



62a Drumnabreeze Road

Magheralin, Craigavon, BT67 0RH

£1,200

Welcome to The Barn, at 62a Drumnabreeze Road, Magheralin

Located in the heart of the countryside in Magheralin you will find this charming courtyard at the private estate of Drumnabreeze House. This beautiful Georgian courtyard encompasses stables, 5 individual cottages, 2 offices and the potential for a 3rd business to move into the barn renovation.

Situated on a corner location within the courtyard and entered via a grand barn door entrance into the lobby facing out onto the courtyard and water fountain; The lobby boasts a stunning wooden staircase to the first floor barn conversion. The barn is divided by a reception room with high ceilings and stunning beams which lend beautifully to the main room. Upon entering the breathtaking main reception room you really get a sense of the space and beauty this room has to offer, once used for weddings and parties alike the space really is captivating and mesmeric!

Made up of 1,800 sq ft the property also offers male and female toilets and surplus parking. The courtyard itself is entered via a long laneway lined in mature trees and a gated entrance.

There is potential for the space to be used as a gym, offices, spa, beauty parlor and so much more. There are also incentives available for starting or moving a business that we are happy to discuss with you.

Call us today to arrange a viewing on 02896223011.

Viewing

Please contact our Cairns and Downing Office on 02896 223 011 if you wish to arrange a viewing appointment for this property or require further information.

- Fantastic barn conversion located in a charming courtyard at the private estate of Drumnabreeze House.
- Space of approx 1800sqft
- High ceilings and wooden beams
- First floor barn conversion
- Potential for the space to be used as a gym, offices, spa, beauty parlor and so much more
- Oil heating and double glazed

Floor Plan



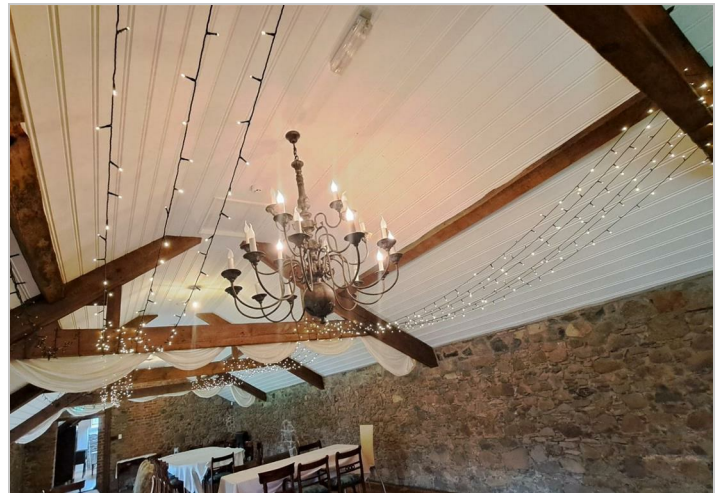
Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Northern Ireland EU Directive 2002/91/EC



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