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Annie Clare's Cottage, Kinnagoe Bay

Starting Bid: €199,950.00



For sale by Buchanans Estate Agents 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.

Nestled just 1km from the stunning Kinnegoe Beach, Annie Clare's Cottage is a rare find - a beautifully presented six-bedroom home that blends the warmth and character of a traditional Irish cottage with all the comforts of modern living.

Set along the world-famous Wild Atlantic Way and perched on an elevated site amid rolling Donegal countryside, the property enjoys a peaceful, picturesque setting that feels a world away from the everyday. Inside, six spacious bedrooms, two bathrooms, and generous living areas create a home that's as practical as it is charming.

The surrounding area is celebrated for its secluded beaches, dramatic coastal walks, and championship golf courses - making it a dream destination for outdoor enthusiasts and nature lovers alike. With Inishowen's unspoilt landscape on the doorstep, this is a property that's equally suited as a holiday home, a rental investment, or a permanent rural retreat.

PLEASE NOTE: Concrete Block Report Extract

"The compressive test results have indicated strengths of Core 4, 15.40N/mm².

SEM analysis of the binder of sample 1 (selected as representative of the concrete type) quantifies the average content of free muscovite mica at 7% by volume of cement paste. The chemical results for sample 1, taken together with the common oxidation of the majority of sulphides, means the risk of concrete degradation from sulphide oxidation is considered Negligible."

Prospective buyers are advised to review the full engineer's reports for complete context. An engineer's report K2 Design are available on request.

Features

Only 1km from Kinnagoe Bay

Modern built traditional-style Irish cottage

Elevated plot with countryside views

6 bedrooms / 3 bathrooms

OFCH with back boiler

Peaceful rural location

Ideal for holiday home, rental, or full-time living

Floor area approx. 175 sq.m.

Electric car charger

Suitable for cash buyers only

BER C2 / BER Number: 119145407

Energy Performance Indicator: 189.86 kWh/m²/yr

Floor Area 174.78 (m²)

ACCOMMODATION

Ground Floor

Porch: 1.96m x 1.70m

Open plan Living Area: 5.81m x 5.45m

Vaulted ceiling, stove burner back boiler, and carpet floor.

Shower Room: 1.88m x 1.89m

Shower enclosure, WC, WHB, electric shower, and part tiled walls.

Bedroom 1: 3.27m x 2.88m

Carpet floor.

Bedroom 2: 2.88m x 2.31m

Carpet floor.

Mezzanine Floor: 5.40m x 4.53m

Carpet floor.

Utility: 2.85m x 1.76m

Belfast sink with high and low level units.

Kitchen / Diner: 5.86m x 3.48m

High/low level units, sink, electric hob oven, and solid fuel range cooker.

Side Hallway: 2.81m x 2.85m
Carpet floor.

Bedroom 3: 3.28m x 2.86m
Carpet floor and double doors to patio area.

Bedroom 4: 2.34m x 2.87m
Carpet floor.

Bathroom: 1.82m x 1.87m
Bath tub, WC, WHB, part tiled walls, and shower head.

Bedroom 5: 5.33m x 3.67m
Carpet floor.

Bedroom 6: 3.48m x 4.47m
Carpet floor.

To access the legal pack, please copy and paste the link below
<http://www.iamsold.ie/properties/c88a57e397a749efad6333308beaeff5/auction-pack>

TO VIEW OR MAKE A BID Contact Buchanans Estate Agents 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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