

Campbells Auctioneers
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Bunbeg House, Harbour Road, Bunbeg

Starting Bid: €475,000.00



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.

- Prime Harbourfront Location
- 19-Bedroom En-Suite Guesthouse
- Investment & Development Opportunity
- Approved Planning Exemption for 8 apartments

We are delighted to present Bunbeg House, a substantial and highly versatile harbourfront property occupying a prominent position overlooking Bunbeg Harbour in the heart of Bunbeg, Co. Donegal.

Dating back to circa 1890, the original Bunbeg House has long been a recognised landmark overlooking Bunbeg Harbour. The property was substantially extended in the early 2000s with the addition of a large modern extension to the rear, which now comprises a significant proportion of the overall building. Formerly operated as a successful 19-bedroom guesthouse, the property as it stands today combines the character of the original building

with the scale and accommodation provided by the more recent extension, presenting an outstanding opportunity for investors, hospitality operators and developers alike.

Of particular significance, the property now benefits from an approved Planning Exemption for the conversion of part of the existing property into eight apartments, providing a substantial residential development opportunity within the existing building.

This approval significantly enhances the versatility and development potential of Bunbeg House, offering prospective purchasers the opportunity to progress with the proposed eight-apartment conversion while retaining the potential to utilise the remainder of this substantial property for alternative residential, hospitality or commercial purposes.

The property is exceptionally well-equipped for hospitality use, with 19 generously proportioned en-suite guest bedrooms, a spacious commercial kitchen, fully licensed bar, restaurant, impressive ballroom/function room and existing apartment accommodation.

The extensive internal layout and substantial existing footprint provide considerable flexibility for future use, with the approved Planning Exemption for eight apartments adding another exciting dimension to the property's potential.

Occupying an enviable harbourfront setting, Bunbeg House enjoys beautiful views across Bunbeg Harbour and is just moments from the coastline, adding significantly to its appeal for both residential and tourism-related uses.

Bunbeg continues to be one of Donegal's most sought-after coastal destinations, attracting visitors throughout the year with its spectacular scenery, beautiful beaches and vibrant Gaeltacht culture. Located along the world-famous Wild Atlantic Way, the area offers an abundance of attractions including Magheraclogher Beach, the iconic Bád Eddie shipwreck, Gola Island, scenic coastal walks and excellent opportunities for water sports, fishing and outdoor recreation.

The nearby villages provide an excellent range of shops, cafés, restaurants, schools and everyday amenities, while Donegal Airport at Carrickfinn is just a short drive away, offering convenient regional connections.

With an approved Planning Exemption for the conversion of part of the property into eight apartments, together with its extensive existing accommodation, harbourfront position and substantial scale, Bunbeg House represents a rare opportunity to acquire a landmark property offering exceptional flexibility and future potential in one of Ireland's most picturesque coastal locations.

Virtual Tour, copy and paste link: <https://youtu.be/OY5feoP0Itg>

For further information, details regarding the approved Planning Exemption, or to arrange a viewing, contact Campbells Auctioneers.

TO VIEW OR MAKE A BID contact Campbells Auctioneers or [iamsold](http://iamsold.ie), 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

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