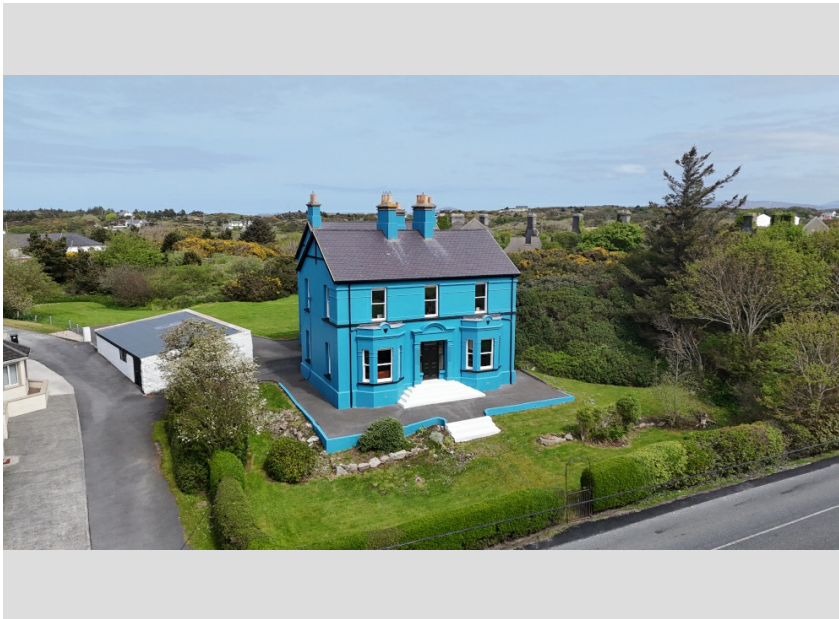


Campbells Auctioneers
11 Main Street
Dungloe
Co. Donegal
t: 074 95 21020
email: info@campbells.ie

Foirnis, Burtonport

Starting Bid: €595,000.00



For sale by Campbells Auctioneers via the [iamsold](https://www.iamsold.ie) Bidding Platform

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

Located in the ever popular seaside village of Burtonport, Campbells take great pleasure in offering this unique landmark Victorian property for sale to the open market which is sure to appeal to a wide range of buyers including family home buyers, holiday makers and even potential AirBnB hosts.

Boasting a large manicured plot extending to approximately 1.4 acres, this property is an extraordinary gem, built in 1895 and having undergone significant refurbishment in the intervening period, the property maintains many of the features one would associate with the Victorian properties of days gone by including large rectangular sash windows, a centrally located front door, high ceilings, open fireplace and solid wooden flooring all of which have been lovingly maintained by the current owners.

The layout comprises of numerous hallways with high ceilings as well as a variety of attractive stained glass panels, with the ground floor consisting of a bright airy living room

with bay window and open fireplace, beautiful sitting room with bay window and open fireplace, a fully fitted kitchen with built in units and fitted appliances as well as access through a stable door to a sheltered side patio area, bright spacious delightful dining area with open fireplace and spacious utility room with tiled floor. The first floor is split into two parts with the main building accessed from the front hallway and this part of the property contains four / five bright airy double bedrooms with the master bedroom also containing a sitting area to the front. There is also a beautiful office / studio overlooking the front garden area... The other four bedrooms are accessed via a stairwell to the rear of the property and this floor also contains a communal fully tiled bathroom.

Externally there is a tarmac driveway with footpath surrounds, a pedestrian iron wrought gate from the main road to the large front door entrance steps, Large manicured garden and also a large garden to the rear of the property.

Conveniently located just a few minutes from Burtonport Harbour, the property is well located close to numerous local amenities and beaches with the nearby towns and villages of Dungloe, Kincasslagh and Annagry all within a short drive from the property.

Other points to note are that the property is wired for CAT 6 throughout, boasts "Secret" Attic Areas, has a Large Shed adjacent to the property which may lend itself for other uses and is also connected to the Burtonport Wastewater Treatment Plant.

Additionally there is now 2GB Broadband available in the area, through Eir, giving excellent connectivity to this property.

Virtual Tour - Copy and paste the below link

https://youtu.be/-wvK_TfX7kU

Accommodation

Entrance Porch

1.08m (3'7") x 0.75m (2'6")

Feature Double Wooden Door, Stained Glass Windows

Entrance Hall No.1

6.04m (19'10") x 1.09m (3'7")

Open to the stairs, Feature Ceiling Coving, Wooden Flooring

Family Room - Right Hand Side

6m (19'8") x 3.87m (12'8")

High Ceilings, Feature Ceiling Coving, Ceiling Centrepiece, Bay Window, Wooden Flooring, Fireplace, Wooden Sash Windows

Living Room - Left Hand Side

6m (19'8") x 3.08m (10'1")

High Ceilings, Feature Ceiling Coving, Ceiling Centrepiece, Bay Window, Wooden Flooring, Fireplace, Wooden Sash Windows

Dining Room

5.02m (16'6") x 3.09m (10'2")

Wooden Floor, Open Fireplace, Sash Windows, Feature Ceiling Coving

Kitchen

6.08m (19'11") x 3.05m (10'0")

Fully Fitted, Granite Worktop, Wooden Half Door, Sash Windows, Tiled Floor

Art Studio / Office

1.09m (3'7") x 1.07m (3'6")

Large Sash Window, Wooden Floor, Stained Glass Feature Door

Bedroom No.1

3.08m (10'1") x 3.05m (10'0")

Open Fireplace, Large Sash Window, Double Doors leading to Lounge Area

Bedroom No. 1 Lounge Area

3.08m (10'1') x 3.03m (9'11')

Wooden Floor, Sash Windows, Open Fireplace, Separate Entrance

Bedroom No.2

3.08m (10'1") x 3.03m (9'11")

Large Sash Windows, Feature Fireplace, Wooden Floor, Feature Ceiling Coving

Bedroom No.3

3.08m (10'1") x 3.02m (9'11")

Large Sash Window, Wooden Floor, Feature Fireplace

Bedroom No.4

3.07m (10'1") x 3.06m (10'0")

Wooden Floor, Oval Shaped Window, Secret Access to Attic Areas

Bedroom No.4 WC

2m (6'7") x 1.06m (3'6")

W.C, Wash Hand Basin

Main Bathroom

3.09m (10'2") x 3.06m (10'0")

Tiled Floor, Large Sunken Bath, Shower, W.C, Wash Hand Basin

Bathroom - Ground Floor

3.88m (12'9") x 1.08m (3'7")

Tiled Floor, Sash Windows, W.C. Wash Hand Basin, Sunken Bath

Bedroom No.5

3.09m (10'2") x 3.03m (9'11")

Sash Window, Wooden Floor

Bedroom No.6

3.08m (10'1") x 3.04m (10'0")

Large Sash Window, Views towards Arranmore Island, Wooden Floor

Bedroom No.7
3.05m (10'0") x 3.03m (9'11")
Wooden Floor, Large Sash Window

Bedroom No.8
3.05m (10'0") x 3.04m (10'0")
Wooden Floor, Large Sash Windows x 2

Bathroom No.2
2.25m (7'5") x 2.02m (6'8")
Bath, Fully Tiled, W.C., Wash Hand Basin

Attic No.1
4.08m (13'5") x 3.08m (10'1")
Floored, Velux Windows, Ample Storage Space

Attic No.2
6m (19'8") x 4m (13'1")
Floored, Ample Storage Space, Velux Window

Shed
12m (39'4") x 6.05m (19'10")

Boiler, Oil Tank, Recently Re-Roofed, Double Doors, Electric
BER E1 / BER 111274288
Floor Area 359.38 m2

To access the legal pack, please copy and paste the link below

<http://www.iamsold.ie/properties/732ef5bbc8f44f9280418a0c95fbf5f2/auction-pack>

TO VIEW OR MAKE A BID Contact Campbells 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 firm's 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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Bath, Fully Tiled, W.C., Wash Hand Basin

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Floored, Velux Windows, Ample Storage Space

Attic No.2

6m (19'8") x 4m (13'1")

Floored, Ample Storage Space, Velux Window

Shed

12m (39'4") x 6.05m (19'10")