

An A-rated modern dwelling overlooking Sheephaven Bay

Aghalattive, Creeslough, Co Donegal, F92 V6VA



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About this property

This exceptional contemporary home is set on an elevated site with breathtaking views of Sheephaven Bay. Completed in 2021 and designed by Micheal Friel Architects, this A3 rated residence offers sweeping coastal vistas of Carrigart Beach to the west and Muckish Mountain to the east. A standout feature of the property is its direct, private access to Ards Forest Park.

As you approach through the gated entrance, a sweeping driveway invites you toward the house. Upon entering through the front door, you are welcomed into a bright and spacious hallway. This hallway seamlessly flows into an open-plan sitting, dining, and kitchen area, perfect for relaxation and entertaining. The modern kitchen is equipped with Neff appliances and features a striking "Banksy" print tiled splashback. Adjacent to this space is a sunroom, complete with a wood-burning stove and French doors that open out to the garden, a wonderful retreat for evening relaxation. The ground floor also includes a bedroom suite and a convenient guest WC. Notable features throughout the home include underfloor heating and solid oak flooring.

Continuing upstairs, the landing provides access to a luxurious master

bedroom suite with a walk-in wardrobe. There are two further double bedrooms, both to the front of the house, which take full advantage of the captivating countryside views across Sheephaven Bay. The first floor accommodation is completed with an office and a luxurious family bathroom.

In all the accommodation extends to about 212 sq. m / 2,281 sq. ft, with a full layout shown on the adjoining floorplans.

Outbuildings

Adjacent to the house is a large double garage set to the side of the house. This space is multifunctional and is ideal for cars or boats storage or a workshop/gym. This extends to about 66 sq. m / 710 sq. ft.

Also, at the rear of the garden stands a garden room, designed with a cantilevered structure on an elevated slope, providing a serene space for relaxation.

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Property Details

Gardens & Grounds

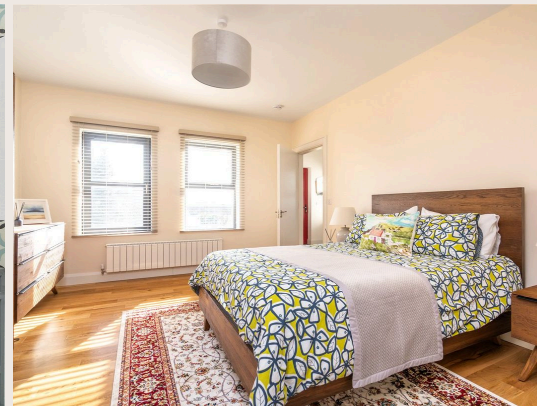
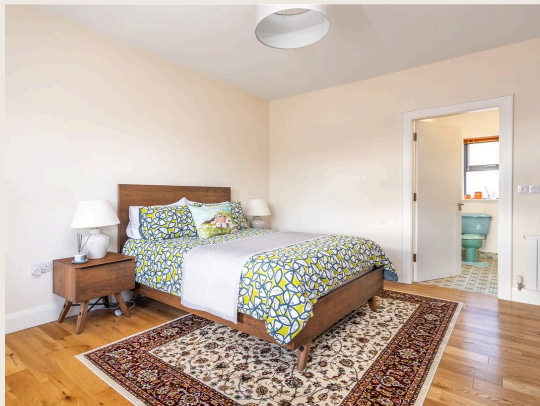
Enjoying a south-facing aspect, the gardens and grounds are a key feature of the property benefitting from all-day sunshine. The beautifully landscaped garden surrounds the home, with lawns enhancing the outdoor appeal. A gravel driveway at the front offers ample parking space, while a pathway gently leads to the garden room, which serves as a stunning viewpoint. In all the grounds extend to about 0.7 hectare / 1.7 acres in total.

The most unique aspect of this property is its direct private access to Ards Forest Park, a wonderful natural amenity right at your doorstep. A gated entrance behind the garden room leads to a gravel path that meanders into the forest, inviting you to explore its stunning coastal scenery, woodland trails, saltwater lakes, and its sandy beaches.



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Plans



2,281 sq ft

Aghalattive

Approximate Gross Internal Area = 211.9 sq m / 2281 sq ft
Outbuildings = 95.5 sq m / 1028 sq ft
Total = 307.4 sq m / 3309 sq ft



Reduced headroom below 1.5m / 5'0



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1175328)

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Local Area

County Donegal is located on the north-westerly tip of Ireland and is considered one of Ireland's most beautiful and unspoilt counties which is renowned for its history, heritage, and landscape. Donegal is typified by its dramatic towering sea cliffs, rolling lush hills and stunning beaches.



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Property Details

Key Features

- Contemporary design home
- Impressive coastal views
- Superb gardens and grounds on an elevated site
- Double garage and a garden room
- Direct and private access to Ards Forest Park

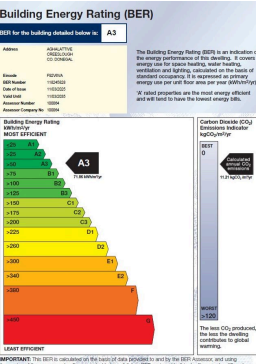
Services & Additional Information

Orca Air to water system, mains electricity, septic tank, private well, fibre broadband.

Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

BER

BER Rating = A3



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Enquire



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More Information



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