



Carraig Mór House

Cnoc Na Greine, Furbo

Co. Galway H91 H39W



091 564212

www.odj.ie

O'DONNELLAN & JOYCE

PSRA: 001955



INTRODUCTION

O'Donnellan & Joyce Auctioneers, together with Bright Auctions in The Netherlands, are privileged to present Carraig Mór House, an exceptional Victorian coastal residence of rare distinction set along the Wild Atlantic Way.

Dating from circa 1860, this elegant period home extends to approximately 735 square metres, arranged over two principal storeys above a raised lower ground floor. Positioned within approximately nine acres of private grounds and enjoying uninterrupted panoramic views across Galway Bay to the Burren in County Clare, Carraig Mór House represents a unique opportunity to acquire one of the West of Ireland's most remarkable coastal estates.

A protected structure, the property has undergone comprehensive restoration and is presented to an impressive standard, retaining its architectural integrity while offering comfort and refinement throughout.



LOCATION

Carraig Mór House occupies an enviable coastal setting in Furbo, one of Galway's most sought-after residential enclaves along Ireland's Wild Atlantic Way.

Overlooking Galway Bay and benefitting from direct private access to the shoreline, the estate combines complete privacy with accessibility. Furbo village lies moments away, while the vibrant city of Galway, renowned for its cultural life, dining and festivals, is within easy reach.

Nearby Spiddal and Bearna offer additional amenities, traditional Irish culture and excellent schools. The location provides a rare balance: tranquil coastal living with convenient access to urban infrastructure.

This is a setting defined by sea, sky and landscape, dramatic yet serene.



Architectural Overview

Constructed between 1860 and 1880, Carraig Mór House is a distinguished Victorian residence recorded on the Galway County Council Record of Protected Structures (RPS No. 3439 / NIAH No. 30409304).

The south-west facing façade is defined by two full-height bay windows which flood the principal reception rooms with natural light while framing uninterrupted sea views. Splayed stone steps rise to a welcoming entrance porch, setting the tone for the elegance within.

High ceilings, tall sash windows, classical proportions and original detailing remain intact, blending seamlessly with carefully considered modern upgrades.



GROUND FLOOR

The entrance porch opens into a gracious hallway with timber flooring and refined period detail.



To the right lies an elegant sitting room with fireplace, intimate yet generous in scale. To the left, a magnificent south-facing drawing room features lofty ceilings, a marble fireplace and panoramic views across Galway Bay through expansive bay windows.

Flowing naturally from here is the formal dining room, again benefitting from marble fireplace detailing and dramatic natural light, making it ideal for entertaining on both grand and intimate scales.

The kitchen truly the heart of the home is positioned just off the dining room. It features bespoke wall and floor cabinetry, dishwasher and a glass washer, built-in ovens and grill, fridge-freezer, larder storage, a central island with wine rack and drinks fridge, and a breakfast area with integrated hotplate. French doors open onto a rear balcony overlooking the grounds.



Each principal floor also incorporates a vintage-style guest WC, thoughtfully positioned.



FIRST FLOOR

The first floor accommodates three beautifully proportioned bedrooms, each benefitting from coastal or garden views.

The principal bedroom suite includes a dedicated dressing room, while a separate gentleman's dressing room is accessed from the hallway, a rare and distinguished feature.

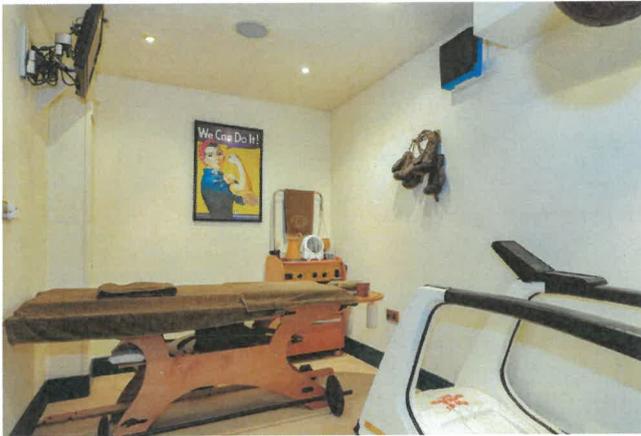
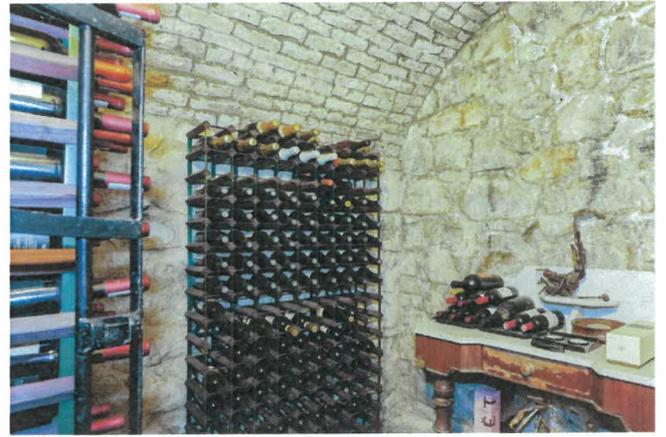
The main bathroom is elegantly appointed with a vintage roll-top bath set on claw feet, complemented by traditional fittings. A distinctive shower room with brass fittings occupies the space above the entrance bay, a charming architectural feature.



Large windows throughout ensure every room is bathed in natural light.



LOWER GROUND FLOOR



Accessed via both internal stairs and the rear courtyard, the raised lower ground floor provides substantial additional accommodation.

A flagstone-floored reception hall leads to:

- A gym or therapy room with fully tiled shower.
- A dedicated cinema room with red leather reclining seats.
- A spacious laundry and plant room with LPG-fired boiler and heat pumps, Belfast sink and ample storage.
- A generously sized office or study with fireplace and brick surround.
- A traditional wine cellar.





THE COACH HOUSE

Across the courtyard stands the detached former coach house, offering self-contained guest accommodation.



The first floor includes a games room with solid fuel stove, kitchen facilities, bedroom and en-suite shower room.

This building presents excellent versatility suitable for guests, extended family, staff accommodation or potential rental use





GROUNDS & EXTERNAL FEATURES

Carraig Mór House is set within approximately nine acres (3.6 hectares) of private grounds.

The estate enjoys:

- Direct beach access to the high-water mark
- Panoramic views over Galway Bay
- Garden terraces
- A gazebo with outdoor hot tub
- A helipad with night lighting (coordinates available on request)
- Ample parking
- Mature landscaping and private coastal frontage

The grounds offer complete privacy while capturing spectacular Atlantic light throughout the day.



DEVELOPMENT & LIFESTYLE POTENTIAL

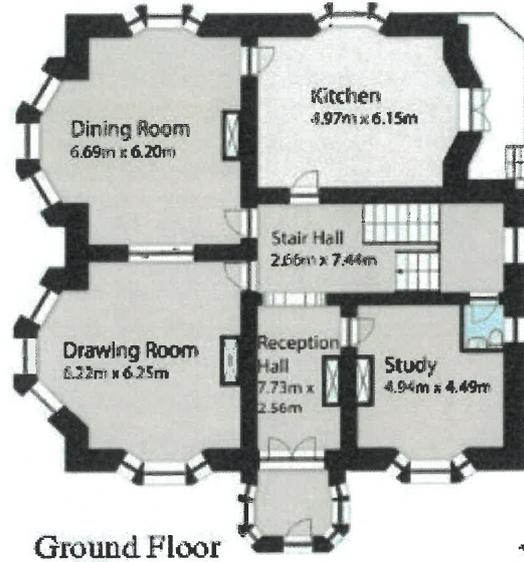
Beyond its use as a private residence, Carraig Mór House presents significant lifestyle and development potential (subject to planning permissions).

Its scale and setting lend themselves to:

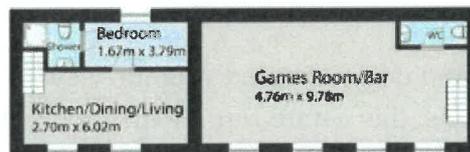
- Boutique hospitality
- Exclusive wedding venue
- Film location
- Corporate retreat
- Writer's or artist's residency

Few properties along Ireland's western seaboard combine historic architecture, acreage, coastal frontage and infrastructure in such a compelling manner.

FLOOR PLANS



	Reception / Halls
	Bedrooms, Dressing rooms
	Kitchen, Utilities
	Bathrooms
	Storage





The sale relates exclusively to the immovable property and out buildings only, all movable items, furnishings, equipment, and contents are excluded from the sale, but may be negotiated post sale.

AUCTION DETAILS

For Sale by International Online Auction
In conjunction with Bright Auctions, The Netherlands

Bidding Opens: 1st May 2026 – 17:00 CET
Bidding Closes: 11th May 2026 – 19:00 CET

Further details, legal documentation and registration information available from the joint agents.

CONCLUSION

Carraig Mór House is a rare coastal landmark of architectural distinction and timeless elegance.

Offering privacy, scale and uninterrupted Atlantic views in one of Ireland's most scenic and culturally rich regions, this estate represents an exceptional opportunity to acquire a piece of Galway's heritage, restored, refined and ready for its next chapter.



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