

# 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. 314 Substantial Natural Stone Residence with option of Stables near Kinlough,  
Co. Leitrim with exquisite sea views over Donegal Bay and Slieve League  
( 314RN-KL) approx. 1.25 acre or 7.25 acre Price Guide € 495.000/€ 695.000



Video Link:

<https://youtu.be/fsVtRttDRrA>



## Key Factors:

Beautifully, spacious and bright 5 B/R Natural Stone Dormer over Basement Residence

Option to purchase house with 1.25 acre or house with 7.25 acre including stable block

Magnificent views over Donegal Bay and Slieve League Mountain Range

Nestled beneath the Dartry Mountains

Situated at Cloone, just Minutes outside Kinlough Co. Leitrim

Schools, Shops, Churches, restaurants within 5 minute drive

Fisherman's and Surfer's Paradise, Lough Melvin, Drowes Salmon River, Bundoran at your doorstep less than 10 minutes away.

Mullaghmore 15 minutes, Donegal town 25 minutes, Sligo town 30 minutes drive

Professional landscaped manicured gardens

Excellent decorative order, ready to occupy

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PSRA No. 002879

VAT ID No IE7435134J

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## Description:

As building costs raise to the sky there is still great value to be found in second hand homes. This property is finished to a very high standard built around 2003 as a family home with no expense spared. Many features and fine details are incorporated in the build.

It is in excellent decorative order and awaits its next owner.

Due to the elevation of the site there are unspoiled and exquisite sea views over Donegal Bay and Slieve League Mountain Range.

The Dormer over basement residence offers:

### Ground Level

Entrance Porch,	1.50m x 2.00m	3.00m <sup>2</sup>
Entrance Hallway with stairs,	4.10m x 2.80m	11.48m <sup>2</sup>
Master Bedroom dual aspect en-suite, views over Donegal bay, Large patio doors to balcony, 3.80m x 5.80m		22.04m <sup>2</sup>
Bedroom No.2, dual aspect with en-suite	4.00m x 3.60m	14.40m <sup>2</sup>
Office or Bedroom No.3,	3.00m x 4.10m	12.30m <sup>2</sup>
Utility with external door and access to basement	3.50m x 2.00m	7.00m <sup>2</sup>
Open plan L-shape kitchen/diner with large patio doors to balcony, solid fuel Stove 3.40m x 2.50m and 5.80m x 3.50m		28.80m <sup>2</sup>
Sitting room with solid fuel stove,	4.10m x 4.00m	16.40m <sup>2</sup>
Guest Toilet, 1.90m x 1.80m		3.42m <sup>2</sup>

Large outside elevated decking area accessed from kitchen diner and master bedroom overlooking Donegal Bay and surrounding country side. Ideal for entertaining guests and watching beautiful sunsets, currently as hot tub and entertainment space.

### Upper Level

Bedroom No. 4,	5.00m x 3.40m with walk in wardrobe and en-suite 2.00m x 1.80m	20.60m <sup>2</sup>
Bedroom No. 5, dual aspect	4.00m x 5.00m with walk in wardrobe and en-suite 2.30m x 1.80m	24.14m <sup>2</sup>
Games/Entertainment Room landing area with 3 large velux windows providing spectacular views providing an epic entertainment space 5.80m x 4.60		26.68m <sup>2</sup>
Bathroom with free standing bath	2.80m x 3.00m	8.40m <sup>2</sup>

### Basement Level

Garage	5.80m x 4.50	26.10m
Gym/ Cinema space with access from house and separate entrance 7.50m x 4.50m		33.75m <sup>2</sup>

Total 258.51m<sup>2</sup>

### Grounds

The property can be purchased with immediate landscaped gardens of approx. 1.25 acre or in its entirety of approx. 7.25 acres

With the 7.25 acres comes a horse stable block with 5 boxes and an attached

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hay barn. Approx. 15.00m x 16.00m

The total floor area is approx.

240m<sup>2</sup>

Ideal as family home, B&B with Bundorans Surfers Paradise and blue flag beaches at your door step.

Priced to sell

Lot 1

House on 1.25 acre

€ 495.000

Lot2

House with 7.25 acre including stable block

€ 695000

Eircode: F91 D564

Folio: LM 8125

BER: C2

BER No. 11628809

Viewing strictly by appointment with sole selling agents

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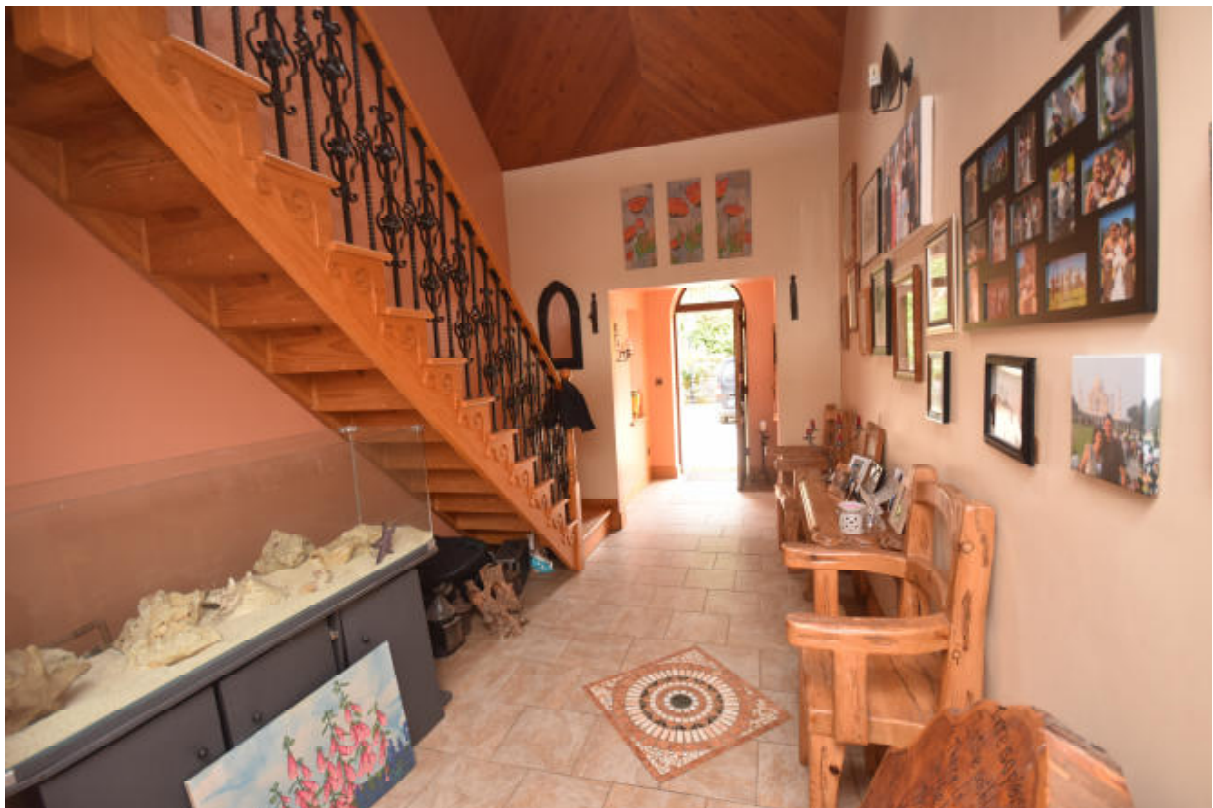
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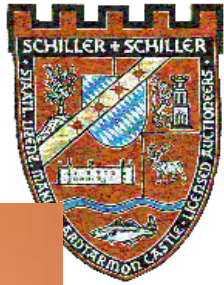
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