

# CLOVER HILL

91 KILLYSORRELL ROAD, BLACKSKULL, DROMORE, COUNTY DOWN

ABOUT **34.73 ACRES/**  
**14.05 HECTARES**

FOR SALE BY  
**PRIVATE TREATY**







Boundary for indicative purposes only





Immaculate small holding  
extending to about 34.73 acres  
with a charming country  
residence

## SPECIFICATION

- 4 bed detached dwelling on a private, elevated setting with panoramic views of the surrounding countryside.
- Range of outbuildings to include a garage, games room, and store rooms.
- The lands previously benefited from planning permission for three further dwellings under references Q/2011/0415/RM, Q/2009/0532/RM & Q/2006/0353/O.
- Extending to a total of about 34.73 acres with 31.90 acres of good quality arable land.



# Location

Blackskull is a small village in County Down between Dromore & Banbridge with excellent connectivity to the main road networks

Clover Hill is located just outside of Blackskull village on Killysorrell Road, a short 4.9 miles distant from Dromore, which is a small market town and civil parish with a range of amenities.

The subject property's situation offers an excellent opportunity for commuting to both Dublin (1 hr 33 mins) and Belfast (30 mins) via the A1 Carriageway, as well as commuting to Craigavon and Downpatrick via B2 Lurgan Road and B2 Ballynahinch Road.

Belfast City Airport is only about 24.5 miles distant which provides flights to destinations throughout Europe and the rest of the UK. Belfast International Airport is about 24.0 miles distant, while Dublin Airport is about 78.9 miles.

The area has a reputation for agriculture with Dromore being the home of Henry George Ferguson who is noted as the inventor of the modern tractor. The area is well known for productive, high quality farmland at low altitude with many agricultural merchants, machinery suppliers and markets.



## TRAVEL DISTANCES

- Dromore – 9 min drive
- Banbridge – 12 min drive
- Royal Hillsborough – 12 min drive
- Craigavon – 21 min drive
- Belfast City Centre – 30 min drive
- Dublin City Centre – 1 hr 33 min drive





# Amenities

Whilst Clover Hill benefits from an extremely private setting and a wonderful feeling of remoteness, it is only a short drive from a number of amenities in Dromore to include a number of convenience stores, restaurants/cafes, post office, library and local shops.

Royal Hillsborough is a village and civil parish only about 9.3 miles distant, which is noted for its Georgian architecture. Notably the village has a fantastic range of attractions and amenities which include Hillsborough Castle as well as the Hillsborough Fort and Historic Parish Church. For walking enthusiasts, Hillsborough Forest Park and Lake offers fantastic scenery and picturesque setting.

The location further has the benefit of being in close proximity to the amenities offered at Sprucefield Shopping Centre and The Boulevard Shopping Centre, which boast a range of different retailers from fashion to food.

There is an abundance of schooling available in the local area to include Donacloney Primary, Dromore Primary, St Coleman's Primary, Dromore High, Banbridge Academy, Wallace Academy & Friends Grammar to name a few.

## NEARBY AMENITIES

- The Boulevard - 12 min drive
- Hillsborough Castle Gardens - 13 min drive
- Sprucefield Centre - 16 min drive
- Sprucefield Retail Park - 17 min drive
- Rushmere Shopping Centre - 19 min drive



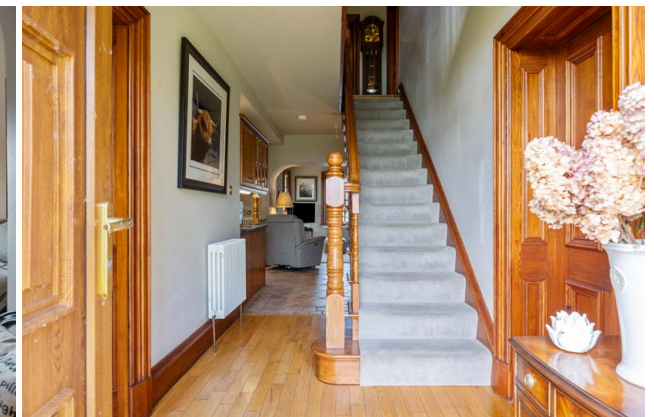
# The Property

Immaculate small holding  
extending to about 34.73 acres  
in total with charming country  
residence

Clover Hill is a beautiful country residence in a tranquil, elevated setting with panoramic views of the surrounding countryside. The property is accessed off Killysorrell Road and is approached via a well maintained gravel laneway flanked with trees and hedgerow. There is an abundance of parking to the rear of the dwelling, to include a generous garage.

The property extends to 1,895 sq ft and offers well-proportioned accommodation throughout, which has been set out on the accompanying plans.

The grand arched entrance door opens through to a spacious hallway with an impressive hand crafted wooden staircase and solid wood flooring offering a grand sense of arrival. The hallway leads to an open plan kitchen and living area, ideal for family living and entertaining. The kitchen features solid wood ground and wall mounted units with a double Belfast sink and built in appliances to include an aga range cooker. Key features include red brick walls and mantle, solid wood sliding sash windows and wooden beams, with an arched entrance way leading through to the open plan living area.





A spacious double bedroom and living room are also accessed off the hallway to the front of the dwelling with breathtaking views across the rolling countryside and an abundance of natural light. The ground floor further benefits from a shower room to the rear and back door access leading out to the yard area.

Three further bedrooms are located on the first floor, along with a family bathroom and study which has the potential for a nursery/small bedroom.

Externally, the house sits north-east facing amidst mature garden grounds, bounded by an array of native tree species. To the rear of Clover Hill there are a range of outbuildings to include a garage, games room, and store rooms with a spacious yard area. This represents a great opportunity for those looking to run a business for home or potential conversion to stables, subject to the relevant permissions.

Clover Hill is set on about 34.73 acres in total, with 31.90 acres of quality arable pasture. The lands are laid to grass and are a combination of flat and gently undulating in topography. The lands lie in a contiguous block and are bounded by hedgerow.

The lands previously benefited from planning permission for three further dwellings under planning references Q/2011/0415/RM, Q/2009/0532/RM & Q/2006/0353/O. Further information can be provided upon request.







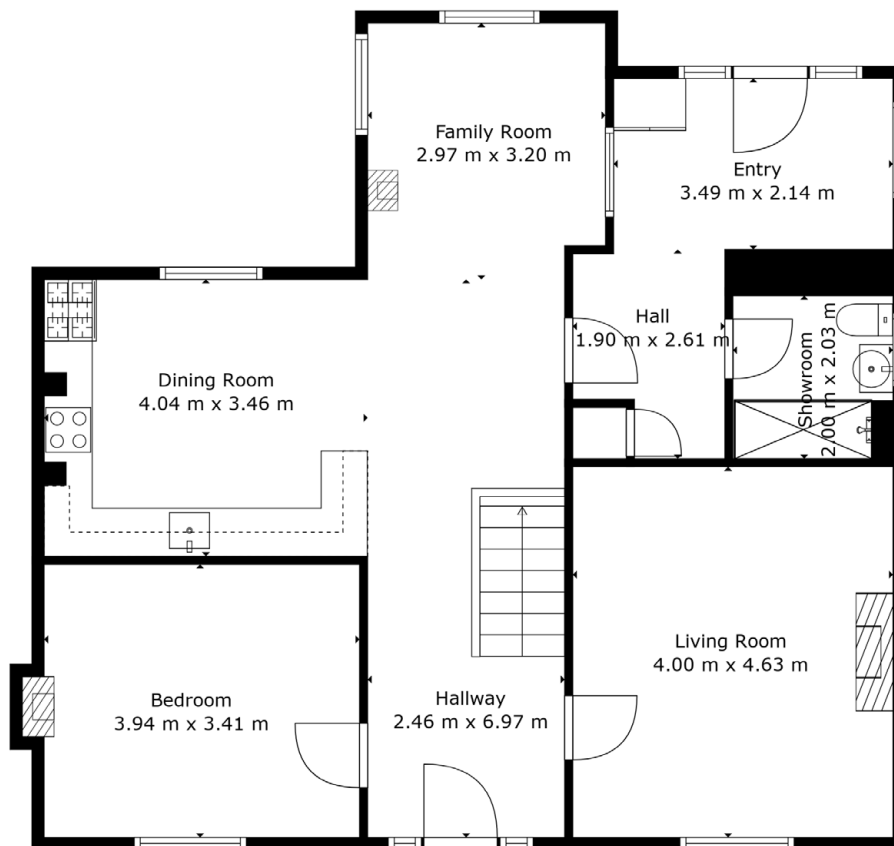


# Floor Plans

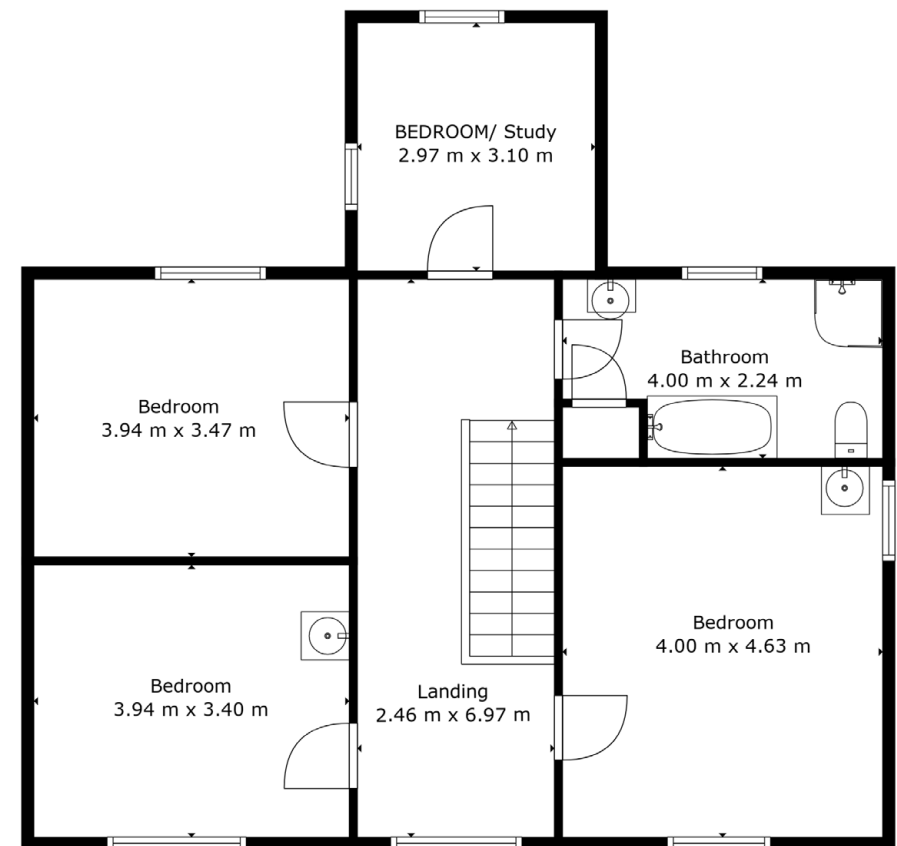
## Clover Hill

### Gross Internal Area

176 sq.m - 1894.45 sq.ft



Ground Floor

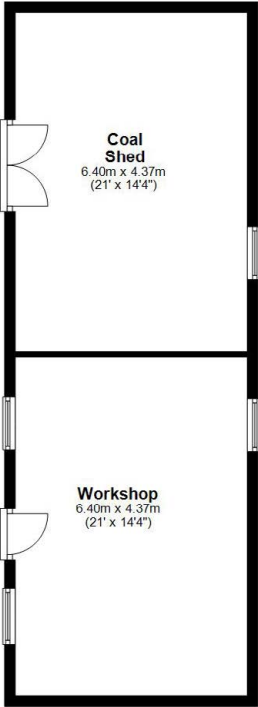
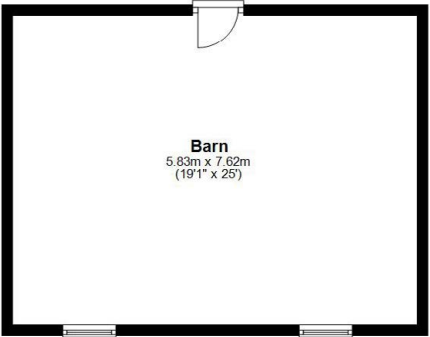
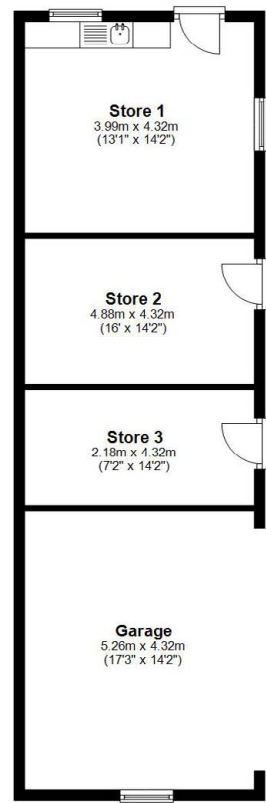


First Floor



# Floor Plans

## Outbuildings





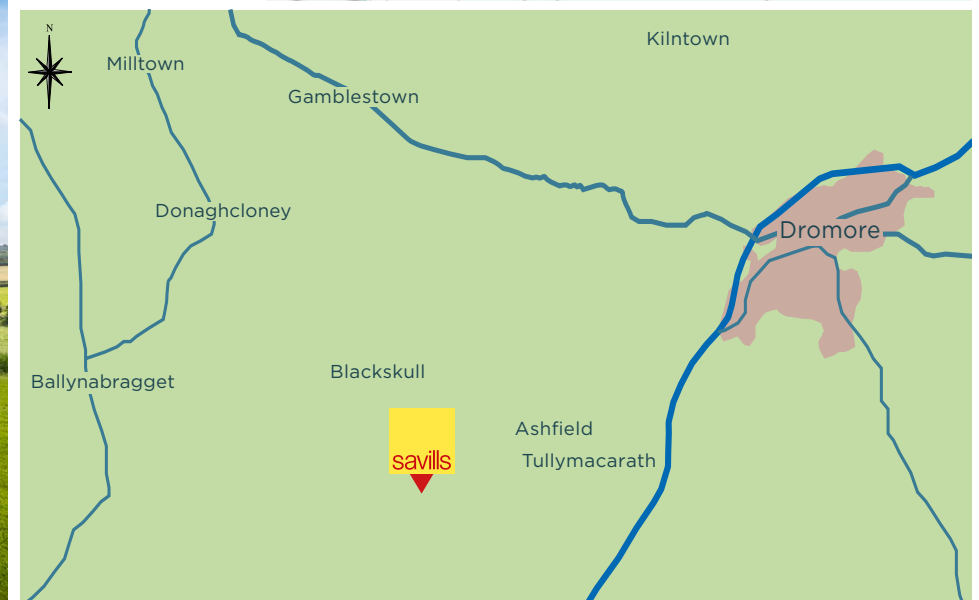
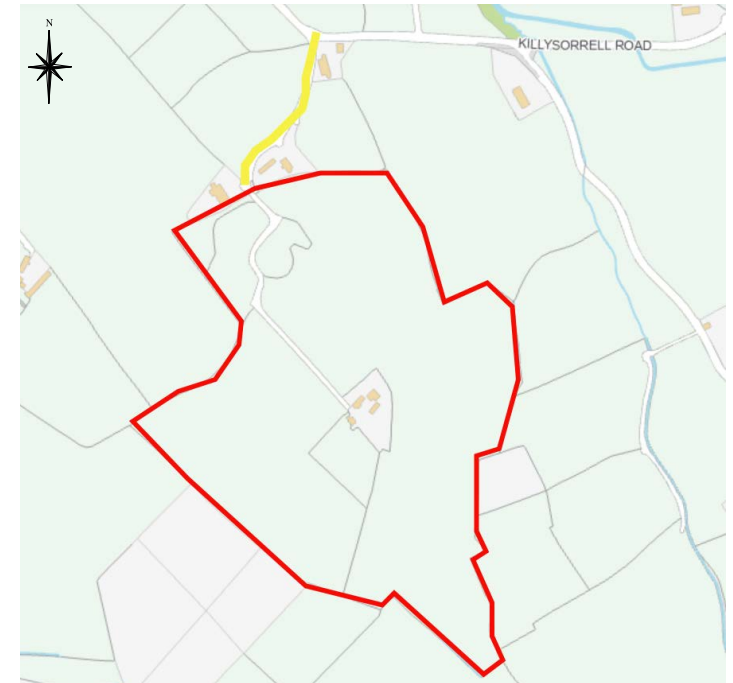
# Maps

EPC Rating: 35F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

## Map Key

- Boundary
- Right of Way



All maps are for identification purposes only



# General Remarks

## VIEWINGS

Strictly by appointment by Savills Belfast,  
Longbridge House, Waring Street, BT1 2DX.  
Tel: 028 9026 7820  
Email: belfast@savills.ie

## POSTCODE

The postcode for the property is BT25 1LD.

## FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale including garden statuary, light fittings, and other removable fittings, although some items may be available by separate negotiation.

## SERVICES

Mains electricity supply, mains water supplies, private drainage, oil-fired central heating.  
Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

## ENTRY & POSSESSION

Entry is by agreement with vacant possession.

## BEST OFFERS DATE

A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

## FINANCIAL GUARANTEE

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

## SALE DETAILS

The property is being offered for sale as a whole for £925,000 (Nine Hundred & Twenty-Five Thousand Pounds Sterling).

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into lots, or to withdraw the property, or to exclude any property shown in these particulars.

## RATEABLE VALUE

We are advised by the land and property services website that the rates payable for 2025/26 are as follows:

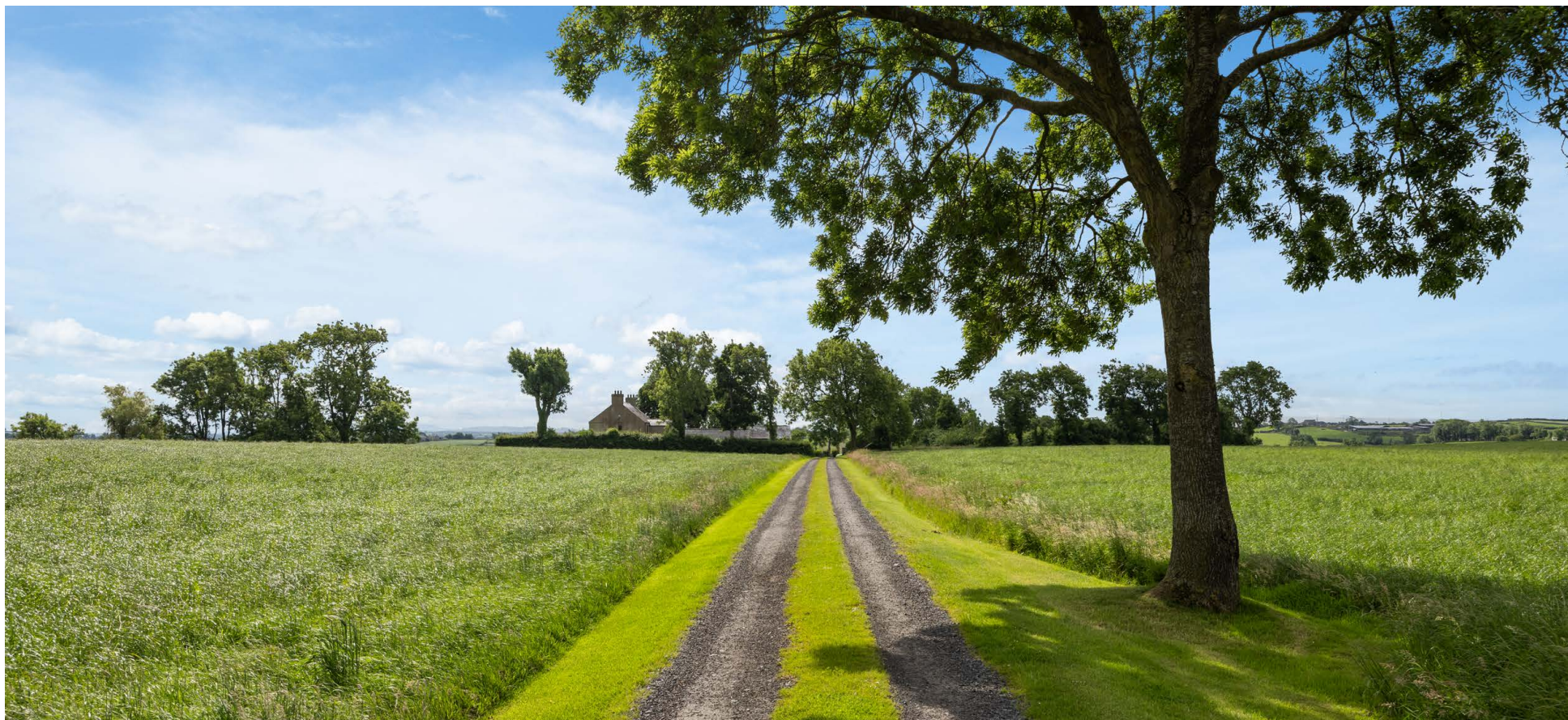
91 Killysorell Road: £2,111.80

## GENERALLY

Should there be any discrepancy between these, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.







## Contact



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#### **Important Notice**

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