

# SCHILLER & SCHILLER

LICENSED AUCTIONEERS & SOLE AGENTS

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

TEL/FAX 00353-71-9163284 email [info@irishproperties.com](mailto:info@irishproperties.com) WEB: [www.irishproperties.com](http://www.irishproperties.com)



No. 312 The White Gate Lodge, Lough Eske Demesne, Co. Donegal  
(312TE-DL) Approx 1 acre Price Guide: € 325.000



Video Link:

<https://youtu.be/DS0kp3k4Dr0>



## Key Factors:

Former Gate Lodge to Lough Eske Castle, Co. Donegal

Excellent investment as short let property for Wedding parties with Castle and Harvey Point Hotel 5 minutes from the property

Mature grounds of approx. 1 acre

Directly on the Appalachian Trail (279 miles, Slieve Leagh to Antrim)

5 Minutes to Lough Eske

Within 5 minutes to Donegal town

## Description:

Looking for an investment property with a difference? This gate lodge is located on the former Lough Eske Demesne. The two 5 star Hotels Lough Eske Castle and Harveys Point Hotel are within 5 minute drive to the property making this an ideal overnight stay for guests attending functions. Most B&B in the area are booked fully throughout the year.

The area is of outstanding beauty with many outdoor activities at your doorstep.

The Appalachian Trail literally starts at your doorstep. <https://iatulsterireland.com/about>

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PSRA No. 002879

VAT ID No IE7435134J

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Currently used as a family home the 3 B/R Lodge commands 1 acre of ground with mature trees and a studio which could be developed further.

Built around 1895, modernised and extended by present owners, the property has retained its charm with some period features still in place.

Floorplan:

Entrance Porch, Flagstone Floor, original sash windows 1.45m x 1.22m	1.77m2
Living room, wooden floor, open fireplace, patio door, hardwood window, built in bookshelves, 4.10m x 5.90m	24.19m2
Sitting room, fitted bookshelves, under stair storage 3.70m x 3.85m	14.25m2
Kitchen/dining with wooden floor, Belfast sink, Patio door 7.10m x 3.00m	21.30m2
Bedroom No. 1, two original large windows, wooden floor 3.65m x 3.85m	14.05m2
Bathroom 2.70m x 2.95m	7.83m2
WC, 1.05m x 1.80m	1.89m2
Hallway, 2.00m x 1.45m	2.90m2
Upper Level	
Landing/Office , 3.65m x 4.00m	14.60m2
Bedroom No. 2, 2.90m x 4.00m	11.60m2
Bedroom No. 3 ( Master) 4.55m x 7.50m	34.12m2
Total	148.50m2

Central oil fired heating. ( recently fitted with new boiler)

Outhouses: Studio, suitable or further development approx 5m x 9m 45.00m2

Eircode: F94EY84

BER: E2

BER No 105480446

Price Guide: €325.000

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View by appointment with sole selling agents.

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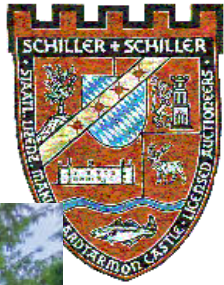
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