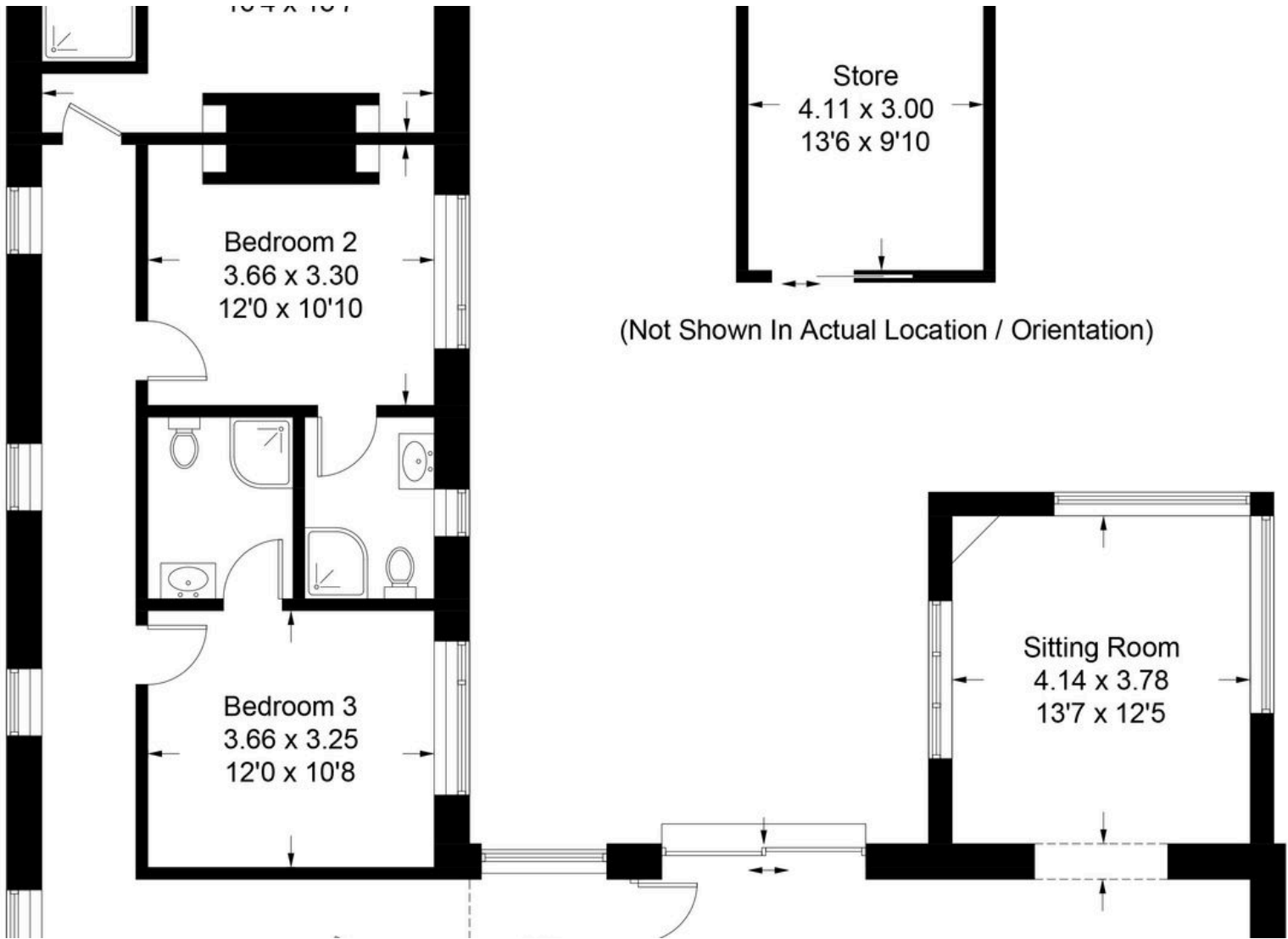
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Plans

 1,556 sq ft



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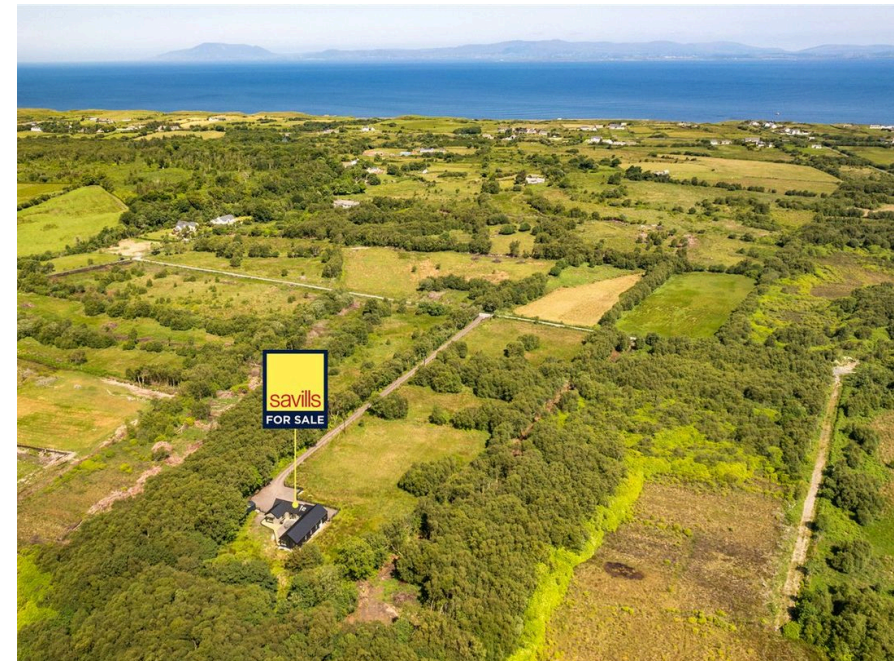
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Local Area

Occupying a desirable position along Ireland's world-renowned Wild Atlantic Way, Black Antler enjoys the peace of a rural setting while benefitting from close proximity to a number of attractive coastal towns and essential amenities.

The nearby villages of Tullaghan (4.5 km) and Cliffoney (7.5 km) provide for day-to-day needs, with shops, pubs, and a national school. The coastal village of Mullaghmore is 9.5 km distant.



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Property Details

Key Features

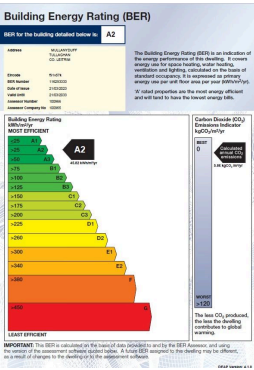
- Contemporary open-plan design
- Built in 2022
- Rural location yet close to Bundoran and Mullaghmore
- About 4.7 acres
- Paved patio areas, natural woodland and paddocks

Services & Additional Information

- Tricell Wastewater Treatment System and Tricell Puraflo territory treatment system, mains electricity, mains water, fibre broadband, EV charger.

BER

BER Rating = N/A



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Enquire



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