Glen Estates: Estate Agent Donegal
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Letterkenny
Donegal
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The Fanad Lodge, Ballyhiernan Bay, Fanad

Starting Bid: €200,000.00







For sale by Glen Estates: Estate Agent Donegal 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.

Busy Bar/ Restaurant and B&B established in 1976 being sold as a going concern offering a fantastic opportunity for a variety of uses given the picturesque and strategic location.

Situated in the picturesque coastal community of Fanad Peninsula in County Donegal, this impressive 8-bedroom detached Bed & Breakfast and adjoining self-contained, two bed apartment presents a rare opportunity to acquire a thriving hospitality property in one of Ireland`s most scenic regions. Set within the heart of Fanad Village, the property enjoys breathtaking sea views, peaceful countryside surroundings, and panoramic coastal scenery, making it an ideal destination for visitors seeking an authentic Donegal experience.

With the tourism appeal of the Wild Atlantic coastline on its doorstep, the property benefits from strong potential as a hospitality business while also offering the flexibility of a large private residence if desired.

Fanad is renowned for its stunning landscapes and coastal attractions. The famous Fanad Head Lighthouse, one of Ireland`s most photographed lighthouses, lies nearby and attracts visitors from around the world. Beautiful beaches such as Portsalon Beach are also within easy reach, offering golden sands, swimming, walking trails, and water sports opportunities.

Despite its tranquil rural setting, the property remains well connected to key amenities. The bustling town of Letterkenny is approximately 44 km away, providing extensive retail, education, and healthcare facilities. The drive typically takes under an hour, making the location accessible while still retaining its peaceful coastal charm.

Key Distances & Local Amenities:
Primary School: St Patrick`s National School (Clondavaddog) approx. 5 km from Fanad Village.
Secondary Schools: Several schools in Letterkenny including St Eunan`s College approx. 32 km away.
Hospital: Letterkenny University Hospital approx. 44 km.
Shopping & Retail: Letterkenny town centre and retail parks approx. 44 km.
Bus Services: Local Link bus services operate between Fanad and Letterkenny with journey times of around 1 hour 20 minutes.

Property Highlights:
Detached 8-bedroom Bed & Breakfast property plus 2 bedroom self contained apartment
Full 7 day publican licence
Established tourism location along the Donegal coastline
Spectacular sea and countryside views
Spacious guest accommodation with multiple reception areas
Dedicated dining area for B&B operation
Ample private parking
Located within the scenic Fanad Peninsula
Close to beaches, golf courses, and coastal attractions
Approx. 44 km to Letterkenny for major amenities
BER D2 / BER No. 800626772
Floor Area 497 (m2)

There is a concrete walkway leading to a partially glazed PVC front door, accessing a tiled entrance vestibule. A partially glazed hardwood door leading to a welcoming bar area, measuring 36.8ft x 26.2ft.
Mix of carpet and tile flooring. There is an open fireplace with a decorative stone surround. There is a large bar counter and seating for 50 persons. There is a partially glazed doorway leading to the dining room.

Located off the bar area are the toilets.

The Ladies: Tiled flooring and two toilet cubicles.

The Gents: Tiled flooring and fully tiled walls. There is one toilet cubicle.

The Kitchen: 26ft x 15.9ft split into two areas. The commercial kitchen with stainless steel

extractor hood over and various items of commercial cooking equipment, washing areas and dry food stores.

The Dining Room: 17.9ft x 12.4ft with timber flooring. There is an open fire with an electric fire inset. Enjoying beautiful views over the Atlantic Ocean and beyond. There is seating for 16 people. Accessing another dining area via an archway.

The further Dining Area 14.9ft x 11.4ft with timber flooring. Again enjoying beautiful views over the Atlantic Ocean with seating for 16 people.

The Lounge: 15.6ft x 11.9ft with carpet flooring and an open fireplace with a decorative stone surround and an electric fire inset.

The Rear Hallway: Tile flooring with a partially glazed PVC door leading to the rear.

Large Utility Room: 18ft x 15.3ft with a number of washing machines, tumble dryers and chest freezers.

Bedroom One: 16ft x 12.4ft with carpet flooring. Enjoying beautiful views over the Atlantic Ocean.
Ensuite: Tile flooring a white two-piece suite and a splash back over the wash hand basin. A large shower cubicle, fully tiled with a glass shower door and a Triton Electric shower.

Bedroom Two: 12.4ft x 15.3ft with carpet flooring. Enjoying beautiful views over the Atlantic Ocean.
Ensuite: Tile flooring a white two-piece suite and a splash back over the wash hand basin. A large shower cubicle, fully tiled with a glass shower door.

Bedroom Three: 11.1ft x 11.5ft with timber flooring.
Ensuite: Tile flooring a white two-piece suite and a splash back over the wash hand basin. A large shower cubicle, fully tiled with a glass shower door and a Triton Electric shower

Bedroom Four: 11.9ft x 11.6ft with timber flooring.
Ensuite: Tile flooring a white two-piece suite and a splash back over the wash hand basin. A large shower cubicle, fully tiled with a glass shower door and a Triton Electric shower.

Bedroom Five: 7.8ft x 17.9ft with timber flooring.
Ensuite: Tile flooring a white two-piece suite and a splash back over the wash hand basin. A shower cubicle with an electric shower, fully tiled with a glass shower door.

Bedroom Six: 11.1ft x 11ft with carpet flooring with built-in wardrobes and a wash hand basin.

Bedroom Seven: 11ft x 10.6ft with carpet flooring and a wash hand basin.

Bedroom Eight:10.9ft x 11.1ft with carpet flooring and a wash hand basin. Enjoying beautiful views over the Atlantic Ocean.

Laundry Room: Which houses the gas boilers as the house is controlled gas throughout.

Two Bed Apartment:
Additionally onsite, there is a two-bedroom self-contained apartment. Accessed by a concrete path via a partially glazed PVC front door.

Open plan kitchen, dining and living area measuring 15.9ft x 20.5ft with timber flooring and built-in kitchen units and a stainless sink and drainer unit with a mixer taps over.
Double aspect enjoying beautiful views over the Atlantic Ocean.

Bedroom One: 13.7ft x 13.5ft with timber flooring.

Bedroom Two: 10.3ft x 6.4ft with timber flooring.

Wet Room: Tile flooring and PVC panel walls. There is a white two-piece suite with a Triton T80 Electric shower.

Viewing is highly recommended to fully appreciate the location, views, and potential this unique Donegal property has to offer.

TO VIEW OR MAKE A BID Contact Glen Estates: Estate Agent Donegal or iamsold, www.iamsold

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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