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2 COOLSALLAGH COTTAGES
Blackskull Road, Dromore, BT25 1GZ.



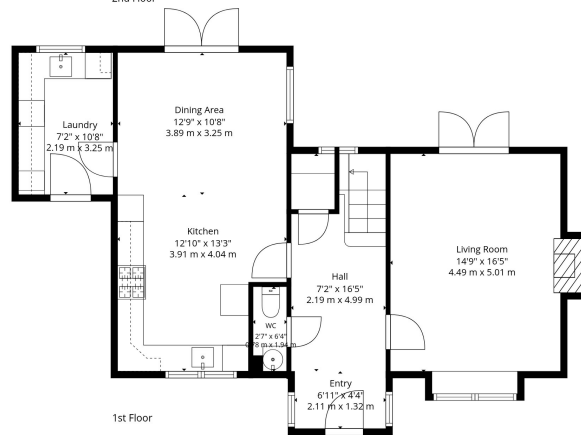
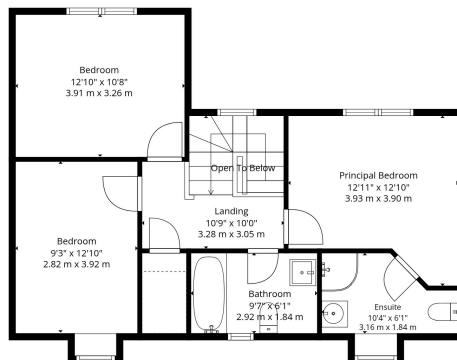
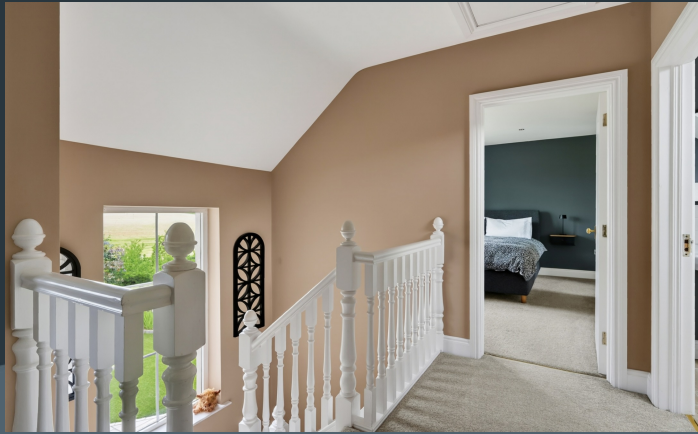
Offers around
£324,950



2 Coolsallagh Cottages, Blackskull, Dromore



2 Coosallagh Cottages, Blackskull, Dromore



TOTAL: 1404 sq. ft, 130 m²
 1st floor: 766 sq. ft, 71 m², 2nd floor: 638 sq. ft, 59 m²
 EXCLUDED AREAS: FIREPLACE: 9 sq. ft, 1 m², LOW CEILING: 13 sq. ft, 0 m², PRINCIPAL BEDROOM: 6 sq. ft, 0 m²,
 OPEN TO BELOW: 1 sq. ft, 0 m², WALLS: 133 sq. ft, 12 m²

Sizes And Dimensions Are Approximate. Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	71 C
39-54	E		
21-38	F		
1-20	G		

Description

This beautiful and exceedingly enchanting detached stone-fronted cottage has a truly wonderful architectural aesthetic, harmonising with its highly desirable and leafy rural setting among a striking array of exclusive country homes, yet within easy reach of the main Dromore/Lurgan Road, with excellent commuter access to the A1 carriageway for Sprucefield, Hillsborough, Banbridge, Newry and the south.

The property has a very elegant and appealing interior design, with a unique juxtaposition of modern and traditional features creating a welcoming ambience within a practical and charming country home.

The gardens to the rear beautifully embrace the surrounding countryside, enjoying wonderful views across the rolling rural landscape, while the peaceful riverside position provides the perfect backdrop for a warm summer evening.

Viewing a must!

Features:-

- Stunning detached riverside stone fronted cottage
- Three spacious bedrooms, master bedroom with ensuite shower room
- Bright and welcoming hallway with a character split and spindled staircase to the first floor accommodation
- Downstairs cloak room with WC and wash hand basin
- Elegant living room with an attractive fireplace surround and an inset cast iron stove. Feature wooden floor. PVC double glazed rear doors leading to the garden
- Open plan country shaker style kitchen with an excellent range of fitted high and low level cabinetry including a built in fridge/freezer, built in dishwasher, built in oven and inset hob with extractor fan above. Belfast sink. Partially tiled walls and tiled floor. Door to the utility room. PVC double glazed double doors leading to the rear garden
- Separate utility room with a range of fitted units with space for a washing machine and space for a tumble dryer. Door to the front driveway
- Bathroom on the first floor with a traditional period style roll top bath, WC and wash hand basin. Skylight window and tiled floor
- PVC double glazed windows
- Oil fired central heating
- Beautiful setting with private rear gardens overlooking the surrounding mature and leafy landscape. The riverside garden forms the feature of the property and creating a truly majestic ambience with planted floral beds and borders, spacious patio areas and country style rail fencing
- A detached heated garden studio with light and power, enjoys wonderful views across the river and the surrounding countryside, providing an exceptional year round space for a home office, gymnasium or creative studio or peaceful retreat
- Private gravel driveway with EV charging point



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 intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.