

Built on the site of a former pub and guesthouse **The Roundstone Collection** is a unique concept in Luxury Accommodation and Slow Travel with an on-going focus on local craft, design and sustainability. Loosely based around the Italian Albergo Diffuso (scattered hotel) model of hospitality, the principle is that the houses and outdoor space are designed in an authentic and local style and overseen by a host, based in a central reception area in the middle of the small community.

Accommodation

The property flaunts 5 boutique self-catering townhouses and intimate event space behind 3 front doors. The entire building consists of three 3-bedroom townhouses, one 2-bedroom, and one 1 bedroom cottages, each with their own small private outdoor space, accommodating 2 – 28 people in total. It can comfortably suit a group or multi-generational family of up to 23 adults and up to 5 children sharing. Each townhouse can be rented individually or all together on an exclusive basis.

House 1 - 1 Bedroom Cottage, 2 Bathrooms, with Village and Garden / Sea Views sleeps 2 adults and 1 child on a pull out couch

House 2 - 2 Bedroom Cottage, 2 Bathrooms, with Garden /Sea Views sleeps 5 - ideally 2 adults and 3 children sharing a double bed below and a single bunk overhead

House 3 - 3 Bedroom Townhouse, 4 Bathrooms, sleeps 7 people with Village View - ideally 4 adults and 3 children sharing a double bed below and a single bunk overhead

House 4 – 3 Bedroom Townhouse, 4 Bathrooms, sleeps 6 people with Village and Garden / Sea Views - ideal for 6 adults

House 5 - 3 Bedroom House, 2 Bathrooms, sleeps 7 people with Garden / Seas, large ground floor private terrace and upstairs private balcony – ideally suits 4 adults and 3 children sharing a double bed below and a single bunk overhead.

There is a serviced central reception area and a multi-use outdoor communal garden space designed to capture the beauty of the area.

Each of the five townhouses are different and range in size, configuration and front door access. They all have something very unique and special to offer.



INTERLINKING SPACES

Each of the **five houses** are different and range in size, configuration and front door access adding something unique and special for guests. Having previously served as a pub, shop and guest house the crooked walls and floors of the renovated space adds character and charm to the building and its outdoor space.

The building consists of three 3-bedroom luxury townhouses, one 2-bedroom cottage, and one 1-bedroom cottage with their own small private outdoor space, accommodating **2 – 29 people** in total. It will comfortably suit a group of up to **23 adults** and up to **5 children** sharing.

OUTDOOR COMMUNAL SPACE

Designed by award-winning landscape gardener, Mark Grehan, this outdoor space has been created for guests to relax and enjoy the breathtaking views of the mountain and the seasand to escape from village life. Staying true to nature and all that it brings, Mark has brought the natural flora and fauna of Connemara into the garden to complement the excavated local stone which was retained and incorporated into the rear of the property in the stone walls and the facade of the building.

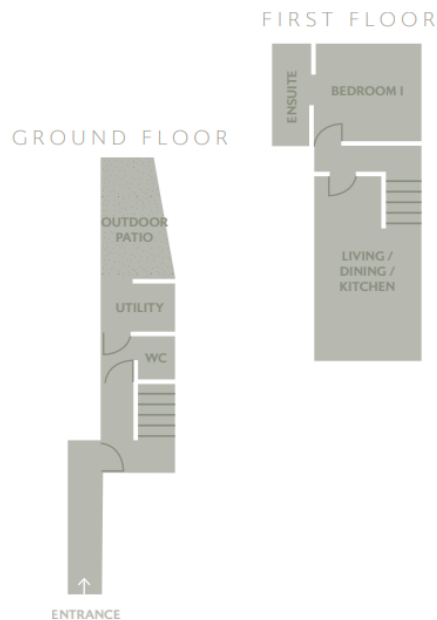
It is an ideal space to host small groups and intimate events for exclusive hire.





HOUSE 1

This 1-bedroom cottage has a cosy first floor sitting room and kitchen with wood burning stove, sloped ceilings, exposed stonework and sash windows with Village views. The en-suite bedroom is on the same level and facing the rear with garden and sea views. A pull-out couch service and bedding is available on request for an additional fee. The ground floor has a downstairs bathroom and access to a small, private outdoor space, for exclusive use by guests staying in this luxury cottage



- 1 EN-SUITE BEDROOM
- 1 BATHROOM
- SLEEPS 2+ PEOPLE
- SEA / GARDEN VIEWS
- 40M²



HOUSE 2

This 2-bedroom ground floor cottage is fully accessible and suitable for guests with mobility issues. The living and Kitchen areas have sloped ceilings, exposed stone and a wood burning stove and small private outdoor space to the rear off the sitting area. Both bedrooms are on the ground floor and are courtyard facing but hidden away from other guests through careful planting and window coverings. The en-suite master bedroom is at the rear of the house. The second bedroom has a built-in bunk bed above the Super King Size bed to facilitate an additional guest. The bathroom for this bedroom is directly across the hall. If required, this cottage can interconnect with Townhouse 3 to the front of the building and sleep a total of 12 guests.



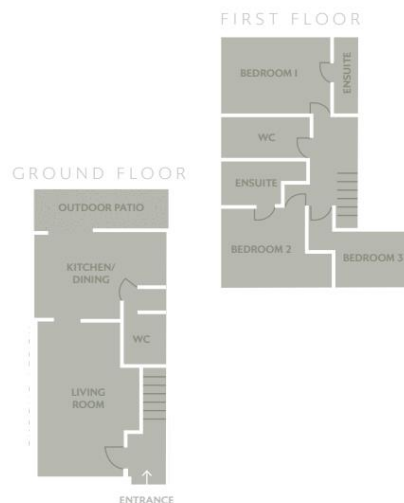
- 2 BEDROOMS
 - 1 EN-SUITE BEDROOM
 - 1 BEDROOM
- 1 BATHROOM
- SLEEPS 4+ PEOPLE
- SEA / GARDEN VIEWS
- 65M²



HOUSE 3

This 3 bedroom luxury townhouse has a large ground floor sitting room on street level with wood burning stove, and small private outdoor space to the rear off the kitchen and dining area. It has no direct access to the common garden area from the house, but the garden can be accessed through the main entrance and is available for all guests to use.

All 3 bedrooms are upstairs. The en-suite Master bedroom is street facing with sash windows and sloped ceilings. The second bedroom is street facing with sloped ceilings and sash windows and has a built-in bunk bed above the King Size bed to facilitate an additional guest. The bathroom for this bedroom is across the landing. The third bedroom is rear facing, en-suite, with sloped ceilings and natural stonework and has no sea or courtyard views. If required, this house can interconnect with House 2 to the rear of the building and sleep a total of 12 guests.



- 3 BEDROOMS
- 2 EN-SUITE BEDROOMS
- 1 BEDROOM
- 2 BATHROOMS
- SLEEPS 6+ PEOPLE
- SEA / GARDEN VIEWS
- 65M²



HOUSE 4

This 3-bedroom luxury townhouse has a large first floor sitting room and kitchen with wood burning stove, and private outdoor balcony off the kitchen with stunning views. It has no access to the common garden area from the house but the garden can be accessed through the main entrance and available for all guests to use. Two of the en-suite bedrooms are downstairs. One is street facing and the second is at the rear of the house with no sea or courtyard views. The en-suite master bedroom upstairs is street facing with sloped ceilings sash windows and exposed stone.



- 3 EN-SUITE BEDROOMS
- 1 BATHROOM
- SLEEPS 6 PEOPLE
- VILLAGE / GARDEN VIEWS
- 100M²



HOUSE 5

This is a large stand-alone house with its own private courtyard and first floor terrace with stunning views. It has a large first floor sitting room and kitchen with wood burning stove, and private outdoor terrace off the kitchen area. The en-suite master bedroom is on the ground floor with a large private terrace accessed through double doors with sea views. The second ground floor bedroom is courtyard facing but hidden away from other guests through careful planting and window coverings. The bathroom for this bedroom is directly across the hall. The third bedroom is on the first floor and has a built-in bunk bed above the Kind Size bed to facilitate an extra guest



- 3 BEDROOMS
 - 1 EN-SUITE BEDROOM
 - 2 BEDROOMS
- 1 BATHROOM
- SLEEPS 6+ PEOPLE
- GARDEN / SEA VIEWS
- 80M²

Slow Tourism & Sustainability

The Roundstone Collection exists as part of a genuine Community where guests can be part of local life. They are encouraged to stay a while and immerse themselves totally into the authentic West of Ireland way of life across the twelve months of the year. Sustainability is at the core of this small family run business. From the sensitive renovation of the pub and guesthouse from 2021 - 2023 to the ongoing collaborations with local and ethical suppliers. The work of regional artists and craftspeople are showcased across the design, materials, colour palette and finishes of the houses and the garden area it is all a way of bringing elements of the rugged, natural landscape of Connemara right into the heart of the village.

Instead of food and beverage being provided in-house, they are available locally in the nearby shops, cafes, restaurants and traditional pubs. As a result, the benefits of tourism are spread throughout the village. The fully equipped kitchens and living spaces in each house allow for a luxury self-catering experience with the option of additional in-house services and experiences provided, if required, at an additional cost. These include additional cleaning, breakfast boxes, private chefs, artisan hampers, cheese and wine hampers etc. Private guides, gillys, boat tours, culinary experiences, local golf partners, watersports, wellness and equestrian experiences can also be arranged through a wide range of local contacts.

The Roundstone Collection Experience

Each element of the Guest Experience has also been considered. From the touch points of hand-crafted wooden keyrings and bespoke wooden boxes made by graduates of the nearby Letterfrack Furniture college to the luxury beds, bedding and toiletries. A member of the Guest Relations team is on-site daily in the central reception area of the property to provide visitor and house information. They also offer a warm Irish welcome, advise, assistance and a genuine farewell at the end of your stay.

Travelling Distance

Galway City:	1 hour 10 minutes
Shannon Airport:	2.5 hours
Knock Airport:	2 hours
Dublin Airport:	4 hours

Activities Within the Village of Roundstone and Connemara Region;

This harbour village facing the Twelve Pins mountains range has been a destination of generations of visitors and has a range of traditional Irish pubs and award winning Seafood restaurants. A busy summer schedule of events includes pony shows, a dog show, weekly Sunday farmer's market, the Rounstone regatta and Bog cycle. Dog's Bay and Gurteen beaches are just south of the village.

For those who prefer to be on the water, boat tours, fly fishing for salmon on the Ballynahinch River and watersports are available.

The famous Connemara Links golf course is a 20 minute drive away.

Explore nearby Clifden town and Letterfrack village en route to Kylemore Abbey.

Other activities and attractions worth visiting in the region include Connemara sheep and wool centre, Connemara smokehouse, Connemara National Park, Derrigimlagh looped walk, Inishbofin island, Killary adventure park, Killary Fjord boat tours and Omey tidal island.

