

60 Buncrana Road 'Derryowen', BT48 0NF
- House, outbuildings & development land (STPP) -



For Sale



Steeped in history and character, *Derryowen* is a striking Edwardian Arts & Crafts residence dating from circa 1907. Approached by a long, tree-lined avenue from the Buncrana Road, this distinctive two-storey home combines elegant period craftsmanship with timeless architectural charm. Featuring its original multi-gabled form, half-timbered detailing, and ornate chimney stacks, the property sits amidst mature grounds with historic outbuildings, decorative gate pillars, and walled courtyards that echo its rural heritage.

Beautifully positioned just northwest of the city, *Derryowen* offers the rare opportunity to own one of Derry~Londonderry's most characterful small country houses — a private retreat rich in provenance, yet within easy reach of the city's amenities. The grounds are private and covered in mature well established surroundings. There is an orchard just beyond the main side garden that, subject to planning approval, could be sizable enough for 2 plots for private dwellings.

We are taking interest and enquiries from seriously interested parties and would invite those seeking further information to email ben@montgomerymccleery.com with name, contact number, current financial status and current address.

Energy rating and score

This property's energy rating is G. It has the potential to be F.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		29 F
1-20	G	19 G	

PRICE: POA

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT OFFICE.

Whilst every care is taken in compiling this information we can give no guarantee as to the accuracy thereof and inquirers are recommended to satisfy themselves regarding these details which are given on the understanding that they do not form part of any contract.



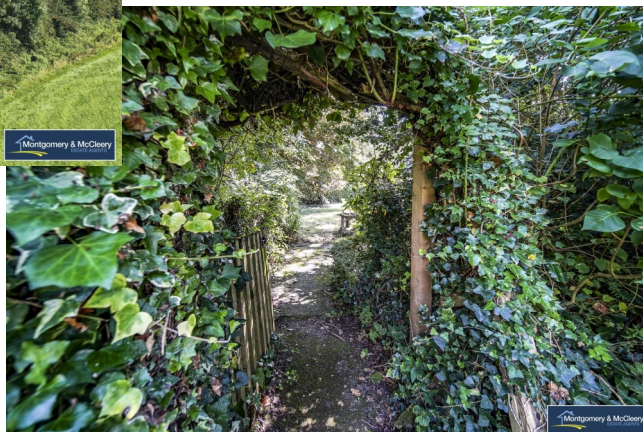
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Derryowen House can be purchased separately from the adjoining lands. However, the house must be sold before the land will be sold.



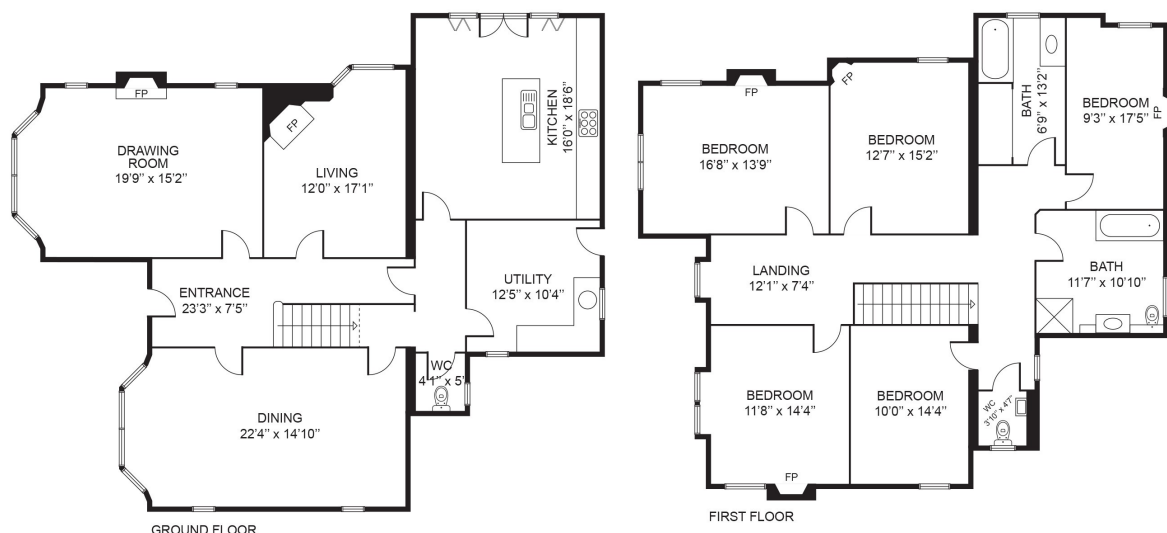
Together, this offers a rare opportunity to acquire a property of architectural and historical distinction with accompanying lands offering clear potential for future development — a combination seldom available so close to Derry/Londonderry's urban boundary.



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43 COSHQUIN ROAD, DERRY, BT48 0NF



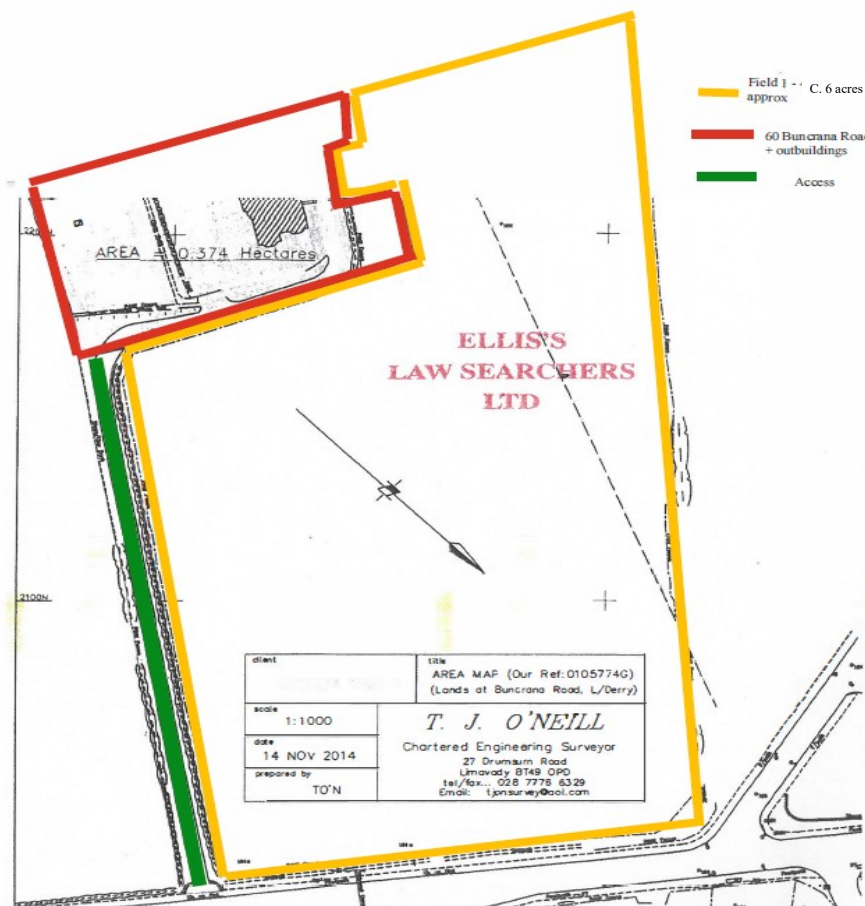
PLEASE NOTE: SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Floor plan

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Land information



Field 1 - in yellow -
Laid out currently in
willow

Further information

There is the option to purchase adjoining and adjacent lands which present significant development potential (no current planning). The lands — referred to in this brochure as Field 1 approx. 6 acres (within H2 zone) located adjoining the residence and Field 2 (within H1A zone) — located opposite the main house (extending to approximately 7.5 acres). This parcel of land benefits from lapsed outline planning permission (Ref: A/2008/0236/O) for around 46 residential units, and are situated beside H1A-zoned lands, giving them considerable long-term development value.



Field 2 - vacant land

Illustrations are for identification purposes only.

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Deanfield Properties Limited T/A Montgomery & McCleery. Registered office: 82 Duke Street, Waterside, Londonderry BT47 6DQ. V.A.T. Reg. No. 722 813 451

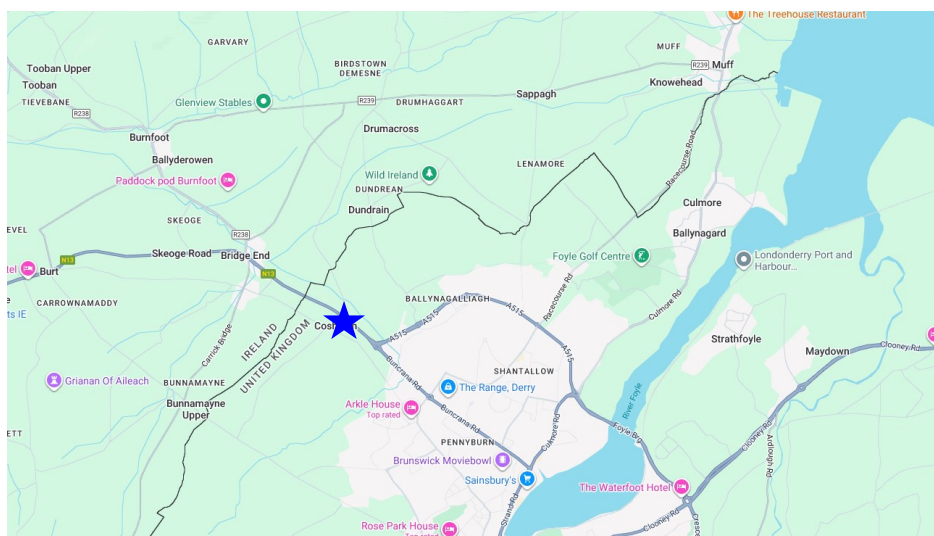
Anne Montgomery
ANAEA, ARLA
Director
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The Property and Rental Specialists

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FOR SALE

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E-mail: info@montgomerymccleery.com
www.montgomerymccleery.com



Location

Agent details:

Montgomery & Mc Cleery Estate Agents
82 Duke Street
Londonderry
BT47 6DQ
Ben@montgomerymccleery.com

Rates

***£4082/annum**

Title:

Assumed freehold or long leasehold title

Price :

House and outbuildings - £POA
Field 1 - c. 6 acres - £POA
Field 2 - c.7.5 acres - £POA

*Rates information is provided for guidance purposes only, as the information source is subject to change. Please check the LPSNI website for further details.

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