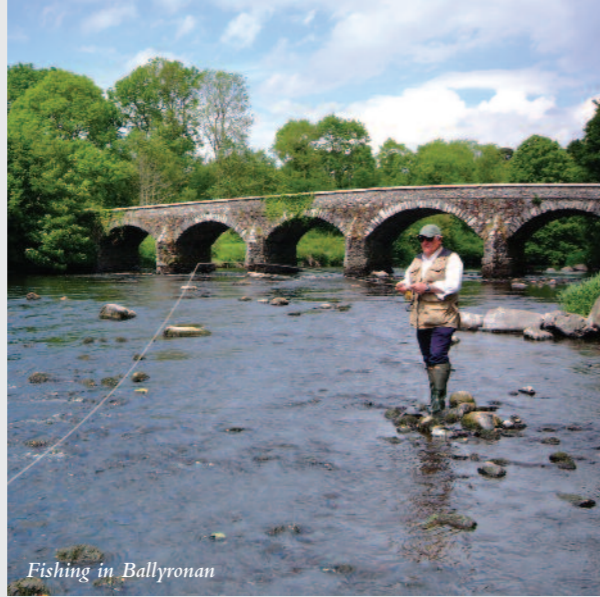






Mountainbiking at Davagh Forest



Fishing in Ballyronan



The Sperrins



Lough Neagh

Situated just a stone's throw from the glistening and magical waters of Lough Neagh, the charming town of Magherafelt offers something truly special.

Take a guided tour of the 17th-century Springhill House or discover the fascinating history of the last working beetling mill in Northern Ireland and it's easy to see that this is a town with a story to tell.

And if you like the outdoors, you won't have to travel very far to experience some of the most breathtaking scenery the country has to offer. Whether it's mountain biking through the challenging trails in Davagh Forest, setting sail from Ballyronan Marina or walking through the stunning Sperrin Mountains, there's no shortage of things to do.

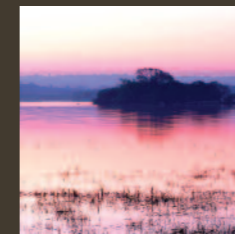
What's more, with easy access to a range of towns and cities, including Cookstown, Ballymena and Belfast, commuting has never been easier.



Lough Neagh Eels



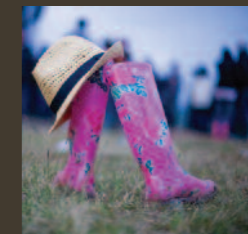
Springhill House



Lough Beg



Wellbrook Beetling Mill



Glasgowbury Music Festival



Choose your perfect home

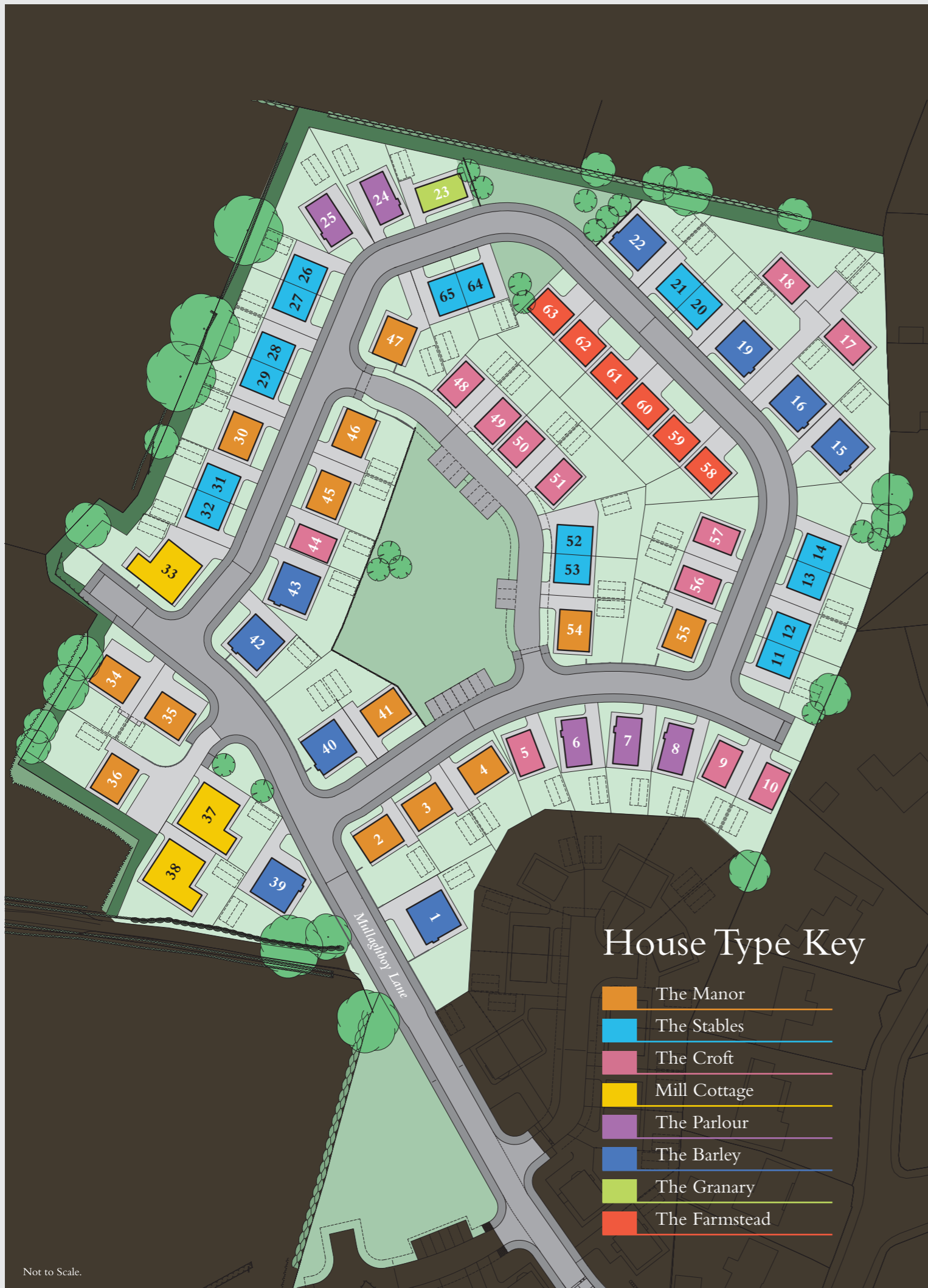
Located on Mullaghboy Lane, the new development of Farm Lodge boasts an exclusive collection of eight different house types, all finished to a turnkey specification.

Energy efficient by design, these new homes offer the very best of modern and convenient living. With spacious, modern interiors and first-class fixtures and fittings throughout, no detail has been overlooked in the quest to ensure that these properties are 'forever' family homes. Each house will also have the additional benefit of a bitmac driveway, garden, and paved patio area.

More than just a unique home, this location provides easy access to a wide range of restaurants, cafés, supermarkets, boutiques, primary and secondary schools, and recreational facilities.

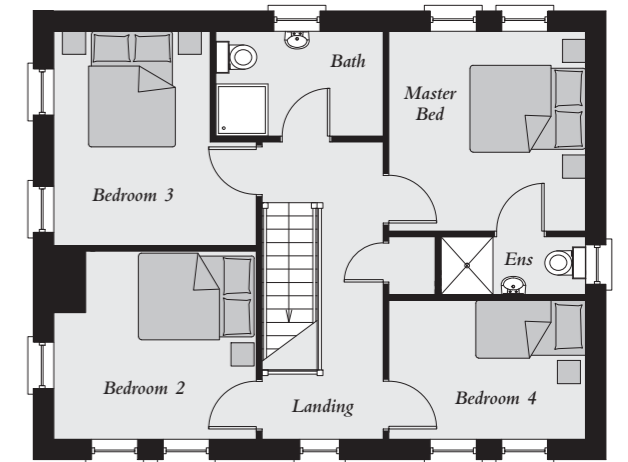
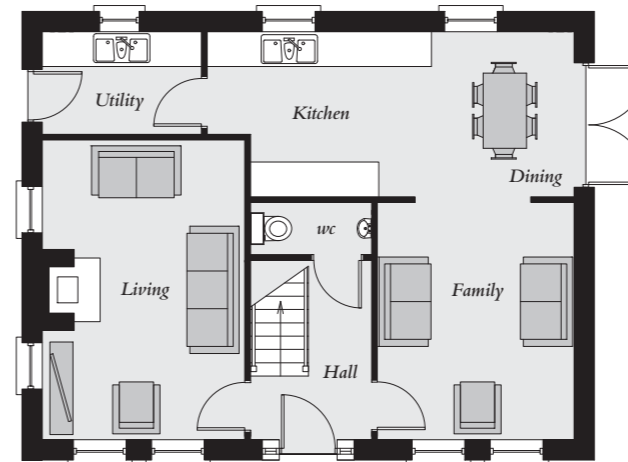
Farm Lodge: Choose your perfect home and let the location speak for itself.





Site Numbers: 2, 3, 4, 30, 34, 35, 36, 41, 45, 46, 47, 54 & 55
 Total Floor Area: 1405 sq ft approx.

The Manor



Ground Floor

Entrance Hall	
Living	17'0" x 11'6"
Family	13'5" x 11'2"
Kitchen / Dining <i>max</i>	20'10" x 9'4"
Utility Room	9'0" x 5'10"
WC	

First Floor

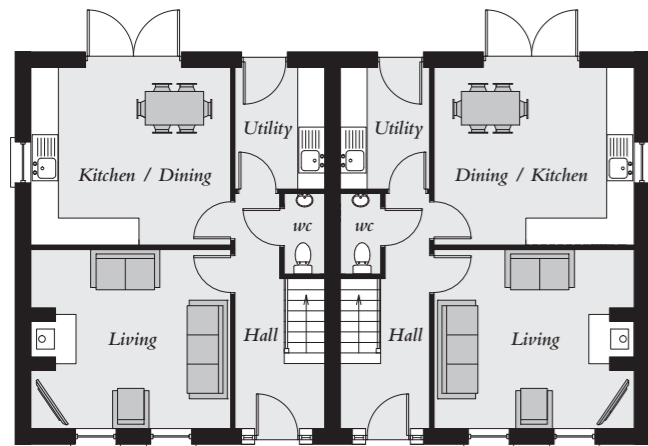
Master Bedroom	11'4" x 11'2"
Ensuite	
Bedroom 2	11'6" x 10'8"
Bedroom 3	12'2" x 8'10"
Bedroom 4	11'2" x 7'10"
Bathroom	



Computer Visual

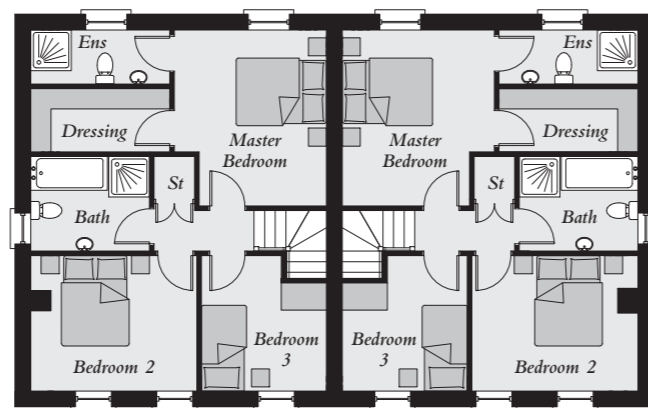
The Stables

Site Numbers: 11, 12, 13, 14, 20, 21, 26,
27, 28, 29, 31, 32, 52, 53, 64 & 65
Total Floor Area: 1136 sq ft approx.



Ground Floor

Entrance Hall	
Living	14'7" x 13'1"
Kitchen / Dining	14'7" x 13'0"
Utility Room	8'11" x 6'7"
WC	



First Floor

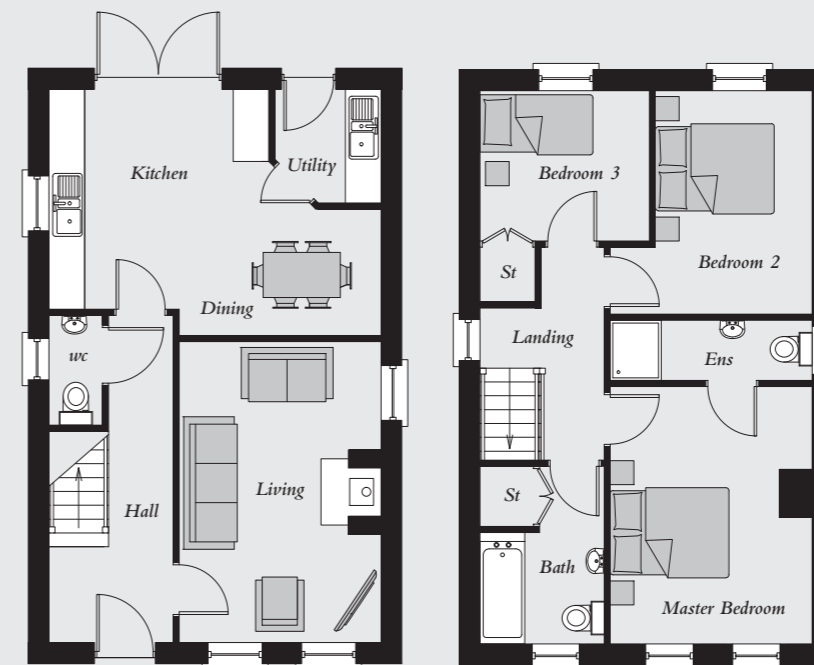
Master Bedroom <i>max</i>	12'10" x 11'1"
Ensuite	
Dressing	
Bedroom 2	12'1" x 9'10"
Bedroom 3 <i>max</i>	9'10" x 9'1"
Bathroom	



Computer Visual

Site Numbers: 5, 9, 10, 17, 18, 44, 48, 49, 50, 51, 56 & 57
Total Floor Area: 1106 sq ft approx.

The Croft



Ground Floor

Entrance Hall	
Living	16'5" x 11'2"
Kitchen <i>min</i>	12'2" x 12'0"
Dining <i>min</i>	6'11" x 5'10"
Utility Room <i>max</i>	6'2" x 5'10"
WC	

First Floor

Master Bedroom <i>max</i>	14'0" x 11'2"
Ensuite	
Bedroom 2 <i>min</i>	12'2" x 8'8"
Bedroom 3	9'4" x 8'2"
Bathroom	



Computer Visual

Mill Cottage

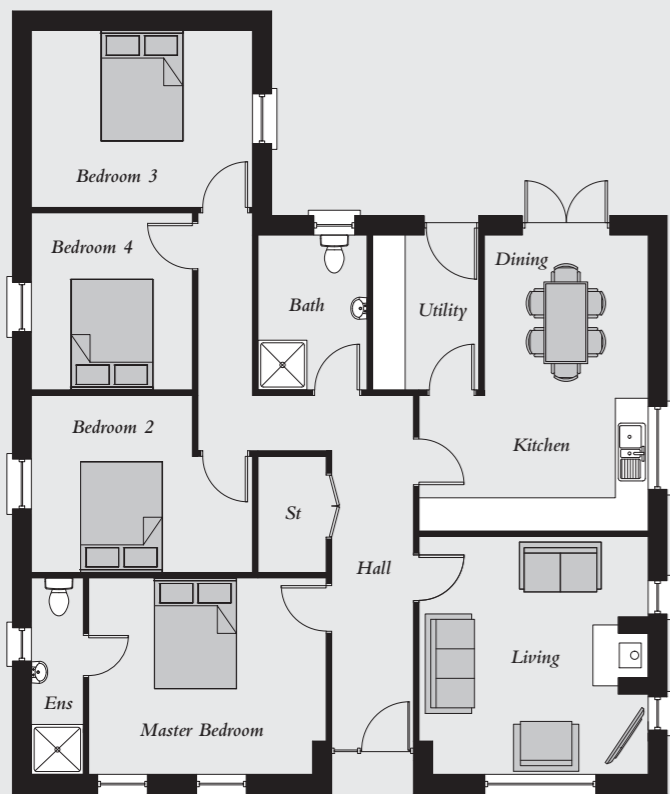
Site Numbers: 33, 37 & 38
Total Floor Area: 1333 sq ft approx.



Computer Visual

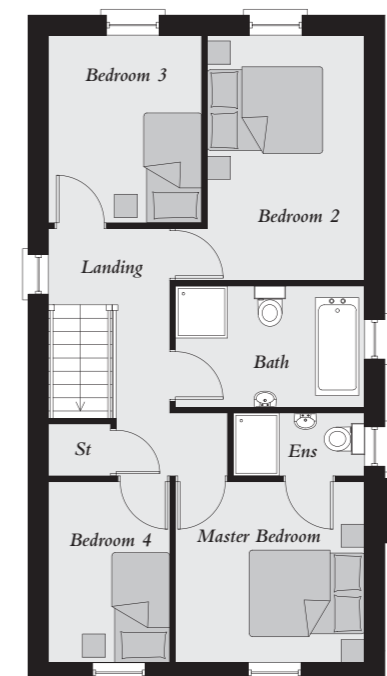
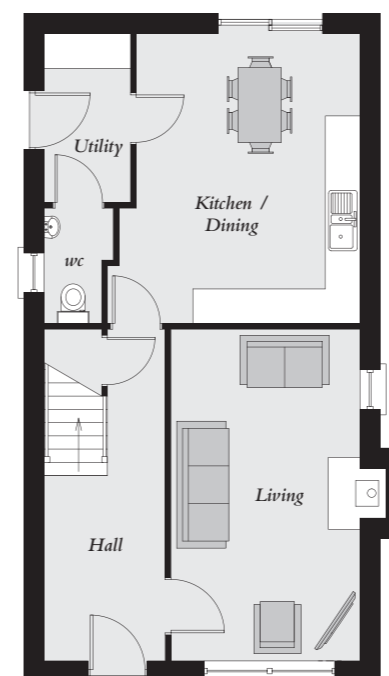
The Parlour

Site Numbers: 6, 7, 8, 24 & 25
Total Floor Area: 1282 sq ft approx.



Ground Floor

Entrance Hall	
Living	14'1" x 13'9"
Kitchen / Dining <i>max</i>	17'7" x 13'9"
Utility Room	9'2" x 6'5"
Master Bedroom <i>max</i>	14'3" x 11'8"
Ensuite	
Bedroom 2 <i>max</i>	13'3" x 10'6"
Bedroom 3	13'3" x 10'6"
Bedroom 4	10'6" x 9'8"
Bathroom	



Ground Floor

Entrance Hall	
Living	18'10" x 10'9"
Kitchen / Dining <i>max</i>	16'6" x 12'9"
Utility Room	9'7" x 4'11"
WC	

First Floor

Master Bedroom	10'9" x 10'4"
Ensuite	
Bedroom 2 <i>min</i>	13'11" x 8'11"
Bedroom 3	10'8" x 8'8"
Bedroom 4	10'4" x 6'11"
Bathroom	



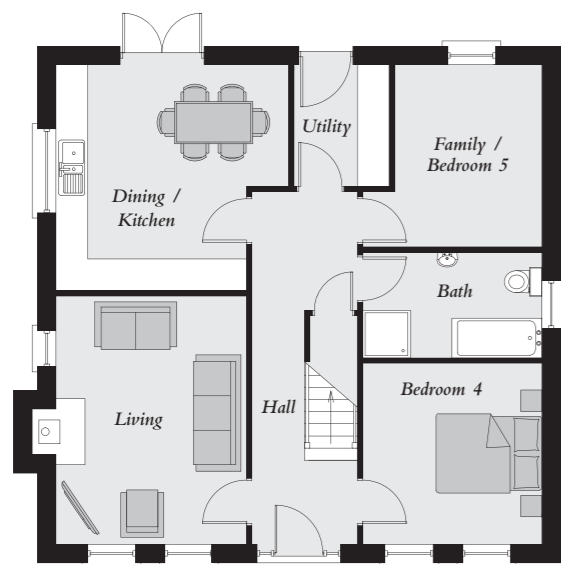
Computer Visual



Computer Visual

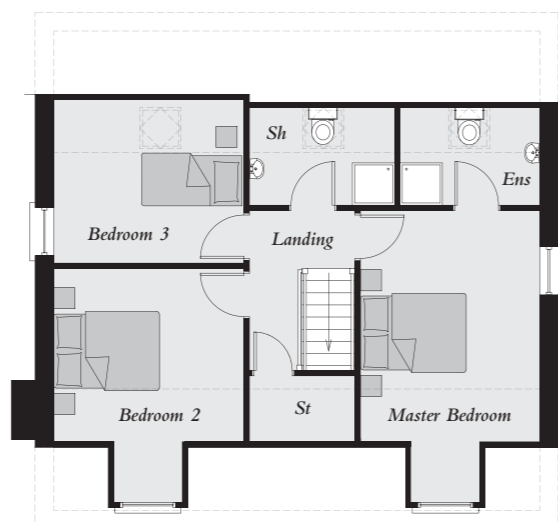
The Barley

Site Numbers: 1, 15, 16, 19, 22, 39, 40, 42 & 43
Total Floor Area: 1562 sq ft approx.



Ground Floor

Entrance Hall	
Living	15'5" x 11'10"
Dining / Kitchen <i>max</i>	14'5" x 14'0"
Utility Room	7'7" x 5'11"
Bedroom 4	11'3" x 11'1"
Family / Bedroom 5	11'4" x 9'2"
Bathroom	

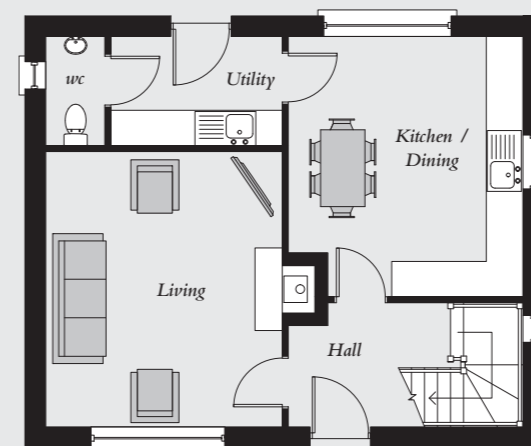


First Floor

Master Bedroom <i>min</i>	14'4" x 11'1"
Ensuite	
Bedroom 2 <i>min</i>	11'10" x 10'9"
Bedroom 3	11'10" x 10'2"
Shower Room	

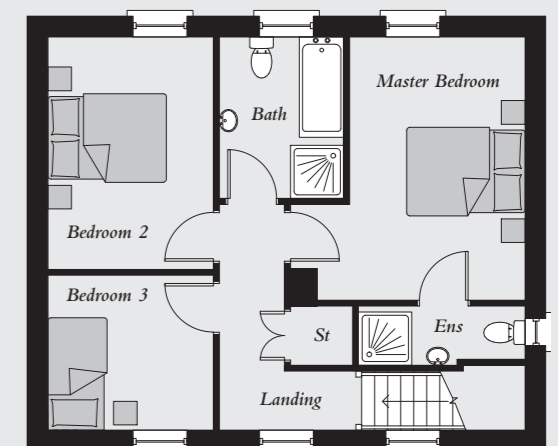
Site Numbers: 58, 59, 60, 61, 62 & 63
Total Floor Area: 1146 sq ft approx.

The Farmstead



Ground Floor

Entrance Hall	
Living	15'3" x 13'1"
Kitchen / Dining <i>max</i>	9'6" x 6'1"
Utility Room	6'1" x 3'3"
WC	



First Floor

Master Bedroom <i>min</i>	14'7" x 9'9"
Ensuite	
Bedroom 2	12'11" x 9'2"
Bedroom 3	9'2" x 8'7"
Bathroom	

Luxury Turn Key Specification

Our superior construction methods include solid brick and block wall construction with extra wide insulated cavity walls and extra deep insulation in the attic and floors to create a warm and efficient home. We provide a 10 year structural warranty with all our homes.

KITCHEN

- Luxury high quality units with a choice of either contemporary or classical finishes to create a functional and inviting space
- Choice of doors, worktops and handles to satisfy all tastes
- All kitchens will have integrated appliances including fridge / freezer and dishwasher with the latest 'induction hobs' and ovens
- Waste disposal unit to kitchen sink - To help deal with unsightly household waste in a hygienic manner, and reduce the need for recycling food waste
- Utility area will be plumbed for a washing machine & dryer

BATHROOMS & ENSUITES

- Bathrooms and ensembles will be fitted with the latest contemporary white premium quality sanitary ware
- Chrome heated towel rail fitted in the bathroom
- Both bathroom and ensuite will have a vanity unit and mirror with LED lighting
- Thermostatically controlled showers in both bathroom and ensuite
- Both bathroom and ensuite will have a choice of high end luxury designer style tiling

FLOOR COVERING

- Premium quality tiles and carpeting throughout
- Floor tiling to the hall, wc, kitchen, dining, utility and sun room areas (where applicable)
- Tiling to bathroom and ensuite floors and showering areas
- Carpeting to lounge, stairs, landing & bedrooms

GENERAL

- Georgian style panel internal doors with period style knobs
- Georgian moulded skirtings and architraves throughout
- Classical Georgian panel mouldings to downstairs hall area
- All walls, ceilings, doors and woodwork fully painted
- Attractive wood burning stove with hearth fitted to the Lounge
- Comprehensive electrical specification with electrical points, sockets, TV and telephone points
- A socket with built-in USB port will be fitted in the kitchen area
- Recessed LED downlighters to kitchen, bathroom and ensuite areas
- Mains powered smoke alarm and carbon monoxide detectors
- Built-in understair storage unit (where applicable)

HEATING

- All homes will be fitted with a highly efficient oil boiler

EXTERNAL FEATURES

- Smooth white render finish with plaster moulding detailing
- uPVC windows and doors throughout with high security locking systems
- uPVC fascia, soffits and 'corbel' detailing at eave level
- Fully boarded fence to the rear and side of all properties
- Each home will have low level planting providing an attractive soft backdrop
- Georgian front doors with feature knockers
- Authentic fitted Georgian exterior front door lamp lights
- House postal numbers fitted to front door
- Outside tap fitted to all properties
- Each home will have a large paved patio area with paved door steps and path areas
- Driveways are finished in bitmac
- Gardens will be turfed or sown out depending on season
- Metal estate railing to all front boundaries with feature laurel hedge planting



Images reflect the style of finish at Farm Lodge and are used for illustrative purposes.

A Unique Location



Distances to;

Magherafelt	0.6 miles
Castledawson	3.3 miles
Money more	5.3 miles
Tobermore	5.9 miles
Draperstown	8.1 miles
Cookstown	10.2 miles
Randalstown	13.6 miles
Antrim	18.6 miles
Ballymena	18.6 miles
Kells	21.8 miles
Belfast	35.5 miles
International Airport	22.1 miles
City Airport	38.4 miles



SELLING AGENT



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www.mcalisterbuilders.com

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