



"Mintiaghs Lodge", Drumfries, Co Donegal



Asking Price €750,000







## SPECIAL FEATURES

- Georgian residence built c.1820. Derry City Centre: 34 km | 21 miles.
- 4/5 bedrooms /3 reception rooms Derry City Airport: 42 km | 26 miles.  
/ 2 bathrooms. Belfast City Centre: 146 km | 91 miles.
- Mature grounds of 2.46 Ha (6.09) Belfast Airport: 125 km | 78 miles.  
Acres of land. Dublin City: 275 km | 171 miles.
- Woodland, lawns Letterkenny: 52 km | 32 miles  
and garden. (All times and distances are  
approximate.)
- 10 Minutes drive from Buncrana.

### *Extraordinary Period Residence on 6 Acres of Tranquil Grounds*

A remarkable opportunity awaits you – the chance to acquire a truly unique period residence accompanied by outbuildings and set amidst six acres of mature, wooded grounds and exquisite gardens. This captivating property, originally constructed circa 1820 as a hunting lodge, is a testament to timeless elegance, boasting a host of original features that whisper tales of its storied past. Nestled in a serene and secluded setting, the estate offers unparalleled privacy, yet it's conveniently situated within a mere 10-minute drive north of Buncrana, granting easy access to sandy beaches, championship golf courses, fishing, boating, hill walking, and much more.

The property is situated on an exceptionally private site spanning approximately six acres, featuring an abundance of flora and fauna. A meandering brook adds to the soothing ambiance of the grounds.

The house is a spacious property with additional outbuildings. This exceptional house, originally constructed as a private dwelling and later serving as a constabulary barracks, stands as an architectural gem. Its unique neo-medieval details, including ogee surrounds, a crenellated parapet, and studded doors, make it a rare and extraordinary property. Its well-preserved outbuilding, boasting similar quality and architectural features, further enhances its historical significance. Mintiaghs Lodge is a valuable contribution to the architectural heritage of the area, representing a remarkable piece of history that can be cherished by its new owners.

Originally built by the Harvey family over 200 years ago has been lovingly restored by the current owners and enjoyed many a colourful character over the the years including a pet monkey, Captain Ernest Coachrane, Mary Loullier, a well-regarded headmistress, The Grindalls of Devon and John McGinley of Buncrana, all of whom enjoyed the breathtaking landscapes of the lakes and moorland.











## ACCOMMODATION

### Ground Floor Accommodation

**Entrance Conservatory 4.69m x 1.48m (15'5" x 4'10")** Feature large flagstone flooring, double folding external doors opening onto a paved patio area. Georgian glazed arched door to inner hallway.

**Inner Hallway 4.38 x 1.79m (4.38 x 5'10")** Incorporates staircase to first floor.

**Sitting Room 4.89m x 3.73m (16'1" x 12'3") plus 3.81m x 1.05m (12'6" x 3'5")** Feature fireplace with stove insert, double aspect sash windows with shutters. Corner display cabinet. "Coffered" lattice ceiling.

**Dining Room 4.89m x 3.68m (16'1" x 12'1")** Brick fireplace with stone surround. Sash windows with shutters, built in display cabinet. Ceiling rose and cornicing. Open archway to kitchen.



**Kitchen 4.76m x 4.39m (15'7" x 14'5")** Fitted cupboards and worktop with glazed tiling above. Stainless steel sink and drainer, solid fuel range with back boiler. Black and cream quarry tile flooring. Sash windows with shutter.

**Back Hall 3.03m x 1.55m (9'11" x 5'1")** Shelving and coat hooks, black and cream quarry tile flooring.

**Pantry / Hotpress 2.63m x 1.84m (8'8" x 6'0")** Walk in pantry with cupboards and shelving and immersion heater.

**Office 2.92m x 2.62m (9'7" x 8'7") plus 1.73m x 0.61m (5'8" x 2')**

**WC 1.70m x 0.88m (5'7" x 2'11")** WC and WHB, antique style cistern and feature leather padded door.







## First Floor Accommodation

**Landing** 6.43m x 1.78m (21'1" x 5'10") Sash window with shutters.

**Primary Bedroom** 4.51m x 4.48m (14'10" x 14'8") Feature 2.98m high ceiling, built in wardrobe, door to the rear, open fireplace.

**Bedroom 2** 3.29m x 3.45m (10'10" x 11'4") Incorporating built in wardrobe. WHB. View to the rear garden. Open fireplace. Carpet floor coverings.

**Bathroom** 2.38m x 1.53m (7'10" x 5') Carpet flooring. WC with antique style cistern. WHB on vanity unit and louvre doors to **shower room** 1.35m x 2.80m (4'5" x 9'2") jacuzzi style stand up shower with overhead and style jets. Carpet flooring. Sliding sash window.

**Bedroom 3** 3.67m x 4.86m (12' x 15'11") Carpet flooring. Open fireplace and WHB. Sliding sash window with view overlooking the front lawn.

**Bedroom 4** 4.89m x 3.64m (16'1" x 11'11") Carpet flooring. Interconnecting door with the primary bedroom and also door to the adjoining 2.08m x 4.85m (6'10" x 15'11") which could be a bedroom / an office / playroom or converted into a walk in wardrobe. WHB installed. Double aspect. Carpet flooring.







## OUTSIDE

**Shed 5.39m x 1.98m (17'8" x 6'6")** Shelving, storage space.

**Shed 2.68m x 3.39m (8'10" x 11'1")** Would make an ideal part enclosed barbeque area.

**First Floor Barn / Function Room 15.51m x 3.90m (50'11" x 12'10")**  
Split level. Underfloor heating.

**Wood Store 6.10m x 2.13m (20'0" x 7'0")**

**Wood Burning Shed 7.67m x 3.96m (25'2" x 13'0")** Wood pellet heating system.

**Stable 7.27m x 3.71m (23'10" x 12'2" )**

**Garden Room 4.11m x 2.91m (13'6" x 9'7")**

- Solar panels installed, heats water.
- Wood burning pellet heating system.
- Solid fuel range with back boiler.
- This is a rare opportunity to own a charming Georgian property dating back to 1820, boasting original and unique features.
- The property offers substantial grounds and outbuildings with the potential for conversion into a music studio, games rooms, or work-from-home offices, among other possibilities.
- Nearby seasonal car ferries from Bunrana to Rathmullan and Greencastle to Magilligan open up exciting options to explore North West Donegal and the Derry/Antrim coasts.
- Championship golf courses at Ballyliffin and Lisfanon are within a 10- to 15-minute drive.
- Glorious sandy beaches are also easily accessible.
- Well-located with schools in Drumfries, Clonmany, and Carndonagh.
- The City of Derry Airport is just 30 minutes away, and Belfast International Airport is within a 2-hour drive.
- The property is well-presented and ready for immediate occupation.





## OUTSIDE

The Lodge is located on an extremely private site of c. 2.46 Ha (6.09 Acres) with extensive flora and fauna throughout and is bounded by a brook providing soothing water sounds.

## ADDITIONAL PHOTOS

Additional photos and walk through video of this property are available on our social media channels and websites: [daft.ie](http://daft.ie) / [myhome.ie](http://myhome.ie) / [propertyal.com](http://propertyal.com) and [property.ie](http://property.ie)

## DIRECTIONS

From Buncrana take R238 towards Carndonagh / Clonmany for approximately 5.50 miles on your way passing Cashel Na Cor Resource Centre on the left. When you reach the "North Pole" pub keep left (signposted Clonmany) and continue along this road where Mintiaghs Lake can easily be seen on the right. Take the road right at the end of the lake and after a short distance the avenue to Mintiaghs Lodge situated in the trees between the two pillars.





## TECHNICAL INFORMATION

**SERVICES** | Mains electricity, telephone, wood pellet central heating, solar panels, well water and septic tank within the grounds.

**BER:** BER E2. BER No: 116977893

**SALE METHOD** | Private Treaty.

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

**VIEWING** | Strictly By Private Appointment with the selling agent.

**SOLICITOR** | CS Kelly Solicitors, Buncrana, Co Donegal





















Surveyed 2000  
Revised 2000  
Levelled

# Rural PLACE Map



ITM CENTRE PT COORDS  
638548,940802

DESCRIPTION

MAP SHEETS

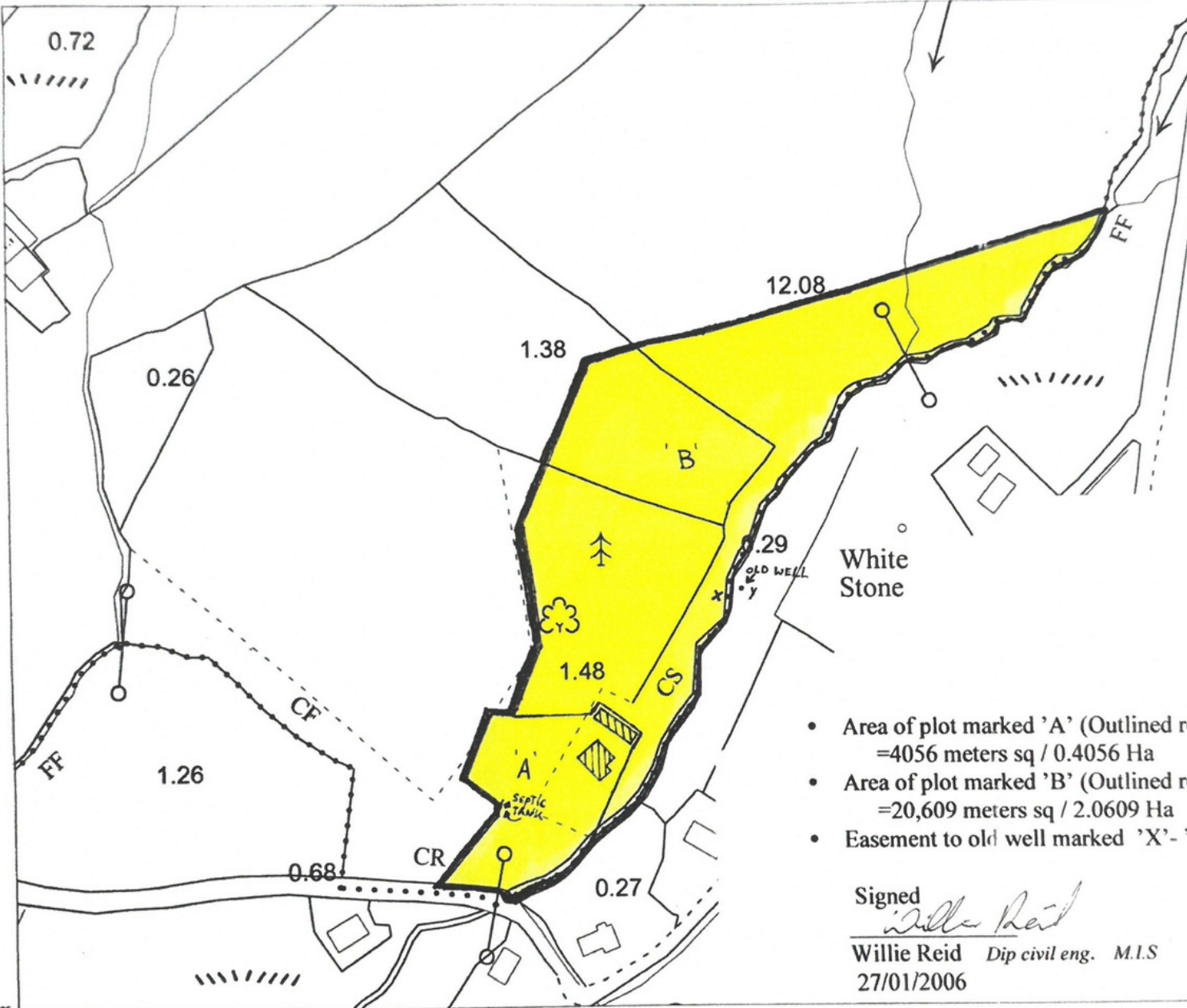
Digital Map  
0066



## REID SURVEYS

Golf Course Road  
Letterkenny  
Co. Donegal  
TEL: 074 - 9126172  
FAX: 074 - 9126172  
MOB: 086 336 5622  
E-mail: reidsurveys@eircom.net

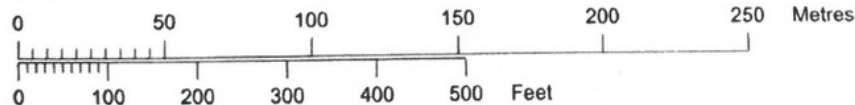
441035  
238311  
440605



- Area of plot marked 'A' (Outlined red)  
=4056 meters sq / 0.4056 Ha
- Area of plot marked 'B' (Outlined red)  
=20,609 meters sq / 2.0609 Ha
- Easement to old well marked 'X'- 'Y' (yellow)

Signed  
*Willie Reid*  
Willie Reid Dip civil eng. M.I.S  
27/01/2006

Scale:- 1:2,500  
Scála:- 1:2,500



Plot Ref. No. 1031327\_1\_1  
Plot Date 24-JUN-2005





The logo for Rainey Estate Agents, featuring the word "RAINEY" in a large, bold, white sans-serif font above the words "ESTATE AGENTS" in a smaller, white sans-serif font. The text is set against a blue rectangular background with a white L-shaped graphic element on the left side.

**RAINEY**  
ESTATE AGENTS

SELLING AGENTS

Kiara Rainey  
Rainey Estate Agents, 45 Port Road,  
Letterkenny, Co Donegal F92 X863

T: +353 (0)74 912 2211

E: [kiara.rainey@raineyproperty.ie](mailto:kiara.rainey@raineyproperty.ie)

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