



'Duck Cottage'
Rutland Island
Burtonport
County Donegal

Price
£395,000

Viewing by
appointment with
& through agent
028 9042 4747

IDYLLIC ISLAND COTTAGE

'Duck Cottage', a former Coastguard Station, is on the water's edge on Rutland Island, a half a mile from the Donegal mainland. Built in the early 1800s and modernised over recent years, the cottage is one of just fourteen homes on this unspoiled island. Glorious sandy beaches, abundant wildlife, and rare wild flowers combine to make Rutland an exclusive hideaway in The Rosses.

Duck Cottage has its own boat slipway and a deep water mooring allows easy access to other islands and the mainland. There are no roads or mains water on Rutland. Pure Donegal rainwater is harvested from the cottage roof for showering and washing up. A solar panel system helps heat the hot water. There's an electric two oven Aga cooker, two multi fuel stoves, an open kitchen fire and storage radiators throughout. A spectacular upstairs loft

style lounge allows amazing views of the sea, nearby islands and the fishing boats and ferries heading for Arranmore.

A Beech and Oak Kitchen is at the heart of this cottage – ideal for family get togethers and cosy winter's evenings. Duck Cottage will suit people with a love of the coast and the countryside. It's a place for families, boating and adventures. Homes like this rarely come on the open market.





North Channel - Rutland Island on right. Innishcoo Island on left.



OUTSIDE

The property has the sea on three sides and fenced gardens featuring a natural rockery for shrubs and alpine plants.

The slipway in the cottage grounds allows direct sea access when the tide suits and provides parking for boats.

There is an alternative deep water mooring near the cottage. A stone outbuilding for garden equipment contains a small freezer and a tall Hoover fridge freezer. It connects to a storage area for kayaks and sailing dinghies.

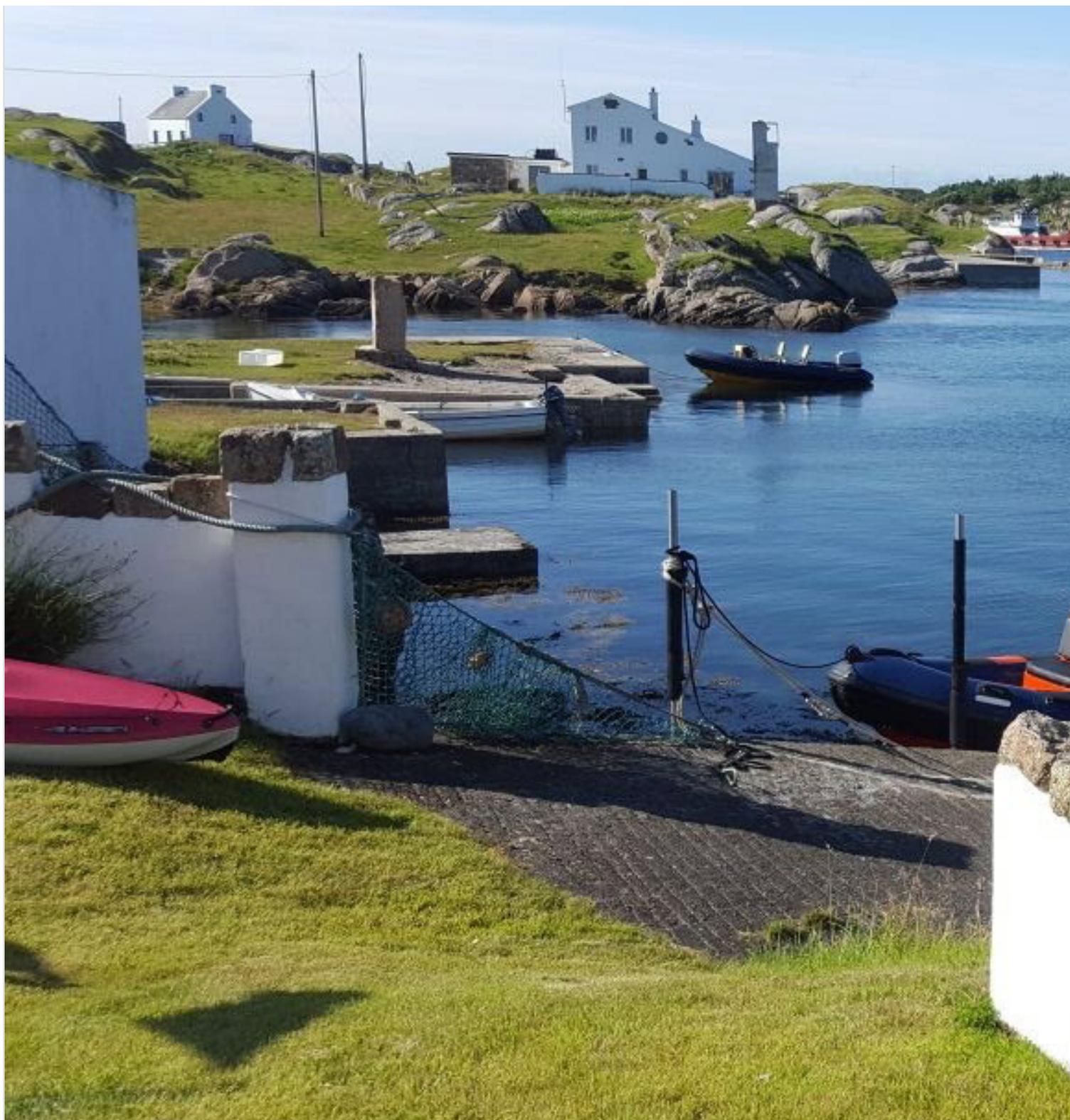
A wooden garden shed in the rear garden

is useful for water sports equipment and fishing rods.

There are two 5,000 litre rainwater harvesting tanks, with paper filter, ultra violet filter and demand pump.

A gate leads out to “Duck Street” – a unique street of stone built terraced houses dating to the late 1700’s when Rutland Island was an important herring fishery station.





- Donegal Island Location
- Easy access to mainland
- Charming former Coastguard Station
 - Beech and oak Kitchen
 - Cream two oven Aga
- Loft style Lounge with balcony
- Swedish Morso multifuel stove



- Stunning sea views
- Gardens and natural rockery
- Private slipway and moorings
- Golden beaches and sand dunes
- Under 3 hour drive from Belfast - for an exclusive Island getaway!
- Local Property Tax - £325 per annum





The Property Comprises:

Entrance - Main Porch leading into kitchen.



Ground Floor

KITCHEN: 20' 0" x 11' 5" (6.1m x 3.48m) With windows onto the garden and sea.

Featuring an oak floor and unfitted beech cupboards including a large glazed oak dresser, painted larder cupboard, Hoover fridge and 13 amp electric two oven Aga cooker with timer control. Large washed pine kitchen table with six dining chairs.





FAMILY ROOM: 14' 0" x 11' 0" (4.27m x 3.35m) From the Kitchen - Cast iron multi fuel stove and an old pine glass fronted bookcase, oak floor.

(Oak ledged and braced doors leading to the 3rd bedroom and bathroom while open stairs lead to the 4th bedroom in the eaves).



BATHROOM: With low level wc, wash hand basin and Triton electric shower over bath. Hot water storage tank and solar panel control. Immersion heater.



General Note:

The corridor beside the Kitchen leads to two Double Bedrooms.

The large Utility Room, main Shower / Wet Room and painted stairs lead to the loft Lounge.

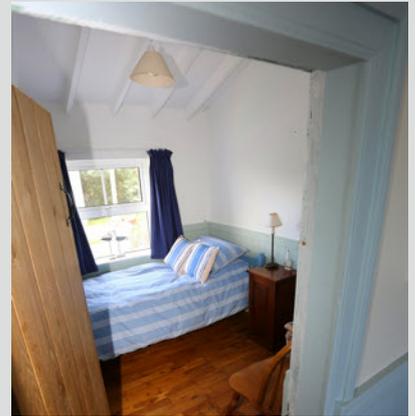


BEDROOM (1): 15' 0" x 9' 5" (4.57m x 2.87m) Dual aspect windows onto the garden, the slipway and the sea.

BEDROOM (2): 11' 0" x 10' 5" (3.35m x 3.18m) Window overlooking the side garden.



BEDROOM (3): 8' 0" x 7' 5" (2.44m x 2.26m) Window overlooking the rear garden.



BEDROOM (4): 14' 0" x 11' 0" (4.27m x 3.35m) Double bedroom in the eaves with restricted head height (5' 6") - suitable as children's bedroom. Velux window.



UTILITY ROOM: Beech worktops and Belfast Sink, houses second fridge, Zanussi dishwasher, Samsung washing machine, Hotpoint tumble dryer, Sharp microwave/cooker.

Victorian pulley rack system for drying clothes. Windows with wooden slatted blinds onto the rear garden. Door accesses to rear patio and garden. Picnic Table outside.

WET ROOM: Features tiled shower room with Mira Vigour shower using harvested rain water and Jabsco ship's toilet. Stairs to . . .



First Floor

LOFT LOUNGE: Featuring painted wooden floor and open beam ceiling, Morso multi fuel stove, VHF radio point and Satellite dish point.

Floor to ceiling double glazed French doors along the sea facing wall opening onto a stainless steel balcony with views to the sea, nearby islands and the mainland.

Dormer window over looks onto the island.





Cottage Window Views



RUTLAND ISLAND

The island itself features historic ruins, and a main harbour and landing stage. Extensive marram grass meadows are grazed by rare breed cattle and sheep.

There are fabulous sand dunes and wonderful golden sands stretching around of the island's Northern, Sothern and Western shores.

Sea Otters, wading sea birds and rare orchids and butterflies can be seen throughout the year.

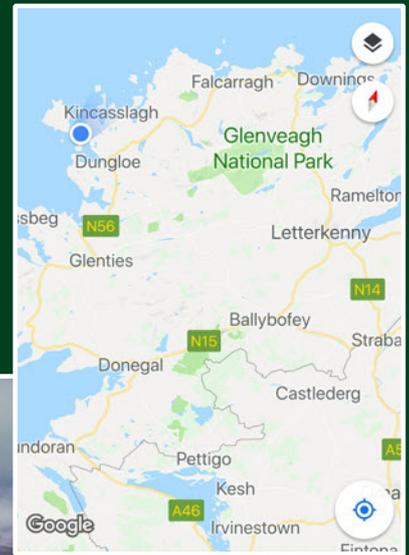
The Islands of Edernish, Innishcoo, Eichter, Innisfree and Inishkeeragh are all within easy reach to view dolphins, basking sharks and seals.

Mackerel, Pollock and even Tuna can be caught in the surrounding sea.

For those unfamiliar with boating, a local boatman will help get you to and from the island.

Boat journey to the Island is approximately 2 minutes.





Location:

Under 3 hours by road from Belfast to Burtonport, County Donegal. Then 2-minute boat to Rutland Island.

Belfast Branches

- Lisburn Road - 028 90 66 3030
- Ballyhackamore - 028 90 65 0000

Other Branches

- Bangor - 028 91 45 1166
- Hollywood - 028 90 42 4747
- Lisburn - 028 92 66 1700



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