

SCHILLER & SCHILLER

LICENSED AUCTIONEERS & SOLE AGENTS

ARDTARMON CASTLE, BALLINFULL, CO. SLIGO, F91KW88, Ireland

TEL/FAX 00353-71-9163284

email info@irishproperties.com

WEB: www.irishproperties.com



No. 304 Manor House with stables by the sea at Rossnowlagh, Co. Donegal
(304SR-RH) approx. 11 acres/4.45 hectares Price Guide: € 1.8 Million

BER C3

BER B3



Key Factors:

Late Georgian Manor House with separate Guesthouse/Caretaker Apartment, total 597m²

Excellent condition, 100% refurbished and renovated, turn-key, high standard throughout

Located in beautiful Rossnowlagh with miles of sandy beaches, on Ireland's Wild Atlantic Way

Overlooks the sea

State of the art riding stables (345m²) and yards, sand arena overlooking the sea.

Total of 11 acres of good pasture land, elevated site with unspoiled sea views.

Features include wellness area, (external Sauna for 8 persons, outside Jacuzzi, Therapy Room) overlooking private gardens,

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Description:

Excellent opportunity to acquire a fully restored Historic Country Home (dates 1820) by the sea in the beautiful County of Donegal.

The property overlooks Rosstown beach and village, Donegal Bay, Blue Stack and Slieve League Mountains. The property has been extensively renovated by the present owners and now offers 5 star accommodation and finishes throughout. Additionally a state-of-the-art Stable Complex with arena was added. The former Coachhouse was converted into a 2 Apartment (both open plan) with 2 and 1 bedrooms respectively.

The entire grounds are well manicured and kept beautifully.

Due to the natural elevation, the property will always insure direct and unspoiled view over Donegal bay. Within 5 minutes to Shops and Restaurants. Beach approx. 10 minutes by foot.

The Manor House

Total of approx. 330m2 with spacious lay-out:

Ground Floor:

Large Conservatory leading to the walled garden

Store Room/Wine cellar,

Reception with impressive, original Stairway,

Utility,

Open plan kitchen/Diner with separate entrance,

Formal dining room connects to conservatory and garden
Original flagstone floor.

Upper level 1:

Impressive entrance hallway and stairway, large living room with Marble Fireplace overlooking Donegal bay, Guest WC, Bedroom No.1 with 100% sea-views and with large bathroom-en-suite

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Upper level 2:

Landing/Reception, Media Room/Study/one person bedroom, Master Bedroom (No.2) with large walk in wardrobe and bathroom-en-suite, 100% sea-views

Bedroom No.3 with large bathroom-en-suite and 100% sea-views

Separate Shower/WC room

Former Coach House/Guest House/ Housekeeper Apartment:

Ground Level:

Workshop

Apartment No.1, open plan kitchen/sitting, bedroom and bathroom/WC/Shower and Utility, 100% sea-view

Treatment room

Outside WC

Upper Level:

Apartment No.2 with spacious open plan living area/large kitchen/library, 100% sea-view

2 bedrooms both with bathrooms-en-suite

Stables:

State of the art Stables, 12.35m x 28m with 8 horseboxes of which 6 have outside yards, feed room, tack room and wash bay., Concrete yards

Grounds:

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11 acres sub-divided into paddocks and horse arena

The former railway line runs below the stable block. Now part of the folio, the track adds a tranquil private tree lined walkway.

Bellavista view point 360 degree of stunning view on sea and surrounding mountains (Blue Stack, Slieve League, Ben Bulbin)

Heating:

The present Swiss owners have installed an Eco friendly heating wood pellet boiler coupled with solar system. The entire accommodation is easily heated.

BER Rating Main Residence: BER C3
BER No 101841793

BER Rating Guesthouse: BER B3
BER No 111138529
Eircode: F94K7W7

Folio DL 75782F & DL 75783F

Video Area <https://youtu.be/SXLJUGW5gVA>

Video Stables https://youtu.be/eL65Sg_ufns

Price Guide: € 1.8 Million

Viewing by appointment

Joint Agents:

Schiller & Schiller 0719163284

Sothebysrealty 019059790

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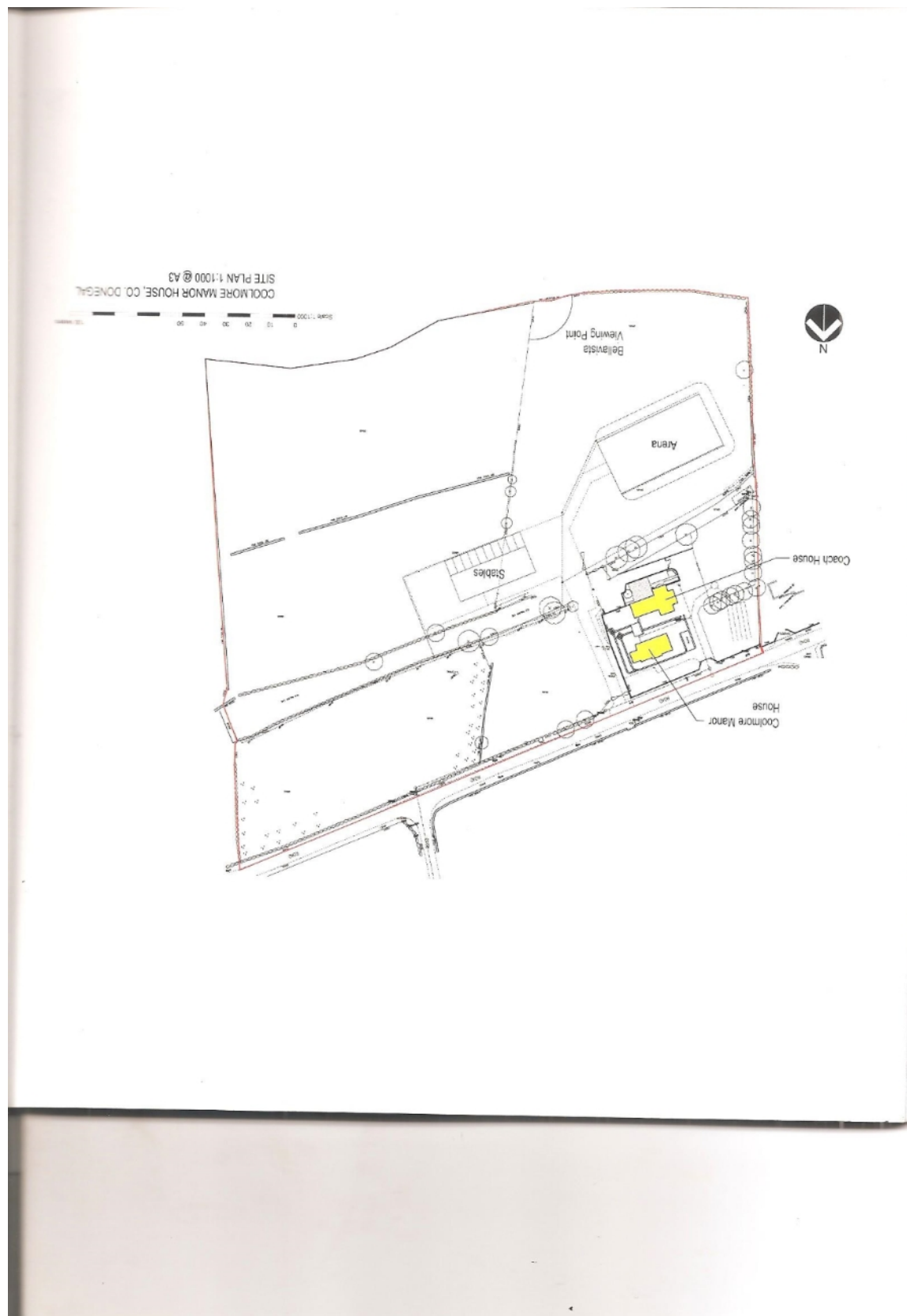
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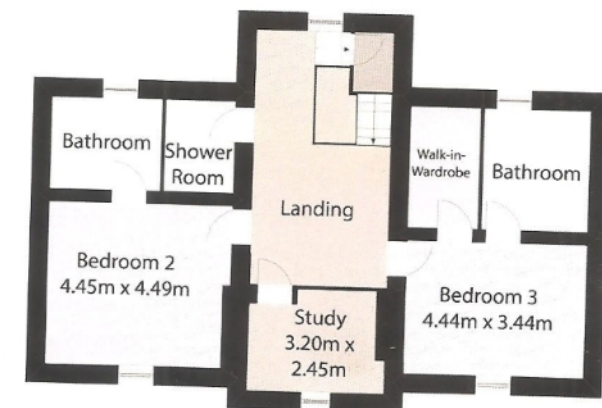
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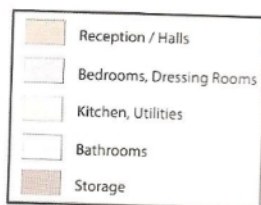
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MAIN HOUSE



BASEMENT



The above particulars are issued by this office on the understanding that all negotiations are conducted through this office. Every care is taken in preparing particulars but this firm does not hold itself responsible for any inaccuracies. All reasonable offers will be submitted to the vendors.

PSRA No. 002879

VAT ID No IE7435134J

SCHILLER & SCHILLER

LICENSED AUCTIONEERS & SOLE AGENTS

ARDTARMON CASTLE, BALLINFULL, CO. SLIGO, F91KW88, Ireland

TEL/FAX 00353-71-9163284

email info@irishproperties.com

WEB: www.irishproperties.com



COACH HOUSE APARTMENTS
2,878 square feet (267 square metres)

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