

Magnificent property on about 5.9  
acres with direct beach access

Rathmullan, Co Donegal, F92 E067





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## About this property

### Fort Royal

Extending to approximately 10,118 sq ft, and presented in good condition, the property is laid out in such a way that it will suit a variety of uses including hospitality, nursing home, residential etc. subject to the attaining the relevant planning permissions.

The accommodation is laid out over three floors and a key characteristic of the property is the extent and flexibility of the internal accommodation, with the ability to host both large and smaller events.

The property is in good order and with very little capital expenditure, could become income producing quite quickly.

The ground floor accommodation briefly consists of conference room/events space, restaurant facilities, a lounge, offices, toilets, kitchen, and numerous smaller reception and storage rooms. On the first floor, there are 9 bedrooms suites (8 of which are ensuite) and associated storage and linen rooms. Up the stairs to the second floor are 5 bedrooms, 4 of which are ensuite, including a family suite.

### Soldiers Cottage / Stable Cottage / Garden Cottage

A characterful two-storey building is situated to the side of the main hotel. It presently comprises 3 independent residential units with multi-function accommodation. They are in different stages of repair but have

the potential to be a superb addition to the main property in the form of guest or staff accommodation.

In all these properties extend to approximately 301 sq. m / 3,240 sq ft.

The full extent of the cottage's accommodation is as shown on the accompanying plans.

### Site

A planning permission (Donegal Ref :2050056) was granted for a standalone detached property on about 2.4 acres which would have the benefit of a panoramic sea view and direct access to the beach. This planning has expired but there is an application currently working through the planning process to renew same. The asking price of the site is €500,000 and is separate to the €1,600,000 asking price for the Fort Royal.

There is also planning permission in place to knock down the dining room extension to restore the original front façade and to convert the toilet/store to a living room.

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## Property Details

### Gardens

The gardens are one of the main attractive features of the whole property. The mature setting offers privacy to the world outside and presents the owner with the choice of a woodland or a beach walk. The mature trees, enclosed private gardens, well-kept lawns and access to the beach make this site a truly rare find.





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# Plans

## Fort Royal Hotel

Approximate Gross Internal Area = 940.0 sq m / 10118 sq ft

Outbuildings = 301.0 sq m / 3240 sq ft

(Including Garage / Excluding Void)

Total = 1241.0 sq m / 13358 sq ft



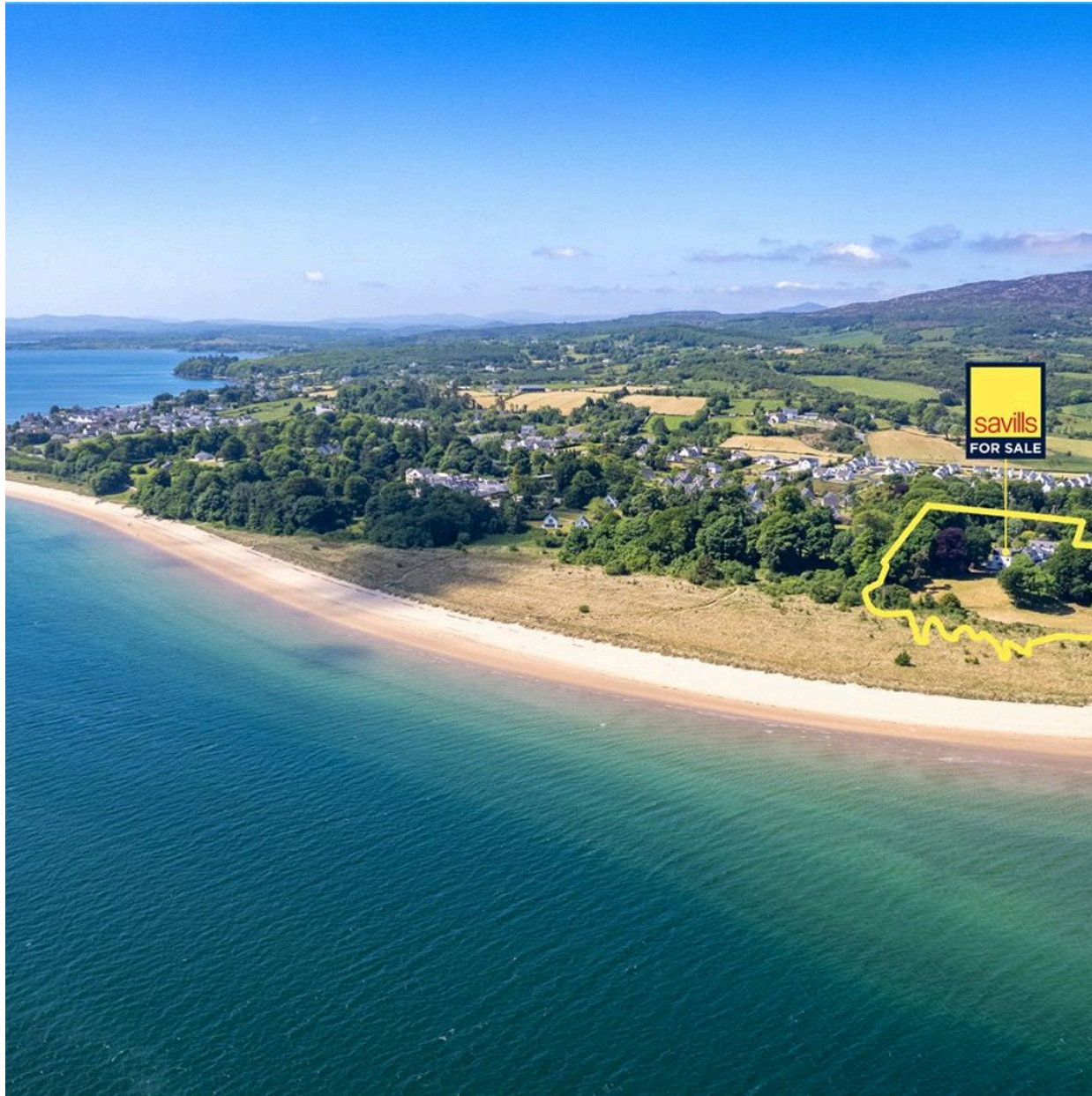
Illustration for identification purposes only, measurements are approximate,  
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## Local Area

County Donegal, on Ireland's northwest tip, is famed for its natural beauty, dramatic cliffs, lush hills, and sandy beaches. Attractions include Glenveagh National Park, the Wild Atlantic Way, and the scenic Fanad peninsula with its remarkable coastline. Rathmullan offers a sandy beach, pier, and lively local dining. Letterkenny (24 km), Donegal's largest town, provides extensive shops, and services. Golfers enjoy courses at Portsalon, Letterkenny, and Ballyliffin. Nearby airports include Donegal (70 km) and City of Derry (69 km)



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## Property Details

### Key Features

Rare beachfront opportunity  
Mature, well tended grounds  
3 cottages extending to 3,240 sq ft, ideal investment opportunity  
Site opportunity with direct beach access  
Close to City of Derry and Donegal airports

### Services & Additional Information

Oil-fired central heating, mains electricity, mains water supplies, mains sewerage.

### BER

BER Rating = D2





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Enquire



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More Information



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