



Kinnegar Road, Rathmullan,
Co Donegal, F92 NP93
Asking Price: €825,000

BER C2



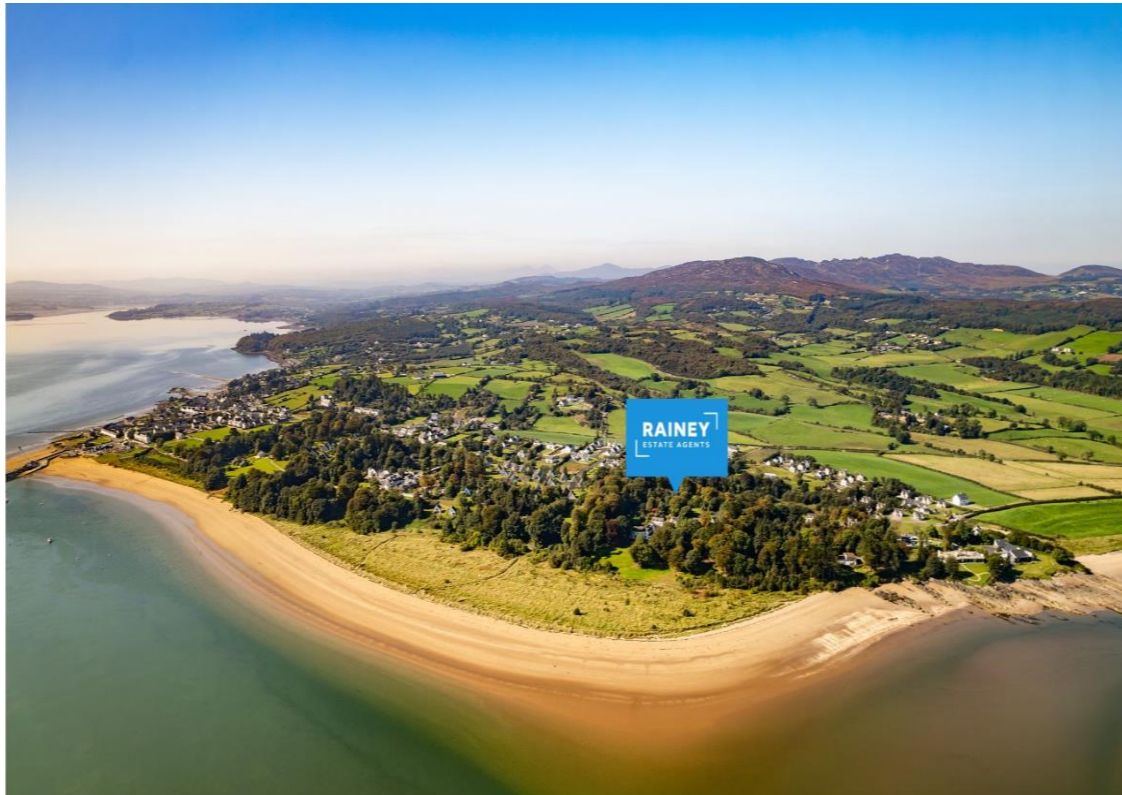
raineyproperty.ie / daft.ie / myhome.ie / propertypal.com

This stunning four-bedroom residence, located in the picturesque seaside village of Rathmullan on the Fanad Peninsula, offers an idyllic blend of modern comfort and breathtaking natural beauty. The property extends to approximately 267 sq m (2,972 sq ft) and features bright, stylish accommodation throughout. The main house is beautifully appointed and includes a recently renovated kitchen/dining room and utility room. Enjoy stunning garden views to the front and picturesque water views to the rear.

The property also includes a separate two-storey building extending to 205 sqm (2,215 sq ft) approx with 4 No ensuite bedrooms which presents an exciting opportunity for further development. With thoughtful design, this annex could be converted into an additional four-bedroom detached dwelling, offering additional guest accommodation / rental income. In addition to the main house and detached annex there is a modern garden studio comprising 33 sq m (363 sq ft) approx. which is currently used as a home office/ bar and gym.

The property sits on approximately 0.83 HA (2.07 acres) of land, providing ample space for outdoor living and potential for further development. This exceptional seaside residence offers an unparalleled lifestyle and investment opportunity.

This property is truly one-of-a-kind and offers an exceptional opportunity to live in a stunning location. Walking distance to both the beach and village.



Special Features

- 0.83 Ha (2.07 Acres) approximately.
- PVC double glazed windows.
- Satellite broadband and fibre installed.
- Garden office and gym.
- Stones throw to the beach.
- Mature landscaped gardens and woodland.
- Exceptional modern house.
- Renovated kitchen and utility.
- Generous living and guest accommodation.
- Stove fireplace, oil fired central heating.
- Potential to refurbish the adjacent cottage.
- Development potential for an additional dwelling subject to planning permission.
- Walking distance to Rathmullan and Kinnegar beach.



RAINEY
ESTATE AGENTS

ACCOMMODATION

Entrance Hall 3.00m x 1.22m (9'10" x 4'): Tiled floor, hardwood door with glazed side panel.

Inner Hall 7.63m x 2.98m^{*} (25' x 9'9"): Solid oak timber flooring. Stairs to first floor.

Conservatory 3.95m x 2.09m (13' x 6'10"): Solid oak timber flooring, double doors to garden.

Sitting Room 5.16m x 4.88m (16'11" x 16'): Solid oak timber flooring. Triple aspect. Double patio doors. Recessed ceiling spotlights. Stove insert fire.

Study 5.00m x 3.00m^{*} (16'5" x 9'10"): Carpet flooring. Window overlooking garden and towards Lough Swilly.

Kitchen 4.96m x 4.67m (16'3" x 15'4"): Recently renovated with newly installed wall and base kitchen units with modern subway tiling between. Built-in Kenwood double oven and five burner gas hob and extractor hood. Integrated Kenwood fridge freezer and dishwasher. Stainless steel sink unit and drainer.

Dining Room 4.98m x 3.68m (16'4" x 12'1"): Vinyl floor covering. View towards Lough Swilly.

Utility Room 3.37m x 3.21m (11'1" x 10'7"): **Plus** 1.84m x 0.85 (6' x 0.855): **Plus** 0.87m x 0.78m (2'10" x 2'7"): Recently renovated, wall and base matt white units with bowl and half sink unit, plumbed for washing machine and dryer. Built-in cloak closet. Vinyl floor covering, door to side entrance.



Wc and whb 1.48m x 1.26m (4'10" x 4'2"): Tiled flooring, wc and whb.

Built-in cloak closet 0.84m x 0.58m (2'9" x 1'11"): with shelving.

FIRST FLOOR

Landing Carpet flooring, recessed ceiling spots, large picture window overlooking the front garden.

Primary Bedroom 3.60m x 2.15m (11'10" x 7'1"): **Plus** 4.86m x 1.32m (15'11" x 4'4"): Carpet flooring. Feature corner window. Views towards Lough Swilly. **Dressing Room** 2.77m x 1.52m (9'1" x 5'): Carpet flooring. **Ensuite Bathroom** 3.35m x 2.80m (11' x 9'2"): 3/4 tiled walls and tiled flooring. Bath, wc and whb on vanity unit. Fully tiled shower cubicle.

Bedroom 2 6.52m x 2.78m (21'5" x 9'1"): Feature corner window. Carpet flooring. Triple aspect. View overlooking the garden.

Bathroom 4.99m x 1.78m (16'4" x 5'10"): Bath with half tiled walls, tiled flooring, wc and whb with tiled splash back. Shower cubicle with 3/4 tiled walls.

Bedroom 3 4.99m x 3.28m (16'4" x 10'9"): Carpet flooring. Views towards Lough Swilly.

Hotpress 1.99m x 0.92 (6'6" x 0.92): Fully shelved.

Bedroom 4 5.18m x 4.28m (17' x 14'1"): Carpet flooring. Dual aspect. Views towards Lough Swilly.



Detached Annex 4.93m x 10.17m (16'2" x 33'4") + 2.57m+2.39m (8'5" +7'10"); **Plus** 6.07m x 3.93m (19'11" x 12'11"); A two storey detached stone built cottage extending to 205 sq m (2,215 sq ft) comprising four upstairs ensuite bedrooms and various rooms at garden level which are ready for re-development. This dwelling is ideally suited as additional family accommodation or rental accommodation. This building will also likely benefit from the Vacant Homes Refurbishment grant up to €50,000.

Leanto / Carport 7.07m x 4.30m (23'2" x 14'11"); currently used for storage purposes.

Garden Studio

Office / Bar 5.16m x 3.67m (16'11" x 12'); finished to a high standard.

Gym 3.74m x 3.66m (12'3" x 12'); Electricity installed. Outside tap.

(*widest point.)



MAP

A Boundary Map is available for review on our website raineyproperty.ie

DIRECTIONS

Insert F92 NP93 into google maps on your mobile phone and the map will take you directly to the property.

VIEWINGS

Please contact us to make an appointment. Our office is open Monday to Friday 9 am to 5:30 pm. Viewings outside of these hours and Saturdays by appointment. Viewings are strictly by prior appointment with the sole selling agents.

BER BER C2, BER No. 104265343

DEFECTIVE CONCRETE BLOCK SURVEY

A defective concrete block survey has been completed with favourable results.

ADDITIONAL PHOTOGRAPHS AND VIDEO

Additional photos, floorplan and walkthrough video of this property are available on our social media channels and websites.

INCLUDED IN THE SALE

The sale includes all existing floor coverings, blinds, light fittings together with integrated, built-in electrical appliances as mentioned in the brochure.

SOLICITOR TBA





CONDITIONS TO BE NOTED: -

A full copy of our general brochure conditions can be requested from our office. We recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in our publications is correct at the time of publication, changes in circumstances after the time of publication may affect on the accuracy of this.
Ordnance Survey Ireland Licence No. CYAL 50293602.
PSRA Registration No. 004598

Rainey Estate Agents

T: 074 912 2211

E: property@raineyproperty.ie

W: <https://raineyproperty.ie/>