



THE PADDOCKS

TEMPO ROAD
ENNISKILLEN

MODERN LIVING
COUNTRY CALM

*Nature
Moments
Away*





Set along the desirable Tempo Road on the outskirts of Enniskillen, The Paddocks offers a rare opportunity to enjoy refined family living within one of Northern Ireland's most scenic settings. Perfectly positioned between open countryside and the vibrant heart of this historic island town, the development strikes an enviable balance between tranquillity and connectivity.

Enniskillen is renowned for its unique character, framed by the tranquil waters of Upper and Lower Lough Erne and surrounded by rolling landscapes that define County Fermanagh.

The town centre itself presents a welcoming blend of independent boutiques, well-known retailers, cafés and restaurants, alongside a strong selection of primary and secondary schools, making it an ideal location for growing families.

From boating and lakeside walks to rounds of golf at Enniskillen Golf Club or exploring the grandeur of Castle Coole and Florence Court, the area offers a lifestyle rich in outdoor adventure and heritage.

Excellent leisure facilities, sports clubs and community amenities further enhance day-to-day living, while convenient road connections ensure easy travel throughout the wider Fermanagh region and beyond.

The nearby Marble Arch Caves and Cuilcagh Boardwalk provide further opportunity to explore the natural beauty that makes this region so special.

At The Paddocks, residents enjoy the best of both worlds – peaceful surroundings with everything they need just minutes away.

Connected
Living
Naturally
Framed



- 1 // Castle Jetty, Enniskillen
- 2 // Lough Erne Yacht Club
- 3 // Cuilcagh Mountain County Fermanagh
- 4 // Blakes of the Hollow, Enniskillen
- 5 // Renowned 5-Star Lough Erne Golf Resort
- 6 // Lusty Beg Island
- 7 // Tully Mill Restaurant, Enniskillen
- 8 // Enniskillen Castle



Erne Water Taxi, Devenish Island



Tully Mill Restaurant, Enniskillen



Enniskillen Castle

Where
You
Truly
Belong



The Rodin - Computer Visual



The Arkle - Computer Visual

Comprising a thoughtfully planned selection of three, four and five bedroom detached and semi-detached homes, The Paddocks has been carefully created with modern family life in mind. Each home combines generous proportions with intelligent layouts, offering flexible living spaces designed to adapt to the evolving needs of today's households.

Finished to a high turn-key specification, every property benefits from spacious interiors, quality fixtures and fittings, and energy-efficient design principles that ensure long-term comfort and ease of maintenance.

From busy family kitchens and light-filled living areas to private gardens ideal for entertaining or relaxing, these homes are designed to be both practical and welcoming.

Striking external finishes, landscaped surroundings and well-considered streetscapes give The Paddocks a strong sense of identity and lasting appeal.

More than simply a collection of houses, it is a place designed to foster community – where neighbours become friends and families can grow, settle and truly feel at home.



The Denman - Computer Visual

Thoughtfully
Designed
Perfectly
Placed

Expertly Finished

INTERNAL FEATURES

- Choice of luxury kitchen units, door handles and work tops
- Fitted bathroom and en-suites in contemporary white
- Interior paint finishes to all internal walls, ceilings and woodwork
- High efficiency natural gas heating system
- Integrated electric oven and hob, fridge freezer and dishwasher
- Tiling in hallway, kitchen, WC, utility room, bathroom and en-suites
- Carpet with underlay to stairs, landing and bedrooms
- Wood effect laminate flooring in lounge

ELECTRICAL FEATURES

- A-Rated homes with 6 solar panels as standard
- Energy efficient LED downlighting in kitchen/dining and bathrooms
- Comprehensive range of electrical, television and telephone points
- High speed fibre optic broadband
- Fitted smoke detectors

EXTERNAL FEATURES

- Sliding sash windows to front elevations
- Heritage clay brick
- Estate railing to front gardens
- Black seamless aluminium guttering
- Natural slate effect roof
- Tarmac driveway
- Gardens finished in roll out turf
- Perimeter rear garden surrounded in 6 foot timber fencing
- 10 year structural guarantee





Crafted
to
Impress

Find Your Perfect Home



ENNISKILLEN



Map not to Scale

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Also note the brochure does not feature exact location or presence of specific or detailed items such as street lighting, sub stations or full finishes etc. All specific details to your chosen plot or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.

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TEMPO ROAD
ENNISKILLEN

Space
to Live
Room
to Grow

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