

A desirable new Lurgan address

THE
DEMESNE
COUNTRY ESTATE

KILMORE ROAD
LURGAN

The Gate Lodge

AN EXCLUSIVE GATED ENCLAVE
OF BESPOKE LUXURY HOMES



*The Demesne Country Estate
offers a new way of living -
individually designed and
refreshingly different*



The Gatelodge

This is an exceptional opportunity to purchase the beautiful Gatelodge residence within this exclusive gated development of breathtaking homes, bordering Lurgan Golf Course, and featuring an abundance of living space, perfect for relaxing or entertaining.

This luxurious and individually designed family home features 4 bedrooms, drawing room, lounge, kitchen & dining, and is finished with a superb, high specification.

Each home in this unique development will have its own private landscaped garden and access to an ornamental garden and tennis court within the development.



Ground Floor



First Floor



Measurements

Ground Floor

Entrance Porch
Entrance Hall
Drawing Room.....26'9" x 17'9" *plus bay*
Lounge.....26'9" x 7'9"
Kitchen/Dining.....20'10" x 19'3"
Utility.....8'2" x 6'8"
WC.....9'7" x 4'6"
Cloaks

First Floor

Master Bedroom....23'6" x 17'9"
Plus Ensuite Shower Room
Bedroom 2.....19'3" x 18'1"
Bedroom 3.....17'9" x 13'3"
Bedroom 4.....17'9" x 13'3"
Bathroom.....15'8" x 10'8"

Total Floor Area: **2884 sq. ft.** approx. excluding Garage



Kitchen / Dining

*Be amongst the first
to appreciate what this
prestigious development
has to offer...*

Each individual home has been carefully designed taking inspiration from impressive country homes

Specification

An exceptional quality finish will be incorporated into this bespoke Gatelodge residence.

Internal

- PC sum allowance given to purchaser for kitchen/utility , sanitary ware, fireplaces and wall and floor tiling in selected areas
- All internal walls and ceilings painted in emulsion
- 6" moulded skirting boards and deep traditional architraves
- Recessed low voltage lighting on ground floor kitchen/dining area
- Mains operated fire alarm system
- BT points to various rooms
- Zoned oil fired central heating
- Traditional radiator system with fitted thermostatic controls to ground floor and first floor



External

- Sliding sash windows
- Feature decorative fascia board, soffits and barge board with detailed finials
- Reconstituted stone finish
- Slate roof
- Solid timber front and rear entrance doors
- Natural stone entrance paviers
- Gravel / pebble driveways
- Landscaping to front, side and rear gardens together with feature stone and rendered boundary wall and black estate fencing
- Each home in this unique development will have its own private landscaped garden and access to an ornamental garden and tennis court within the development



Demesne Country Estate Site Layout



The Gate Lodge Garden Plan

INTERIOR DESIGN

COOTE & BERNARDI

Tel: 07933 875 393
 Email: ireland@cooteandbernardi.com
 www.cooteandbernardi.com

ARCHITECT



www.alanpattersondesign.com

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