

Land Registry Compliant Map **Tailte** Negistry Registry Éirea Useon 2.48 0.90 2.01 1.32 egistry CENTRE 0.49 COORDINATES: ITM 631118,902191 0.83 Land PUBLISHED: ORDER NO Registry 18/06/2025 50473425 1 USE OF N MAP SERIES: MAP SHEET 9.81 1:2,500 0355-B 'B' Registry Needistry red out 1,42 Land Registry Mullach Use Onl 0.92 na gCung Redis COMPILED AND PUBLISHED BY: Mulnagung Talte Éireann, 0.24 Phoenix Park, Dublin 8, Registry Use Only Ireland. 0.24 D08F6E4 www.tailte.ie 0.23 Registry Use Only 0.23 Land Any unauthorised reproduction 147 Registry Use Only infringes Taite Éireann copyright. Lands Registry No part of this publication may be copied, reproduced or transmitted Use Only in any form or by any means without the prior written permission of the Land Registry Use Only copyright owner. The representation on this map of a road, track or footpath is not evidence of the existence 3.01 of a right of way. Land Redistry Use Only This topographic map Lands at Mullanagung, Ballindrait, Lifford, Co Donegal does not show Land Registry Use Only legal property boundaries, nor does it show Plot 'A' shown enclosed in red = 0.548 Hectares (1.355 Acres) ownership of physical features. Registry Registry Plot 'B' shown enclosed in red = 0.696 Hectares (1.721 Acres) @Taite Éireann, 2025. All rights reserved. Registro Plot 'C' shown enclosed in red = 17.886 Hectares (44.196 Acres) Use Only Declan McCullagh H.N.Dip.Civil Eng MIS Digital Land Surveyors Ltd. Hollands www.landsurvevors. 20th June 2025 CAPTURE RESOLUTION: The map objects are only accurate to the To view the legend visit OUTPUT SCALE: 1:2,500 resolution at which they were captured. Output scale is not indicative of data capture scale. **Large Scale Legend** Further information is available at: www.tailbe.le; search 'Capture Resolution'

"CUMBERLAND LODGE" ON 19 HA (47 ACRES) APPROX, MULNAGUNG, LIFFORD, CO DONEGAL.



THIS EXCEPTIONAL FARM HOLDING COMES TO THE MARKET FOR SALE IN THREE SEPARATE LOTS.

LOT A - "CUMBERLAND LODGE", OUTBUILDINGS AND ORCHARD ON 0.548 HA (1.35 ACRES) APPROX

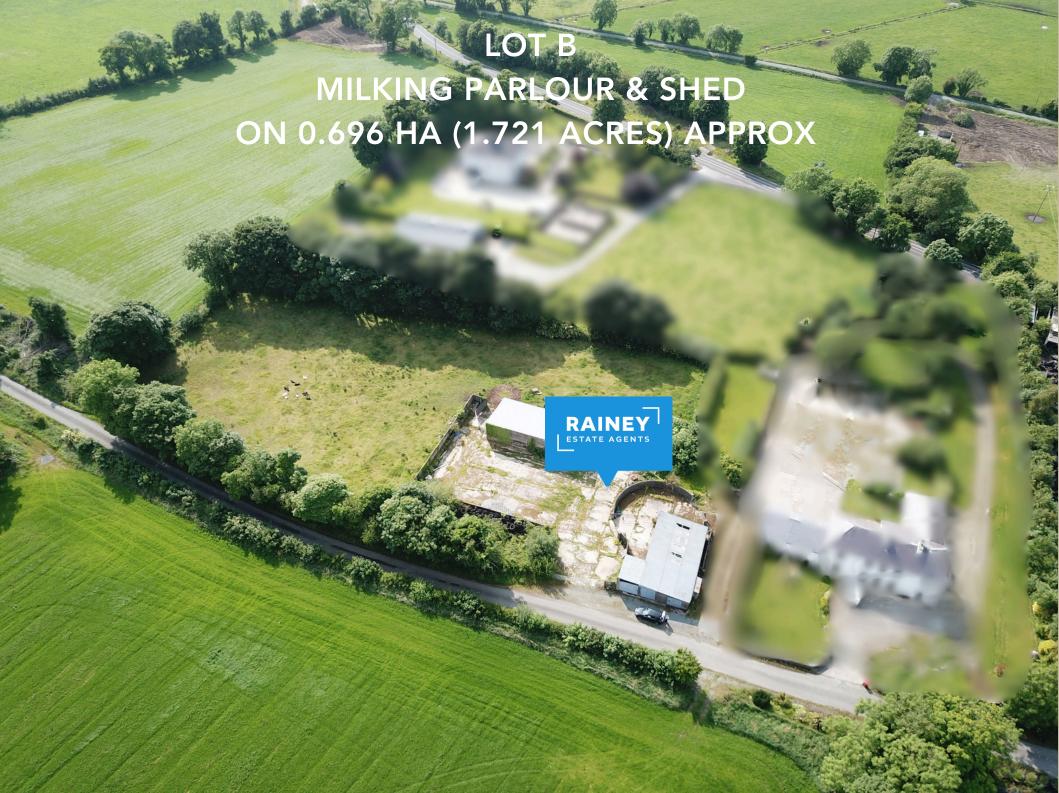
LOT B - THE MILKING PARLOR AND FARM SHED ON 0.696 HA (1.72 ACRES) APPROX

LOT C- A PRIME PARCEL OF AGRICULTURAL LAND COMPRISING 17.886 HA (44.19 ACRES) APPROX

OFFERS FOR LOT B & LOT C ARE TO BE SUBMITTED TO OUR OFFICES IN WRITING, TOGETHER WITH PROOF OF FUNDS,

NO LATER THAN 5 PM ON WEDNESDAY, 30TH JULY 2025.







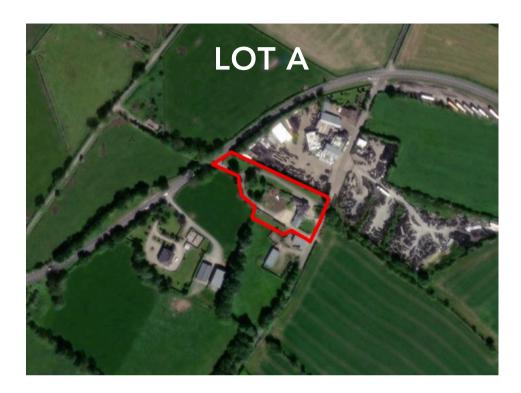
"Cumberland Lodge" – A Rare Opportunity on 19 Ha (47 Acres) of Prime Agricultural Land

Brought to the market for the first time in over a century, "Cumberland Lodge" represents a unique opportunity to acquire a distinguished farm holding comprising approximately 19 hectares (47 acres) of top-quality agricultural land. This exceptional holding has been meticulously maintained by the same family for generations and has been successfully utilised for both tillage and grazing.

Dating back to 1627, the residence is a substantial two-storey detached stone-built farmhouse extending to approximately 263 sq m (2,830 sq ft). Rich in history and character, the property offers generously proportioned living accommodation throughout. A range of adjoining stone outbuildings further enhance the potential of the property and may offer scope for future integration into the main house, subject to the necessary consents.

Accessed via a private driveway from the N14, with an additional access point from the L2644, the property benefits from excellent road connectivity. The land itself is of outstanding quality, suitable for a variety of agricultural enterprises, and boasts over 300 metres of road frontage onto the N14, ensuring ease of access and visibility.







ACCOMMODATION

Entrance Hall 6.01m x 1.01m (19'9" x 3'4"): mix of tiled floors and carpet covering.

Sitting Room 5.60m x 3.02m (18'4" x 9'11"): Carpet flooring, open fire with tiled hearth, tile surround and mahogany style mantelpiece. Dado railing.

Kitchen / Dining / Living Room $7.29 \,\mathrm{m} \times 3.25 \,\mathrm{m}$ (23'11" $\times 10'8$ "): plus $3.56 \,\mathrm{m} \times 2.37 \,\mathrm{m}$ (11'8" $\times 7'9$ "): Vinyl floor covering. Wall and base kitchen units with subway tiled splashback, double stainless steel sink and drainer, Stanley range and extractor fan.

Utility Room 3.55m x 2.29m (11'8" x 7'6"): Vinyl floor coverings and half door to rear garden.

Dining Room 5.69m x 3.82m (18'8" x 12'6"): Open fireplace, carpet flooring.

Downstairs Bathroom 3.08×2.52 : Plus $1.85m \times 0.80m$ (6'1" $\times 2'7$ "): Vinyl floor covering with PVC walls and ceiling with ceiling spotlights, , bath, wc, bidet, whb, separate shower cubicle with Triton T80 electric shower unit.

Wc under stairs wc and whb, currently not accessible.

UPSTAIRS

Primary Bedroom 5.68m x 3.83m (18'8" x 12'7"): Carpet flooring, dual aspect, shower cubicle with electric Mira Event electric shower unit and ¾ tiled walls.

WC & Whb 1.16m x 1.15m (3'10" x 3'9"): wc and whb, Vinyl flooring, PVC walls.

Bedroom 4.26m x 4.41m (14' x 14'6"): Carpet flooring.

Bedroom 4.05m x 3.06m (13'3" x 10'): plus 2.10m x 0.41m Carpet flooring.

Bedroom 5.69m x 3.83m (18'8" x 12'7"): Dual aspect room with views over the front and rear gardens, carpet flooring.

OUTSIDE

Integrated Workshop 8.84m x 4.47m (29' x 14'8"): Single door side garden and double barn-style door to main rear garden.

Adjoining Farm Shed $9.75m \times 5.70m (32' \times 18'8")$: adjoining farm shed with roller door.

Gardens & Orchard To the rear of Cumberland Lodge there is an elevated paddock which was once an orchard and to the front there are gardens laid in lawn planted with various shrubs.





TECHNICAL INFORMATION

SERVICES | Mains electricity, Oil Oil-fired central heating.

SALE METHOD | Private Treaty.

CLOSING DATE | Offers for the purchase of Lot B & C, together with proof of funds to be submitted in writing to our offices no later than 5 pm on Wednesday, 30th July 2025

FIXTURES & FITTINGS | All carpets, curtains and blinds, any integrated electrical items and light fittings are included in the sale.

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

VIEWING | Strictly By Private Appointment.















