

Chiltree

MARBLE HILL, CO DONEGAL



Ochiltree

MARBLE HILL, CO DONEGAL, F92 N5D4

Marble Hill Strand 800 m, Portnablagh 3 km, Dunfanaghy 5.5 km, Glenveagh National Park 18 km, Letterkenny 30 km,
Donegal Airport 47 km, Derry/Londonderry 64 km, City of Derry Airport 78 km, Belfast 175 km
(All Distances Approximate)

OCHILTREE

Entrance Hallway | Reception Room | Kitchen | Dining Room | Pantry | Utility Room | Study
Master Bedroom Suite | 4 Further Bedrooms | 2 Bathrooms | 2 WC's | Cellar

OUTBUILDINGS

Double Garage | Workshop | Multi-Function Storerooms

GARDENS & GROUNDS

Pillared Entrance | Sweeping Driveway | Woodland Walks | Formal Gardens | Courtyard

About 6 hectares / 15 acres

For Sale by Private Treaty



Location

County Donegal is located on the north-westerly tip of Ireland and is considered one of Ireland's most beautiful and unspoilt counties which is renowned for its history, heritage, and landscape. Donegal is typified by its dramatic towering sea cliffs, rolling lush hills and stunning beaches.

Marble Hill Strand is one of the most beautiful settings in Donegal and its blue flag sandy beach is popular amongst swimmers, surfers, bathers and walkers. An abundance of sporting and leisure facilities are available close by, including Jaws Watersports which offers a local Surf School in Dunfanaghy.

The popular fishing village of Portnablagh (3 km) is convenient for local services with the towns of Dunfanaghy (5.5 km) and Letterkenny (30 km) providing further amenities including shops, banks, and restaurants.

Local areas of interest include the 4-star Shandon Hotel and Spa (1.5 km), Ards Forest Park, a 1200-acre park with wonderful trails, and also Glenveagh National Park (18 km) which is a hillwalker's paradise with its mountains, lakes, waterfalls and woodland.

For golfing enthusiasts, Dunfanaghy Golf Club (5.5 km) offers one of the finest links courses in Donegal, while Rosapenna Golf Resort in Downings (20 km) has two championship links courses - Sandy Hills and Old Tom Morris - and third course (St Patrick's Links by Tom Doak) scheduled to open in Summer of 2021.

Local schooling is available at Ballymore National School, Holy Trinity National School and Faugher National School. Secondary school options are available in both Letterkenny and Milford.

Nearby airports include Donegal Airport (47 km), offering local connections within Ireland and Scotland, and City of Derry Airport (78 km).

History

The house known as Ochiltree was built c.1929 by Charlotte Law and her husband Hugh A. Law, the former MP. Ochiltree took its name from the village of the same name in Ayrshire in Scotland where Charlotte's family, the Stewart family, originally came from.

The Law family sold the property c. 1949 to Hugh Duffield who retained a cottage on the land while selling the house and the remaining lands to Samuel James Sibley and his wife. The Sibley family sold the property in 1952 to Arthur Hans Hamilton and his wife Mary. The Hamilton family were keen on forestry, hence the poplar and spruce plantations which they planted.

The current owners, the MacArthur family, bought the property in 1970 when the Hamilton family moved to Switzerland. Colan and Biddy MacArthur have since maintained the house and grounds to a very high standard.

Summary

Ochiltree is a wonderful property dating back to the 1930's. It was built by the Law family, with Hugh Law, former MP for Donegal West, occupying the adjacent Marble Hill House. Set on the famous Wild Atlantic Way, the property is a short walk to the popular Marble Hill Strand.

Approached via a sweeping driveway through pillared gates, the house occupies an elevated position within a private woodland setting.

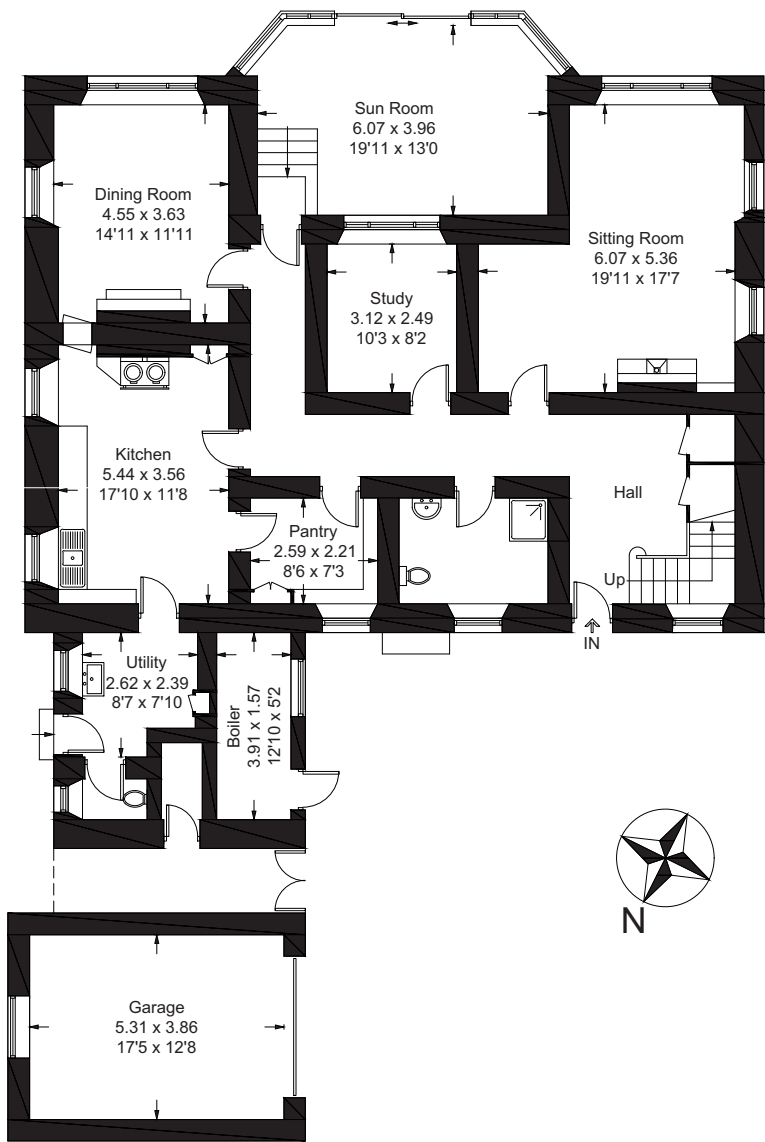
The property offers flexible accommodation over two storeys and retains period features, including flagstones on the ground floor and sash windows.

The front door opens into a reception hall with which offers access to the sitting room with a Stanley stove, kitchen with an Aga cooker, the dining room, study, and a fabulous sunroom. There is also a pantry, utility, and wet room with WC on the ground floor. The first floor comprises four double bedrooms, one single bedroom, two bathrooms and a WC. There is also a basement cellar that extends to approximately 15.2 sq m / 164 sq ft of space.

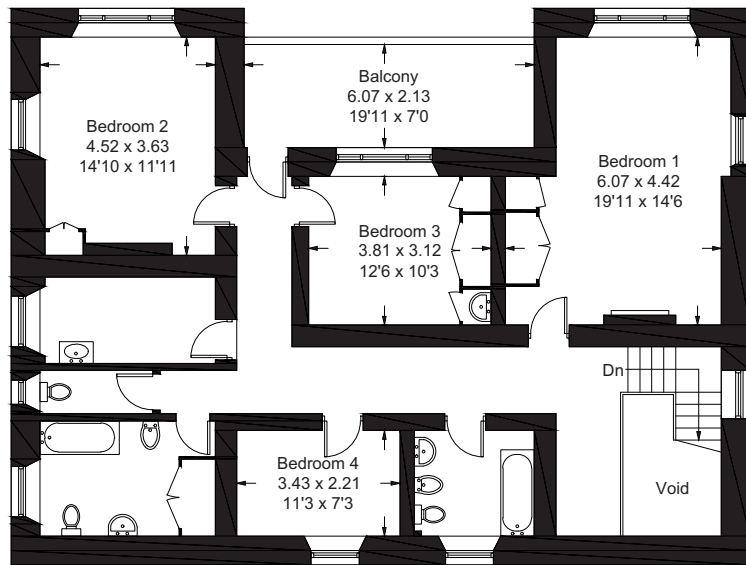
A full layout of the accommodation is shown on the adjoining floorplans.



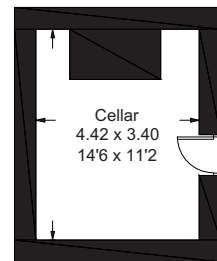




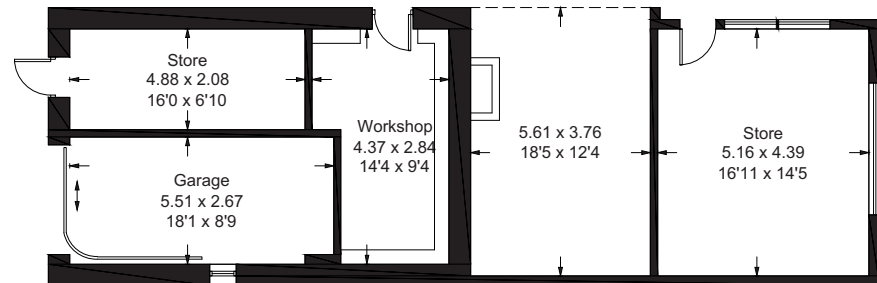
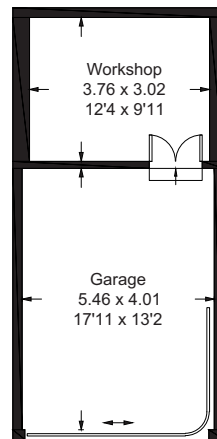
Ground Floor



First Floor



Cellar



Outbuildings

Ochiltree

Approximate Gross Internal Area

300.5 SQ.M (3,234 SQ.FT)

(Excluding void)

For Identification Purposes Only



Outbuildings

There is a range of outbuildings comprising two garages, general stores, and a workshop, all extending in size to approximately 115.9 sq m / 1,247 sq ft.

Gardens and Grounds

The gardens and grounds are a key feature of the property. Immediately to the south of the house is a small formal garden bound by a stone wall and comprising stepped terraces, plus beds well stocked with flowing plants and shrubs. Mature deciduous and conifer woods form the majority of the remainder of the grounds within the property and provide wonderful walks, privacy and amenity.

Ochiltree, like the rest of Marble Hill, enjoys a very benign micro climate where many tender plants and shrubs thrive. The grounds contain a collection of giant Eucalyptus trees. The house is surrounded by mature broadleaf woodland, mainly Beech trees, and is rich in birdlife creating an atmosphere of seclusion and tranquillity.

The cut and dressed stone used in the construction of Ochiltree to create the attractive floors and terrace garden had been salvaged from demolished buildings in the nearby Ards Estate.

In all, the grounds extend to about 6 hectares / 15 acres.





General Remarks and Stipulations

Viewing
Strictly by appointment by Savills Country Agency.

Eircode
F92 N5D4

BER
E1 113795660

Fixtures & Fittings
All fixtures and fittings are excluded from the sale including garden statuary, light fittings, and other removable fittings, although some items may be available by separate negotiation.

Services
Oil-fired central heating, mains electricity, group water connection, private drainage.

Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

Entry & Possession
Entry is by agreement with vacant possession.

Offers
Offers may be submitted to the selling agents, Savills, 33 Molesworth Street, Dublin 2.
Email address: country@savills.ie.

Best Offers Date
A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

Financial Guarantee
All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

Solicitors
VP McMullin Solicitors
Thomas Simmons
Port Road
Letterkenny
Co. Donegal
Phone: +353 (0) 74 9123033
info@vp McMullin.ie

Wayleaves and Rights of Access
The property will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others.

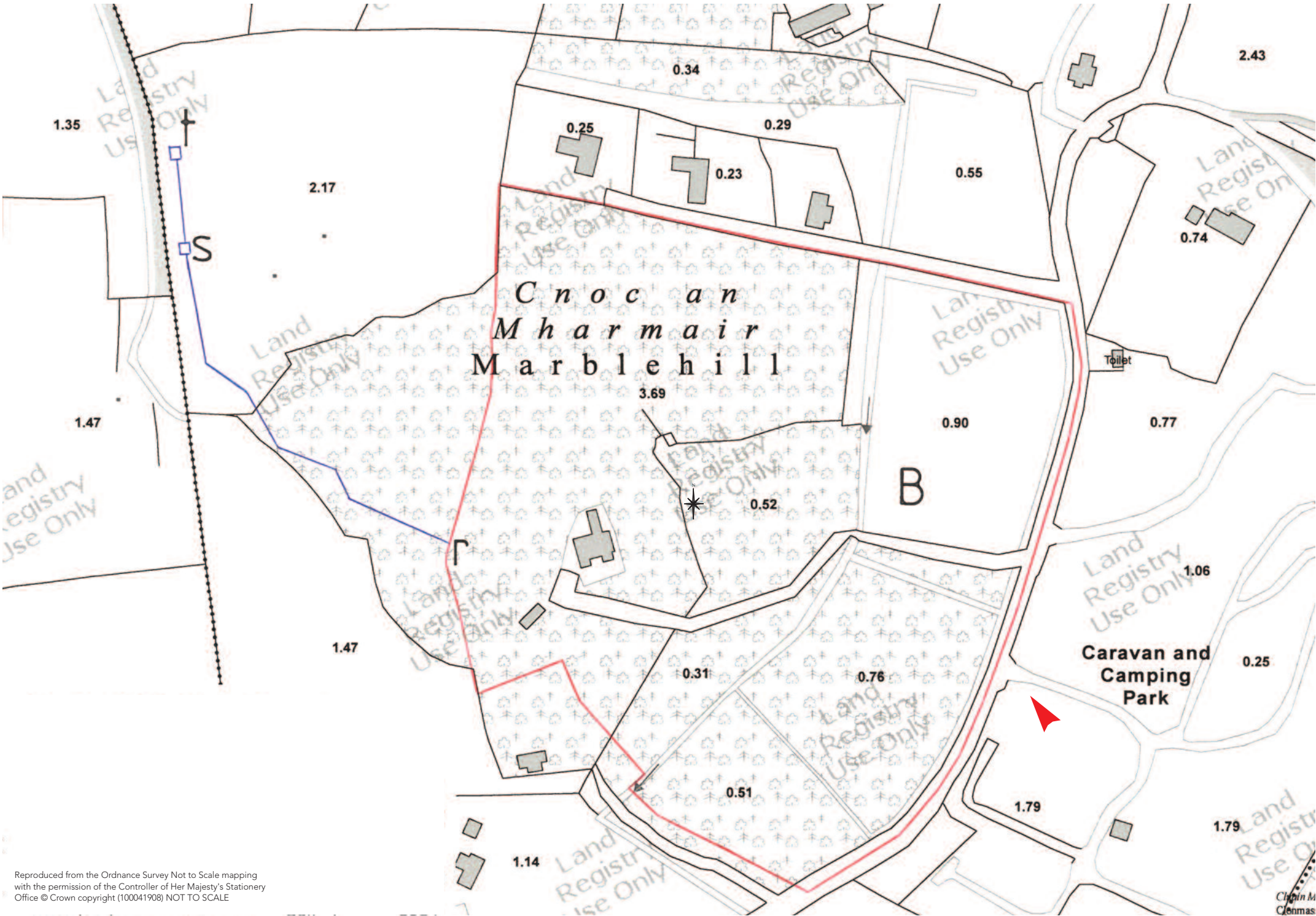
Generally
Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

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