



"UMERAFREE"
MARBLE HILL, CO DONEGAL, F92 RP3C
ASKING PRICE €1,250,000

BER A3



RAINEY
ESTATE AGENTS

"UMERAFREE", MARBLE HILL, CO DONEGAL, F92 RP3C



UNDOUBTEDLY ONE OF THE MOST EXCEPTIONAL PROPERTIES IN THIS HIGHLY COVETED COASTAL SETTING.

WITH MARBLE HILL BEACH QUITE LITERALLY AT YOUR DOORSTEP, THE NEW OWNER WILL ENJOY A LIFESTYLE DEFINED BY SEASIDE TRANQUILITY—WHETHER IT'S MORNING COFFEE FROM "THE SHACK" OR UNWINDING AT THE RENOWNED SHANDON HOTEL. THIS OUTSTANDING RESIDENCE OFFERS A TRULY UNPARALLELED LOCATION. BLENDING TIMELESS CHARM WITH MODERN EXCELLENCE, THE ORIGINAL STONE COTTAGE HAS BEEN THOUGHTFULLY PRESERVED, WHILE THE PROPERTY ITSELF HAS BEEN NEWLY CONSTRUCTED IN 2016 TO AN A-RATED ENERGY EFFICIENT HOME.

For Sale by Private Treaty

Approximately: 230 sq.m (2,476 sq.ft.)

BER: A3 | BER Number: 109947630 | EPI: 70.6 kWh/m²/yr

SPECIAL FEATURES

- *Blue Flag Beach: Marble Hill Beach is renowned for its clean, safe waters and golden sands, perfect for swimming, paddleboarding, and long walks.*
- *Dramatic sea views, a rugged coastline, and scenic hills create a breathtaking backdrop.*
- *The Shandon Hotel & Spa: A luxurious escape right nearby, offering fine dining, spa facilities, and leisure club access.*
- *The Shack Café: A local favorite for casual coffee, snacks, and a relaxed beachside vibe.*

- *Outdoor Activities: Popular area for swimming, surfing, kayaking, hiking, and even horseback riding.*
- *Highly Sought-After: Properties in Marble Hill are rare and tightly held, making this a prestigious address in Donegal.*
- *Peace & Privacy: Ideal for those seeking a tranquil lifestyle or a peaceful holiday home.*

Derry City Centre: 65 km | 40 miles. | 1hr

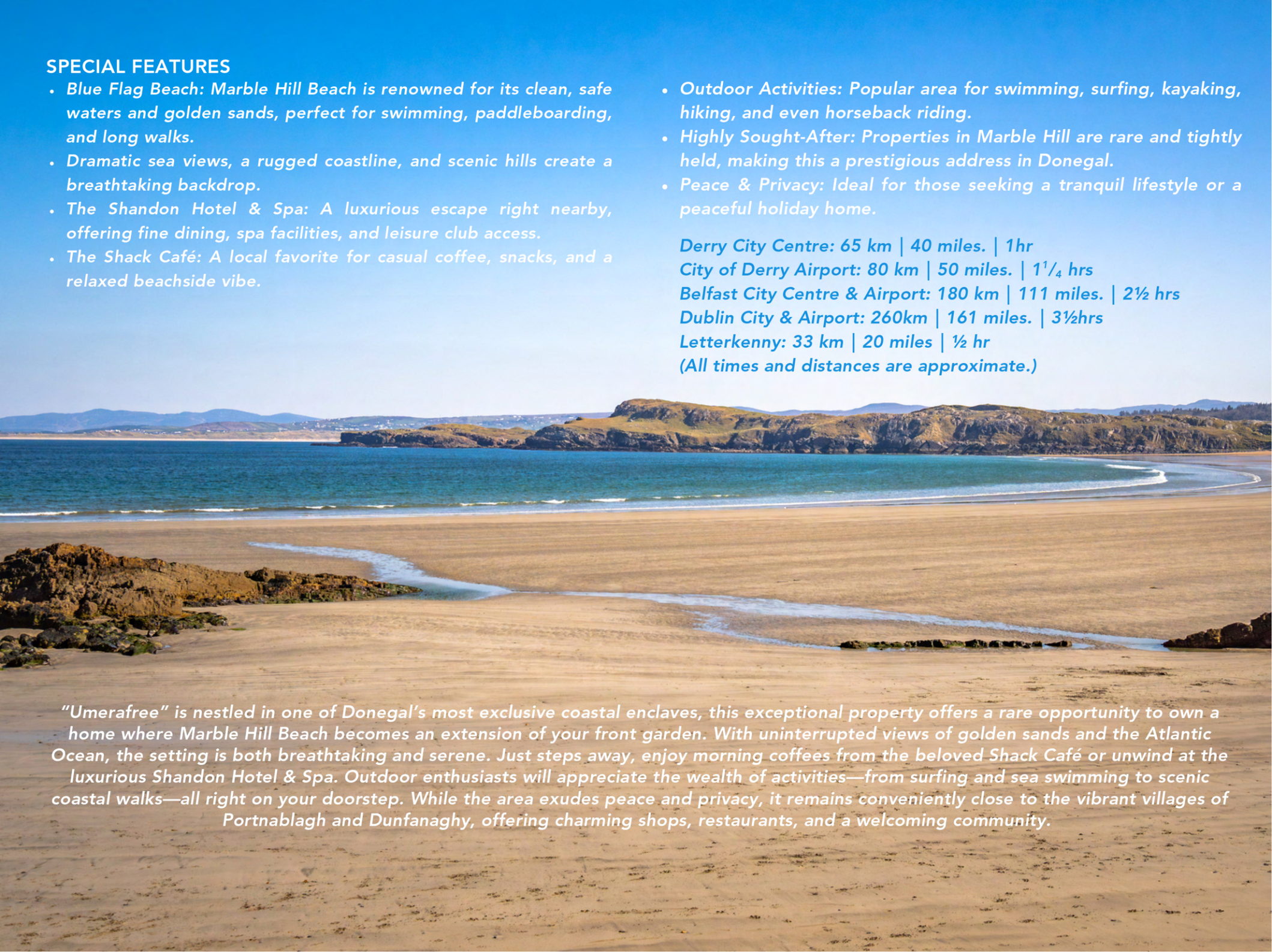
City of Derry Airport: 80 km | 50 miles. | 1¼ hrs

Belfast City Centre & Airport: 180 km | 111 miles. | 2½ hrs

Dublin City & Airport: 260km | 161 miles. | 3½hrs

Letterkenny: 33 km | 20 miles | ½ hr

(All times and distances are approximate.)



“Umerafree” is nestled in one of Donegal’s most exclusive coastal enclaves, this exceptional property offers a rare opportunity to own a home where Marble Hill Beach becomes an extension of your front garden. With uninterrupted views of golden sands and the Atlantic Ocean, the setting is both breathtaking and serene. Just steps away, enjoy morning coffees from the beloved Shack Café or unwind at the luxurious Shandon Hotel & Spa. Outdoor enthusiasts will appreciate the wealth of activities—from surfing and sea swimming to scenic coastal walks—all right on your doorstep. While the area exudes peace and privacy, it remains conveniently close to the vibrant villages of Portnablagh and Dunfanaghy, offering charming shops, restaurants, and a welcoming community.



DESCRIPTION

Nestled in an elevated position with captivating views over the renowned Marble Hill Beach, "Umerafree" is a distinguished two-storey detached residence that effortlessly combines character, comfort, and cutting-edge efficiency.

Originally a modest two-up, two-down stone cottage, this remarkable home underwent a complete transformation in 2016 by its current owners, who reimagined it into an A-rated, energy-efficient family haven. The home now features modern conveniences while still honouring its heritage, with carefully preserved elements such as a cut stone entrance step and a distinctive carved stone sculpture embedded into the exterior walls.

The property is approached via a charming stone-pillared driveway and opens into a light-filled entrance hall with a striking double-height vaulted ceiling. Original sliding sash windows have been thoughtfully upgraded to double-glazed units, while traditional oil heating has been replaced with an advanced air-to-water underfloor heating system. The open fireplaces have been updated to high-performance multi-fuel stoves, enhancing both warmth and ambiance.

The ground floor is beautifully laid out to accommodate modern living. It includes a sitting room, a cosy reading nook, a spacious walk-in cloakroom, hot press, guest WC, utility room, and a wet room. The heart of the home is the generously proportioned, fully equipped kitchen/dining area, which seamlessly flows into the living room. A large glazed sliding door opens onto a paved patio, ideal for outdoor entertaining. Also on the ground floor is a convenient ensuite bedroom, perfect for guests or multigenerational living. Each principal reception room has been designed to frame a unique and breathtaking view of the beach.

Upstairs, the primary suite offers a serene retreat complete with a walk-in wardrobe and a luxurious wet room. There are three additional bedrooms, a home office, and access to a partially floored attic via Staighre stairs, offering excellent storage potential.

Outside, the home continues to impress. A paved patio provides a tranquil space for entertaining against the backdrop of the surrounding coastal beauty. A path leads directly to the driveway and within minutes, you can find yourself on the beach or at the nearby pier. To the rear, there is an external storage area and an outdoor hot shower—perfect for rinsing off after a day on the sand. Additionally, the lower garden includes an area with electrical access, offering potential for further outdoor development.

"Umerafree", presents a rare opportunity to own a thoughtfully reimagined coastal property that balances the charm of its past with the lifestyle needs of today.



ACCOMMODATION

GROUND FLOOR

Entrance Hall 5.96m x 2.29m (19'7" x 7'6") plus 2.52m x 1.45m (8'3" x 4'9"): Wood effect tile flooring, solid oak staircase to upstairs, vaulted ceiling, with skylight flooding the entrance hall in natural light

Ground Floor Bedroom 3.62m x 3.16m (11'11" x 10'4"): Carpet flooring, **Wet Room** 2.75m x 1.04m (9' x 3'5"): Fully tiled walls and floor, mains shower, ceiling spotlights, wc and whb.

Cloaks Closet 1.09m x 0.71m (3'7" x 2'4"): Shelved with hanging hooks for coats. **Hotpress** 1.36m x 1.32m (4'6" x 4'4"): Shelved. Underfloor heating manifolds.

Downstairs wc 1.96m x 1.35m (6'5" x 4'5"): Wc and whb. Tiled flooring.

Utility Room 3.79m x 2.15m (12'5" x 7'1"): Plumbed for the washing machine and condenser dryer. Base units with a Belfast double sink.

Back Hall 1.73m x 1.54m (5'8" x 5'1"): Door to rear. Cat flap.

Wet Room 2.00m x 1.07m (6'7" x 3'6"): 3/4 tiled walls, mains shower, wc and whb, Skylight and window.

Sitting Room 8.51m x 3.48m (27'11" x 11'5"): * (widest point) carpet flooring, Dual aspect room, sliding sash triple glazed windows with views overlooking Marble Hill beach.

Study / Reading Nook 3.00m x 2.16m (9'10" x 7'1"): Carpet flooring, dual aspect room with views overlooking Marble Hill strand.

Kitchen / Dining Room 6.27m x 5.99m (20'7" x 19'8"): Wall and base kitchen units, marble worktop, centre island with storage and seating for two, four burner gas hob on centre island, bowl and a half sink, built-in Whirlpool oven and microwave. Integrated Electrolux dishwasher on centre island. Thornhill oil fired range, five oven doors, two burner induction hob and two hob plates. Freestanding Bosch American style fridge freezer and built-in Belling Wine Cooler. **Pantry** 1.72m x 1.22m (5'8" x 4'): Fully shelved with Velux window.

Living Room 4.75m x 4.10m (15'7" x 13'5"): Vaulted ceiling and recessed ceiling spotlights. Carpet flooring, sliding door out to patio area with superb views overlooking the beach. Triple aspect room.

FIRST FLOOR

Landing Wood effect tiled flooring.

Primary Suite 4.99m x 4.24m (16'4" x 13'11"): with **Walk-in Wardrobe** with hanging rails and shelving.

Ensuite Wet Room 2.31m x 1.87m (7'7" x 6'2"): Fully tiled walls and floors, shower, wc and whb.

Bedroom 3.41m x 2.89m (11'2" x 9'6"): Carpet flooring, dual aspect room with views overlooking Marble Hill Beach.

Bathroom 2.59m x 1.51m (8'6" x 4'11") Plus 0.89m x 0.47m (2'11" x 1'7"): Fully tiled walls and floors, shower, wc and whb.

Bedroom 5.31m x 2.29m (17'5" x 7'6") Plus 2.64m x 1.80m (8'8" x 5'11"): Carpet flooring, dual aspect room with views overlooking Marble Hill Beach.

Bedroom 8.41m x 3.68m (27'7" x 12'1"): Carpet flooring, recessed ceiling spotlights, dual aspect.

Home Office 2.50m x 1.46m (8'2" x 4'9"): Carpet flooring.



TECHNICAL INFORMATION

SERVICES | Mains electricity, Fibre Broadband, Air to Water underfloor heating with thermostatic controls in each room, mains water, septic tank and wired for ancillary generator.

SALE METHOD | Private Treaty.

FIXTURES & FITTINGS | All carpets, curtains and blinds, any integrated items and light fittings are included in the sale. Specifically excluded from the sale is the light fitting above the dining table and the pull down internal clothes line in the Utility Room.

TENURE & POSSESSION | The property is offered for sale freehold with vacant possession being given at the closing of sale.

VIEWING | Strictly By Private Appointment.











SHANDON
HOTEL & SPA

RAINEY
ESTATE AGENTS

SHACK
COFFEE

RAINEY
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SELLING AGENTS

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