



DERRYAD

COUNTRY PARK

LISNASKEA – FERMANAGH
BT92 0BX



LIVE BY THE WATERS EDGE NESTLED ON LOUGH ERNE

AN ECLECTIC MIX OF
STUNNING WATERFRONT HOMES
WITH MARINA ACCESS

Proudly perched on the tranquil shores of upper Lough Erne, the exclusive homes at Derryad Country Park offer residents something truly special.

Showcasing nine outstanding properties located right on the water's edge, homeowners can experience the very best of modern living, surrounded by breath-taking landscapes and stunning scenery.



MONTE

TOTAL FLOOR AREA: 1956 SQ. FT. APPROX. / SITE NUMBERS: 1 - 4



SUGI

TOTAL FLOOR AREA: 1416 SQ. FT. APPROX. / SITE NUMBERS: 5 - 9



Computer Visual

LIVE BY THE WATERS EDGE

A LOCATION UNLIKE ANY OTHER

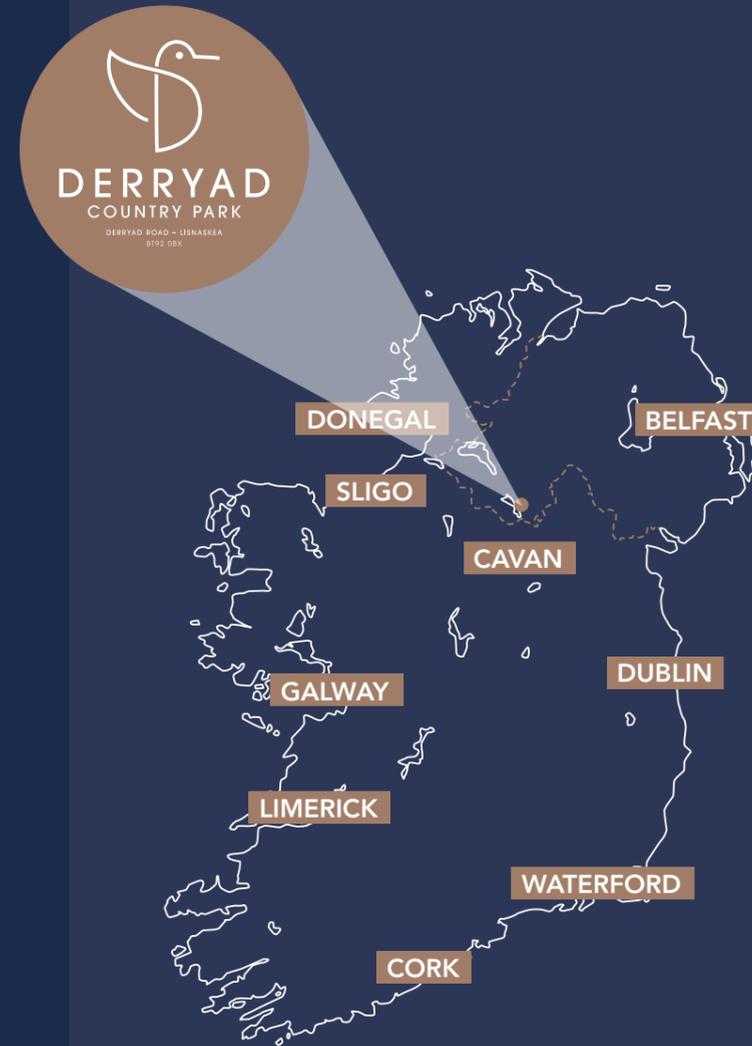
CLOSE BY (VIA CAR)

Derryad Quay	3 Minutes
Share Discovery Village	4 Minutes
Watermill Restaurant	6 Minutes
Carrybridge Hotel	15 Minutes
Knockninny Country House Hotel	16 Minutes
Crom Castle	17 Minutes
Killyhevlin Hotel	20 Minutes
Enniskillen Castle	23 Minutes
Enniskillen Golf Club	23 Minutes
Florence Court House	24 Minutes
National Trust Castle Coole	24 Minutes
South West Acute Hospital	27 Minutes
St. Angelo Airport	31 Minutes
Lough Erne Golf Resort	32 Minutes
Lough Erne Yacht Club	33 Minutes
Manor House Hotel & Marina	33 Minutes
Cuilcagh (Stairway to Heaven)	33 Minutes
Boatyard Distillery	37 Minutes
Castle Archdale	38 Minutes
Enniskillen Airport	40 Minutes
Lustybeg Island & Spa	50 Minutes

FURTHER AFIELD

Enniskillen	15 Miles
Cavan	22 Miles
Belfast	81 Miles
Dublin	91 Miles
City of Derry Airport	74 Miles
Belfast International Airport	80 Miles
George Best Belfast City Airport	85 Miles
Dublin Airport	93 Miles

Information taken from Google Maps



FREEDOM TO DISCOVER THE ULTIMATE LOUGHSIDE LIFESTYLE

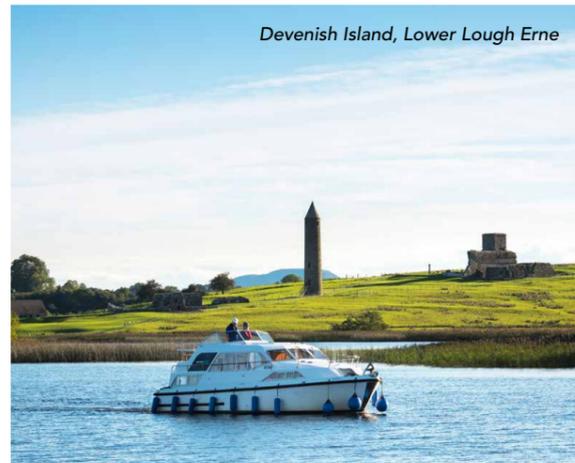


Knockninny Country House & Marina

Nestled on the shores of Lough Erne, Derryad Country Park is your gateway to exploring this beautiful, scenic lakeland paradise, with over 80 miles of pristine waterway there is something for everyone from angling to wakeboarding, skiing to sailing or just cruising to one of the many spectacular lakeside restaurants and bars. It's the perfect place to unwind and relax.

Boasting the perfect blend of luxury, comfort and natural beauty, the homes at Derryad Country Park guarantee a lifestyle that embraces elegance and serenity. Whether it's spending a quiet moment to admire the view stretching across peaceful waters or entertaining family and friends on a summer's evening, these unique homes provide an experience like no other.

Offering a spacious open plan living, kitchen and dining area, homeowners are sure to appreciate a welcoming atmosphere, perfect for hosting guests or kicking back and relaxing in the abundance of natural light that each property affords. This idyllic location promises a haven of tranquillity for those wishing to escape the hustle and bustle of everyday life, presenting a once-in-a-lifetime opportunity to immerse yourself within a natural paradise.



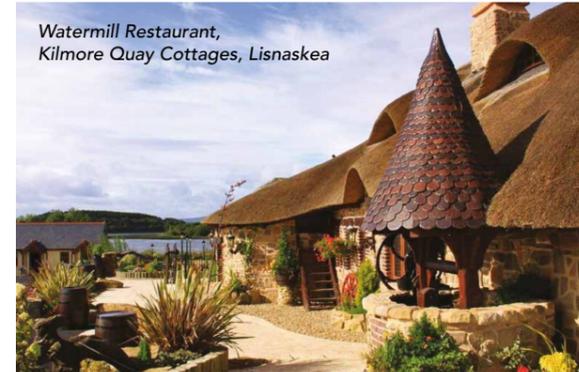
Devenish Island, Lower Lough Erne



Stand Up Paddleboarding, Lower Lough Erne



Derryadd Quay



Watermill Restaurant, Kilmore Quay Cottages, Lisnaskea

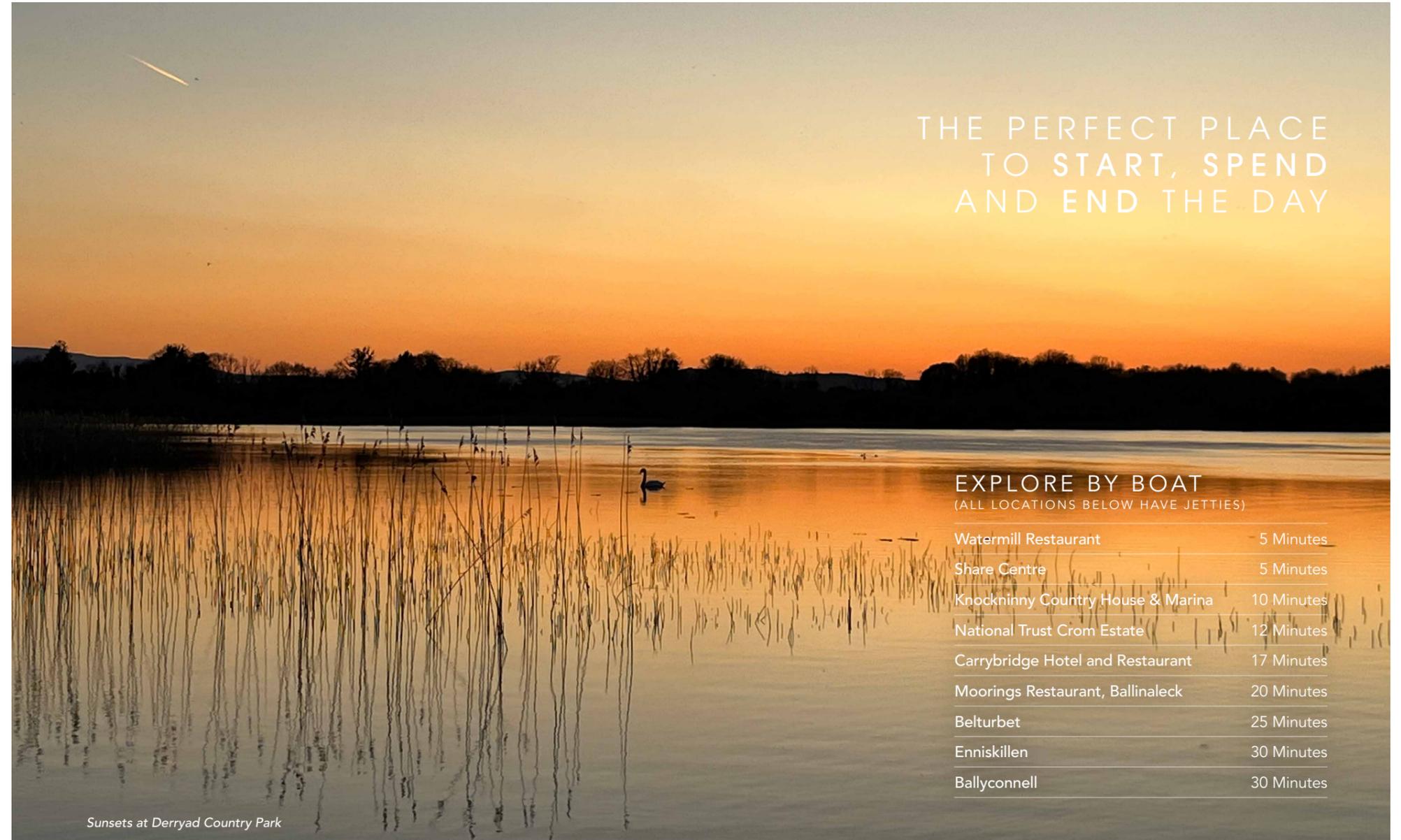


Deer Grazing at National Trust Crom Estate

THE PERFECT PLACE TO START, SPEND AND END THE DAY

EXPLORE BY BOAT (ALL LOCATIONS BELOW HAVE JETTIES)

Watermill Restaurant	5 Minutes
Share Centre	5 Minutes
Knockninny Country House & Marina	10 Minutes
National Trust Crom Estate	12 Minutes
Carrybridge Hotel and Restaurant	17 Minutes
Moorings Restaurant, Ballinalleck	20 Minutes
Belturbet	25 Minutes
Enniskillen	30 Minutes
Ballyconnell	30 Minutes



Sunsets at Derryad Country Park

FURTHER DELIGHTS ONLY A SHORT DISTANCE AWAY



Lusty-Beg Island



Cuilcagh (Stairway to Heaven)



Boatyard Distillery



UNESCO Marble Arch Caves

Beyond the comforts of this private sanctuary, Derryad Country Park is situated within reach of exceptional amenities and first-class facilities for every member of the family to enjoy. The nearby Lough Erne Resort enables residents to play a relaxing round of golf on the lush fairways of championship courses, whereas the island town of Enniskillen is ideal for those hoping to socialise over a drink or two. Whatever the activity, this superb location is sure to appeal to a variety of potential residents.

For those who love spending time in nature, Derryad Country Park is positioned at the heart of Northern Ireland's most spectacular outdoor spaces. With the vast grounds of Florence Court House, Crom Estate and Castle Coole providing plenty of opportunities for walking and observing local wildlife, homeowners can truly discover the natural beauty of the area which surrounds them. What's more, Lough Erne is also home to an array of water activities, providing excitement and adventure to residents.

Thanks to an ideal location, Derryad Country Park is situated just a stone's throw away from a number of renowned hotels and first-class eateries. With delicious meals, artisanal cocktails, and luxurious accommodation available right on the doorstep, homeowners can treat themselves to an enchanting weekend away anytime they please. For homeowners wishing to unwind and experience the best pampering services, the much-loved Lustybeg Island and Spa can also be found nearby.



Lough Erne Resort

A SHORT DISTANCE AWAY

A TRULY SPECIAL
PLACE TO LIVE

National Trust Crom Castle & Café - Only 12 minutes from Derryad Country Park by boat



Enniskillen Castle



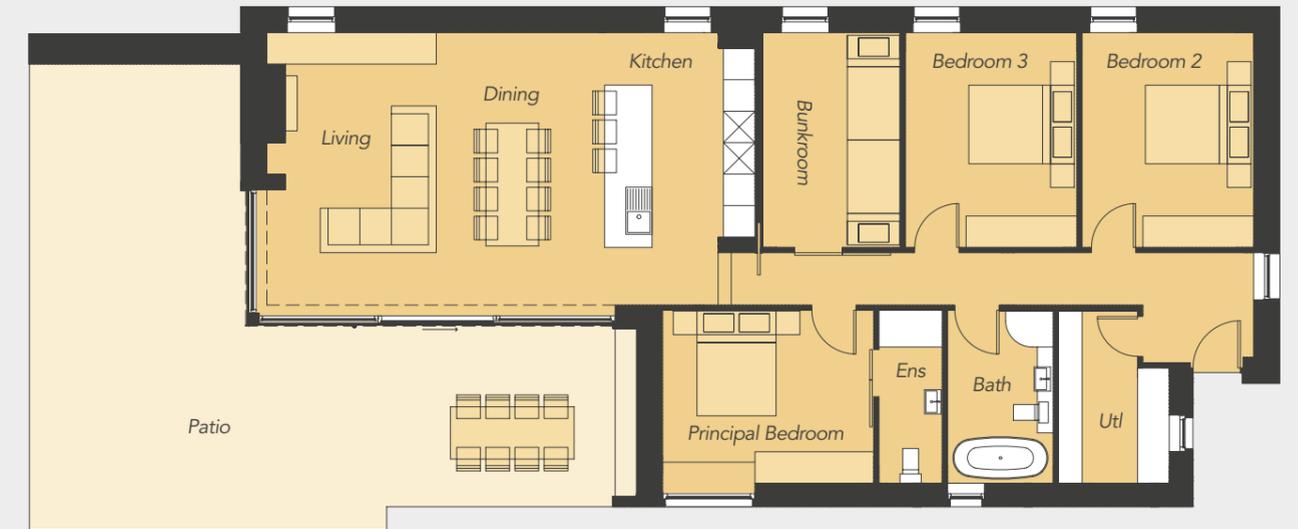


Computer Visual

SUGI

TOTAL FLOOR AREA:
1416 SQ. FT. APPROX.

SITE NUMBERS:
5 - 9



GROUND FLOOR

Living / Kitchen / Dining (max)	29'2" x 17'0"	Bedroom 2	13'5" x 10'7"
Utility (max)	10'9" x 6'10"	Bedroom 3	13'5" x 10'7"
Principal Bed (max)	13'1" x 6'9"	Bunkroom	13'5" x 8'6"
Ensuite	10'9" x 3'11"	Bathroom (max)	10'9" x 3'11"



MONTE

TOTAL FLOOR AREA:
1956 SQ. FT. APPROX.

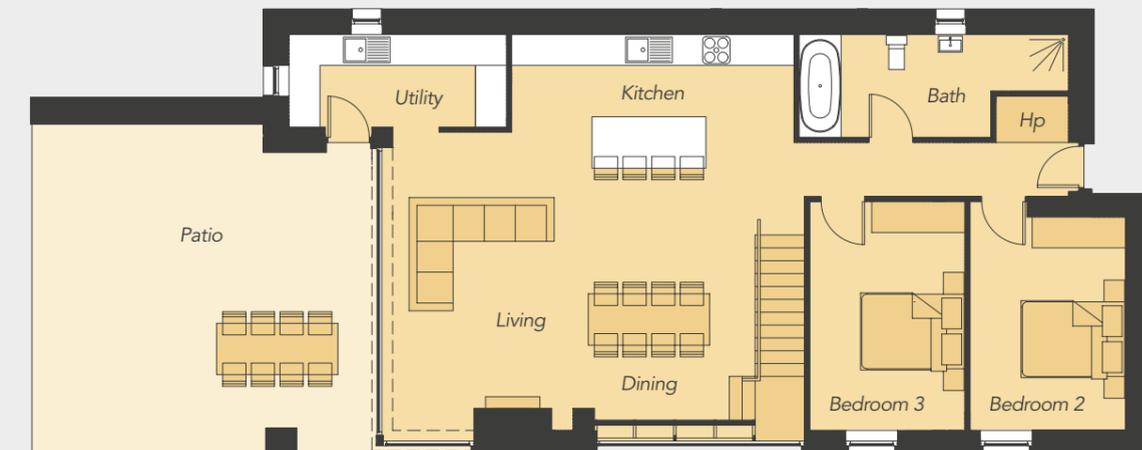
SITE NUMBERS:
1 - 4

GROUND FLOOR

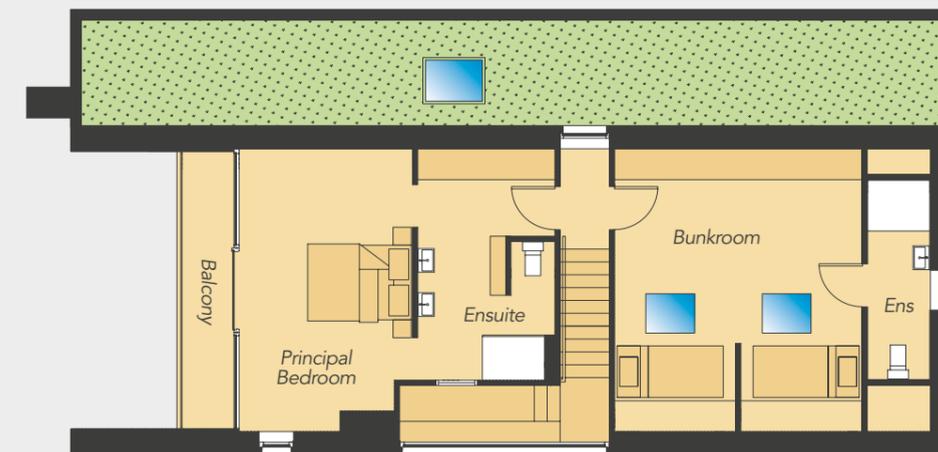
Living / Kitchen / Dining (max)	26'0" x 24'1"
Utility	13'9" x 5'10"
Bedroom 2	13'7" x 9'10"
Bedroom 3	14'7" x 9'10"
Bathroom (max)	12'1" x 6'6"

FIRST FLOOR

Principal Bed (max)	18'0" x 10'11"
Ensuite	14'9" x 10'2"
Bunkroom	18'0" x 15'7"
Ensuite	12'8" x 3'11"



GROUND FLOOR



FIRST FLOOR

SETTING A NEW STANDARD

FINISHES THROUGH THE HOME

- All walls and ceilings painted one colour of your choice throughout
- Skirtings and architraves painted in any RAL colour of your choice
- Choice of internal doors and ironmongery to suit your style from our approved range

FLOORING

- Carpets and underlay to bedrooms available in a range of colours
- Option of tiles or Palio flooring to hall, boot room and living / kitchen / dining area

KITCHEN

- Choice of high quality kitchen units and doors in a selection of colours
- Choice of handles from our approved range
- Stone worktops as standard
- Laminate worktop in utility / boot room
- LED under lighting to kitchen
- Recessed LED down lighters to kitchen

KITCHEN APPLIANCES

- All appliances integrated
- Bosch oven
- Bosch induction hob
- Branded integrated fridge / freezer and dishwasher

BATHROOM / ENSUITE / WC

- Contemporary white sanitary ware
- Full height tiling to shower enclosures
- Splash back tiling to rest of bathroom
- Choice of tiles from our approved range
- Thermostatically controlled drench duel head showers to all ensuites and bathrooms
- Slimline trays
- Chrome finish to showers
- Wall hung toilets



EXTERNAL

- £10,000 allowance for landscaped garden designed by award winning Noel Sweeney Landscape Design
- Patio area and path down to your own lake shore
- External finishes in a mix of mill board golden oak and burnt cedar cladding and painted render
- Aluminium triple glazed windows (a small amount of windows on some house types may have to be double glazed due regulations limiting size of triple glazed units)
- Composite multi locking secure front door
- External lighting to front and rear
- Driveways finished with tarmac and paved pathways
- A management company to preserve and upkeep the development to the highest standard

ELECTRICAL / TECHNICAL

- Comprehensive range of electrical sockets / CAT 6 wired data network points
- Openreach full fibre broadband available with speeds up to 900 Mbps
- Mains smoke and carbon monoxide detectors
- Security alarm
- Heating by state of the art Mitsubishi Ecodan Air Source Heat Pump with mobile app controls
- Energy efficient design

WARRANTY

- Underwritten warranty by independent insurer

DESIGNED BY AWARD WINNING AND GRAND DESIGNS FEATURED, ARCHITECTURAL FIRM - 2020 ARCHITECTS



Computer Visual of the Principal Bedroom in the MONTE house type



Computer Visual of the Dining / Kitchen Area in the SUGI house type



Computer Visual of the Living / Dining / Kitchen Area in the MONTE house type

JOINT SELLING AGENTS



New Homes

25 Talbot Street
Belfast BT1 2LD

028 9024 4000

www.colliersni.com



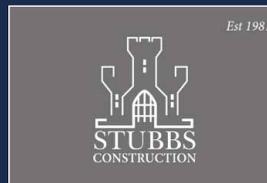
CHARTERED SURVEYORS, AUCTIONEERS & ESTATE AGENTS LLP

41 Belmore Street
Enniskillen BT74 6AA

028 6632 4485

www.montgomeryfinlay.com

BUILDER



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