

“Park House”

29 Armagh Road, Tandragee , BT62 2JL

Period Residence on approx. 9 acres



Guide Price £650,000

We are delighted to introduce to the market 'Park House' a truly magnificent Victorian/ Georgian six-bedroom family home steeped in history and formerly part of the Duke of Manchester Estate, with a range of original features, set on nine acres of Armagh countryside.

On entry you will be greeted by a large and welcoming porchway before stepping through to the main hallway. To the southern side of the house sits the dining room and drawing room, both rooms with double height ceilings, views out towards the side and rear gardens and solid oak flooring. An additional, living space looks directly out to the rear of the property and gives access to the kitchen and gardens. The kitchen has a full range of upper and lower kitchen units along with oil fired AGA range cooker. To the other side of the hallway is a downstairs w/c, utility room and boot room with rear door access.

Moving upstairs, you'll find three large double bedrooms all looking out towards the mature gardens to the rear of the property including the master. Additionally, two double bedrooms facing the front and a double bedroom to the side of the house. The main house bathroom is uniquely styled and includes a bath and separate shower.

Park House also includes an integrated annex property with its own entrance comprised of two double bedrooms upstairs, a third double bedroom downstairs, living room, bathroom, kitchen and utility room.

Externally, the entrance to the property is flanked by mature trees either side of the driveway with ample space to the front of the house for several cars. Spacious, secluded, west facing rear lawn makes a perfect area for kids to run around or outdoor dining area. Walled garden perfect for growing one's own vegetables, external stables, coach house and garden room all go towards making up the perfect family home for all seasons.

Intending purchasers should note that some items of furniture and light fittings maybe acquired (subject to negotiation).

The overall area of land on offer at Park House comprises of; Residence, Yard & Gardens on 1.6acres, Woodland on approx. 2.8 acres, Grassland fronting Portadown Road approx. 4.6acres

The grassland has been let in conacre for many years and has a watercourse along the northern boundary. There are no SFP entitlement applicable. The woodland was planted around 30 years ago and has frontage to both the Armagh and Laurelvale roads.

- Stunning Six Bedroom Period Home
- Set within approx. 9 acres on the Armagh Rd, Tandragee
- 19th Century Victorian Home with 3 bed self-contained Annex
- Large Garden with mature trees
- External Stables, Coach House, Garden Room & Studio
- A truly unique family home being offered complete with carpets and curtains.

VIEWINGS

Strictly by appointment with the selling agent.

VENDORS SOLICITORS

Robert Cullen, RM Cullen & Son, 16-22 Edward Street Craigavon. robertcullen@rmcullenandson.co.uk

SURVEY

A pre-sale survey report is available for Park House, dated February 2025 and prepared by Holmes & Doran chartered surveyors, Armagh. Copies available via email from Best Property Services.





Floorplan



Floor 1



Floor 2

Approximate total area⁽¹⁾

5646.87 ft²

Reduced headroom

15.06 ft²

(1) Excluding balconies and terraces

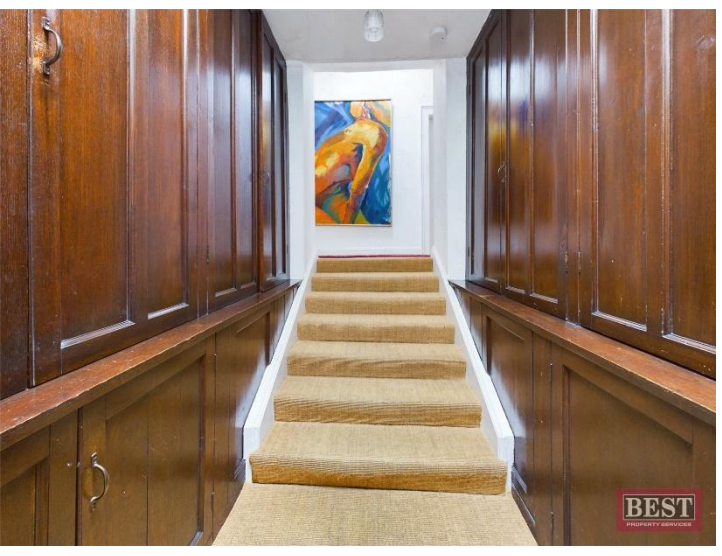
Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360







Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	21 F	37 F
1-20	G		

Viewing:

By appointment only

Opening Hours

Monday -Thursday 9-5:30

Friday 9-5

Saturday: By appointment only

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

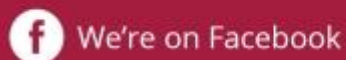
We reserve the right to conclude the sale of this property via the "Best and Final Offers" process. For more information please speak to an agent.

REQUEST A VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for



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