



ROBINSON
ESTATE AGENTS

ROSHINE, DUNFANAGHY, CO. DONEGAL



C.55 ACRE FARM, COTTAGES & SITE IN TWO LOTS

Nestled in an area of outstanding beauty, this unique multi-period single storey former farm complex at Roshine dates from the early 19th century and presents an exciting and rare restoration opportunity. The stone cottages, which once featured in a RTE1 documentary, have lain uninhabited for nearly 40 years and remain among the few cottages in Ireland of great significant historical importance. Located approximately three miles from the popular holiday destination of Dunfanaghy, the farm complex boasts breathtakingly beautiful views of Muckish mountain and its environs. Built in the style particular to the Roshine area and situated adjacent to a minor road, the property is in an extraordinarily peaceful setting. The buildings have undergone roof renovation in recent years and comprise two ranges of cottages and outbuildings located adjacent to each other, including two detached sheds and buildings.

ASKING PRICE

LOT 1 – c. 3.49 Acres with Cottages and Site with Full Planning Permission

€110k

LOT 2 - c. 52.48 Acres Farm & Commonage

€130k

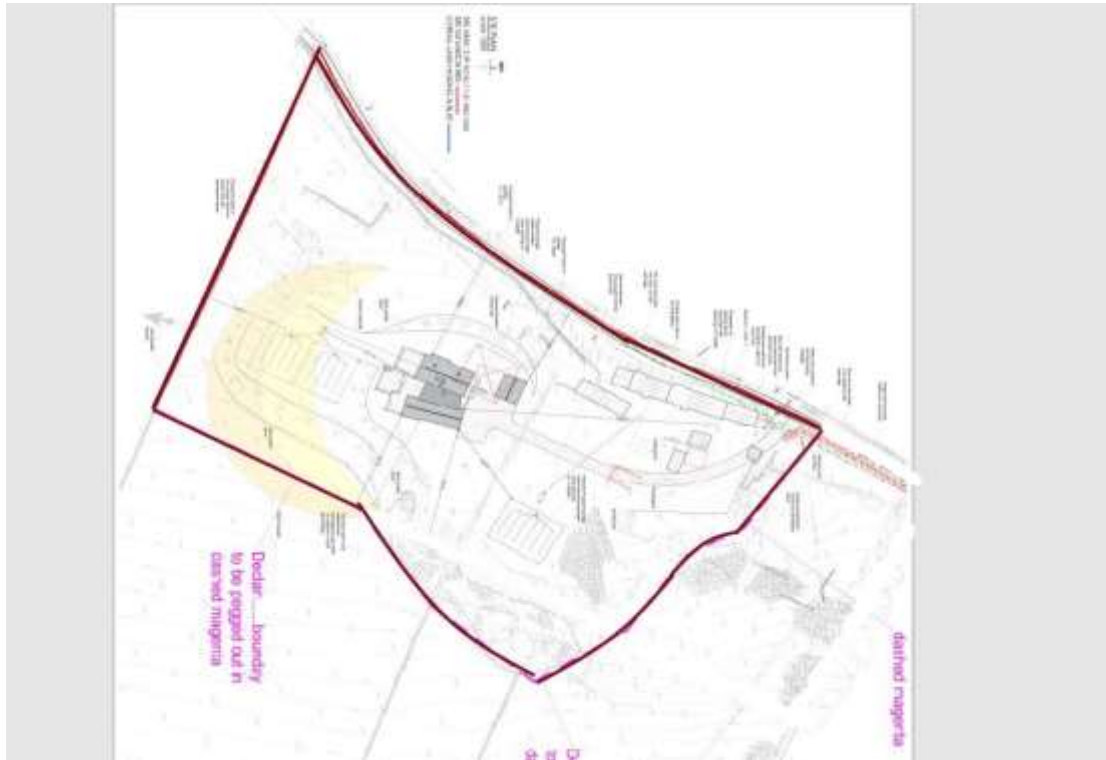
CLOSING DATE: FRIDAY 10th OCTOBER 2025

ROBINSON ESTATE AGENTS PSRA Licence No.002682
30 Port Road Letterkenny Donegal / Main Street Dunfanaghy Donegal Ref No. D498
T. 074 91 20990 www.robinson.ie E. enquiries@robinson.ie



ROBINSON
ESTATE AGENTS

LOT 1 – c. 3.49 Acres with Cottages and Site with Full Planning Permission



SITE with FULL PLANNING PERMISSION

Planning permission was gained in January 2025 to build a part single storey, part storey and a half dwelling with sweeping views of Muckish Mountain. Included in the application was permission to build a single storey detached domestic garage. The owners had planned to cultivate the land at Roshine, and eventually establish a retreat at the nearby cottages (once renovated) for artists or adventurers to stay in. The owners also planned for the dwelling to be built in keeping with the surrounding area and had proposed to use natural slate for the roof and face parts of the new-build with stone from some of the cottages' dilapidated derelict outbuildings.

ROBINSON ESTATE AGENTS

30 Port Road Letterkenny Donegal / Main Street Dunfanaghy Donegal

T. 074 91 20990 www.robinson.ie E.enquiries@robinson.ie



ROBINSON

ESTATE AGENTS



ROBINSON ESTATE AGENTS
30 Port Road Letterkenny Donegal / Main Street Dunfanaghy Donegal
T. 074 91 20990 www.robinson.ie E. enquiries@robinson.ie



ROBINSON
ESTATE AGENTS



House 1: A two-bay, single-storey house with a single-bay shed to end gable and later single-bay extension to opposite gable. Pitched schist slate roof, which has been restored in recent years and undergone some restoration work in preparation for renovation.

House 2: A three-bay, single-storey cottage with a two-bay shed to end gable with later two-bay shed and lean-to shed attached. Pitched schist slate roof, which has been fully restored in recent years by previous owners and has undergone some restoration work in preparation for renovation.

There is also an interesting outbuilding opposite the house with a pitched schist roof of roughly laid large slates.

The cottages once belonged to local man Charlie Shéarlais and were lived in by his extended family. When Charlie passed away, the houses remained empty and were later sold in 2009 to the family of the current owners.

Although derelict, the range of buildings are still highly distinctive. The cottages retain many of their original features and materials such as the schist roof, fireplaces and flagstone floors (which have been temporarily removed for restoration work). The complex is especially unique in its number of buildings and historical and familial relation to each other. The locally quarried schist was used in all aspects of construction – such as walls, floors and roofs. Roshine townland is one of the most well-known sources of this stone. The schist slate is a highly vernacular material, coming from local quarries. The buildings have featured in *The Disappearing Irish Cottage: a case study of north Donegal* by Clive Symmons and Séamus Harkin and were the subject of an RTE – Léargas documentary, *Teach Charlie Shéarlais* (March 2005). The building is an extremely attractive contribution to the rural landscape.

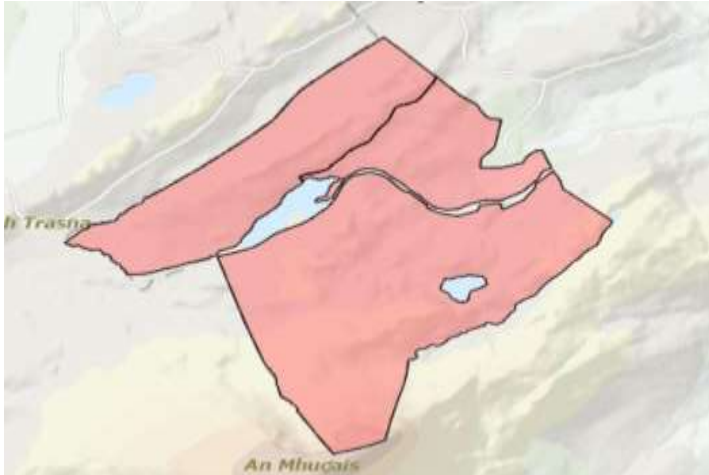
ROBINSON ESTATE AGENTS

30 Port Road Letterkenny Donegal / Main Street Dunfanaghy Donegal
T. 074 91 20990 www.robinson.ie E. enquiries@robinson.ie

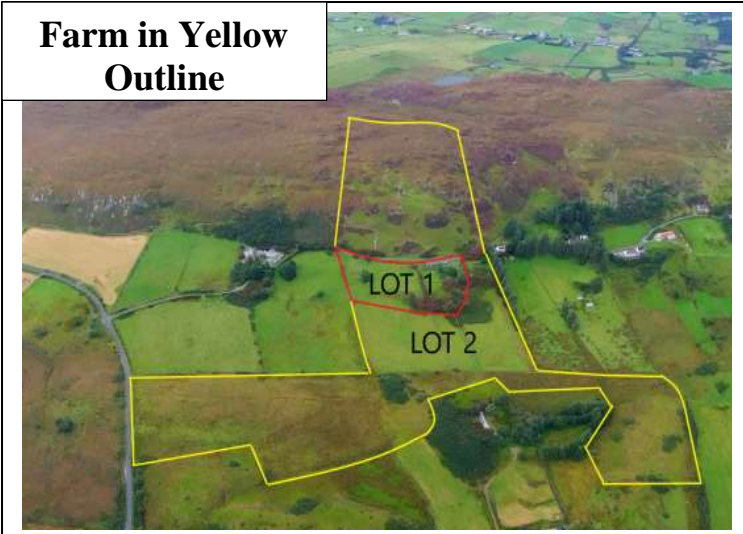


ROBINSON
ESTATE AGENTS

LOT 2 - c. 52.48 Acres Farm & Commonage



Farm in Yellow Outline



The c. 52.48 acres is a mixture of good grazing, fair grazing and hill ground. It has the benefit of road frontage in 2 separate roads and comes with one undivided 48th part of 1,700 acres. The lands also have far stretching views of Muckish and surrounding landscape.

ROBINSON ESTATE AGENTS

30 Port Road Letterkenny Donegal / Main Street Dunfanaghy Donegal
T. 074 91 20990 www.robinson.ie E. enquiries@robinson.ie