



## House and land for sale: Glenties, County Donegal, Ireland

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Situated on the sunny side of a beautiful glen, about 3 miles outside the town of Glenties, County Donegal, Ireland, this secluded and tranquil, 19th century stone-built house with later extensions is surrounded by its own pasture, orchard, mature woodland and 5-year-old, 9-acre native woodland plantation (predominantly oak).

This 25-acre property is a rich wildlife habitat, where even red squirrels still abide. It has a range of outbuildings, including a stone built stable and store, a large steel-framed barn, an insulated, timber-built studio and other useful sheds. It is accessed by a private, tree-lined driveway and has spectacular views of the surrounding mountains.



1. Front of 19th century stone-built house, with large conservatory.
2. Stone-built stable and store next to the main house.
3. Tree-lined driveway, looking towards the road entrance in the distance.
4. Timber-built studio with double wall and cavity insulation. Double-glazed windows overlook countryside.





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*This is a rare opportunity to acquire a unique property that would be ideal for a retreat, self-sufficient living, or a source of inspiration for artists, musicians and writers.*

The house comprises 2 reception rooms, 5 bedrooms, 2 bathrooms, a large studio. Radiators in every room are centrally heated by a gas-fired combi-boiler supplied from a bulk LPG tank, but for most of the year a wood-burning stove and wood-fired cooking range provide more than adequate heat and hot water, without central heating. There is a plentiful supply of timber on the property to fuel these two additional heat sources.

The property benefits from its own, free-of-charge water supply.

1. View up the glen from a higher location on the 25-acre property.
2. View down the glen towards Glenties town.
3. Orchard.
4. Profusion of bluebells and other wild flowers.



## Living / Dining Room:

4.24m x 4.04m (13' 11" x 13' 3")

Double-glazed, dual-aspect windows (to rear and front of house), original stone flag floor, under-stairs storage cupboard, modern Esse wood/turf-fired cooking range, which heats the domestic hot water and much of the house, large double radiator from CH, phone socket.

Doors to Hall, Bedroom 5 and Kitchen.



1. Living Room - showing dual aspect windows, ESSE cooking range, doors to Bedroom 5 and Kitchen (right).

2. Living Room - showing doors to Kitchen (left), understairs cupboard and Hall (centre), south-facing window (right).





### Sitting Room:

3.99m x 3.61m (13' 1" x 11' 10")

Window into conservatory, doors into hall and studio / dining room, insulated pine panelling, Nestor Martin high output wood-burning stove, large double radiator.



### Bedroom 1 (upstairs):

4.05m x 3.86m (13' 3" x 12' 8")

Dual aspect double-glazed windows with views of the Bluestack Mountains, cast iron fireplace with wooden mantel-shelf, double radiator, traditional-pattern tongue and grooved board ceiling, doors to Landing and Bedroom 4 / Office.

1. Sitting Room - showing door to Studio, green-enamelled Nestor Martin high-output wood-burning stove.
2. Sitting Room - showing south-facing window into Conservatory, door to Hall.
3. Bedroom 1 - showing dual-aspect windows with spectacular views, cast iron fireplace, decorative timber ceiling.
4. Bedroom 1 - showing south-facing window.