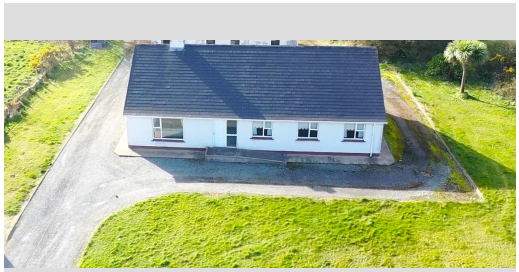
McBride Auctioneers
Middletown
Derrybeg
Co. Donegal
t: (0)74 95 31666
email: info@mcbrideauctioneers.com

House on c.4.5 acres, Derryconnor, Gortahork

Starting Bid: €225,000.00







For sale by McBride Auctioneers via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Set on 1.83 ha (4.52 acres) plus commonage share, this property offers a rare opportunity in a peaceful countryside setting. Ideally suited as a family home or a Bed & Breakfast, its prime location lies just 2km from the Wild Atlantic Way and within easy reach of Magheraroarty Beach.

The holding also includes a traditional farmer’s cottage, eligible for the €70,000 Derelict Property Grant, presenting fantastic potential for restoration.

Enjoy panoramic views of the Donegal Hills, including Muckish and Errigal, while benefitting from local amenities: a Gaeltacht primary school within walking distance, and secondary schools in both Falcarragh and Gweedore.

With Donegal Airport just 20 minutes away, this property is a blank canvas offering endless possibilities for those seeking space, convenience, and coastal charm.

Accommodation.
L Shaped Entrance Hall –
4.50 m X 2.80m X 5.80m X 1.00m.
Linen closet. Solid teak staircase to landing.
Siting room –
5.30m X 4.40m.
with open fireplace. A well lit room with winds east and north facing.
Kitchen –
4.20m X 3.3m.
with fitted hardwood units. Tiled flooring.
Utility room off the kitchen –
2.60m X 1.00m.
it is fitted for a washing machine. Back door.
Dining room (from kitchen through an arch shaped doorway) –
4.22m X 3.30,m.
Rayburn cooker fitted. Tiled flooring.

Bathroom –
3.30m X 1.8m.
Wc, wb, bath and shower.
Bedroom No. 1 –
4.22m X 2.50m.
Carpet flooring, sink unit.
Bedroom No. 2 –
4.36m X 2.70m.
With a sink, carpet flooring.
Bedroom No. 3 –
3.50m X 3.00m.
With a Sink.
Bedroom No. 4 –
3.25m X 2.60m.
With a sink, carpet flooring.

Staircase to first floor landing -
5.10m X 2.30m.
Bedroom No. 5 –
3.60m X 3.00m.
Carpet flooring.
Shower room –
2.26m X 1.90m.
Electric shower, wash basin sink unit.sink unit fitted.

*The plumbing in the bedrooms lends itself to one being converted to 2 en-suites.

Exterior – Outside measurement –
16m X 6.00m.
with a small off shoot to the back (ideal for conversion and would be eligible for grant under the new County Council Renovation Grant).

Other Features and Service
Hardwood teak interior doors, skirting and architrave throughout the property.
Electricity, watermains and sewerage is to a septic tank.
Traditional stone farmers cottage building.
3 acres, plus a share in commonage.
Property Building Energy Rating – D2 / BER No. 117286690
Floor Area - 184.76 (m2)

***Property may be eligible for Vacant Property Refurbishment Grant.

The Vacant Property Refurbishment Grant provides funding so you can refurbish vacant and derelict homes. It can also be used to renovate vacant and derelict properties that have not been used as residential properties before. This only applies if these non-residential properties were previously used for commercial or public use and now have the correct planning permission.

You can get a grant of up to €50,000 to renovate a vacant property and up to €70,000, if the property is derelict.

TO VIEW OR MAKE A BID Contact McBride Auctioneers or iamsold, www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

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