



**JOYCE CLARKE**

TAKING YOU HOME

## FOR SALE

Orchard House

Craighill Road

Omagh

BT79 7PD

Bedroom	4
Reception	2
Bathroom	2



Period gentleman residence including outbuildings and paddocks with expectational views over countryside.

**P.O.A.**

Viewing strictly by appointment only

### Opening Times

Monday to Friday 9:00am - 5.30pm

Saturday 10:00am - 12.00pm

Sunday Closed

Open during lunchtime

**028 3833 1111**

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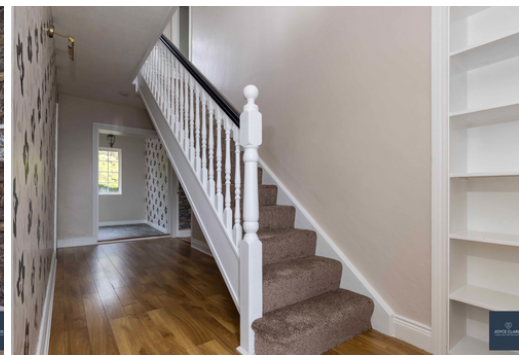




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We are delighted to offer this beautiful, detached family home, situated in a much sought-after residential area. Orchard House offers elevated views over the beautiful county Tyrone countryside. The site is perfectly positioned, on the edge of the Sperrin's Area of Outstanding Natural Beauty yet still only a 10-minute drive from Omagh town centre with the full range of retail and recreational activities on offer. From the spacious living room, adorned with a stone fireplace and a multifuel stove, sets the stage for cozy gatherings, while the snug provides the perfect retreat for quiet moments. The kitchen dining area is a culinary haven, featuring an array of modern amenities. With four generously sized bedrooms, this residence is designed to accommodate your family and guests with ease. This delightful home offers the perfect combination of space, comfort, and character. Don't miss the opportunity to make it your own. This property also includes a range of outbuildings and additional land, extending to approximately 0.57 acres.



- Period style home
- Four well proportioned bedrooms
- Open plan kitchen diner with excellent range of integrated appliances
- Two reception rooms both with multi fuel stoves
- Utility & downstairs bathroom
- UPVC Windows
- Oiled fired central heating
- Range of outbuildings
- Approximately 0.57 acres of land included



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	50 E
21-38	F		
1-20	G		



## ENTRANCE HALL

UPVC entrance door with glazed slide windows leading to hallway. Two double panel radiators. Laminate flooring. Recessed shelving.

## LIVING ROOM

4.42m x 5.35m (14' 6" x 17' 7")

Dual aspect reception room. Stone fireplace with beam mantle. Multifuel stove. TV point. Cornicing.

## SNUG

4.07m x 3.01m (13' 4" x 9' 11")

Multifuel stove with brick and pine surround. Tiled hearth. Solid wood flooring. Double panel radiator.

## KITCHEN DINING`

5.43m x 4.50m (17' 10" x 14' 9")

Dual aspect room. Excellent range of high and low level oak units and glazed displayed cabinet. Integrated hot-point dishwasher, Bosch oven and Bosch four ring ceramic hob with extractor over. One and a half bowl stainless steel sink and drainer with mixer tap. Rayburn stove. Recessed lighting. Tiled floor and splashback. Laminate flooring to dining area.

## STORE

Boiler. Tiled floor.

## DOWNSTAIRS BATHROOM

1.82m x 2.48m (6' 0" x 8' 2")

Corner shower cubicle. Redring shower. Single panel radiator. WC. Pedestal sink. Tiled floor. Window.

## UTILITY

3.08m x 1.82m (10' 1" x 6' 0")

High and low level storage. Stainless steel sink and drainer. Double panel radiator. Tiled floor. Space for wash machine and tumble dryer.

## REAR HALLWAY

Cupboard. UPVC door to rear.





## LANDING

Two double panel radiators. Walk-in hot press.

## BEDROOM FOUR

1.89m x 4.50m (6' 2" x 14' 9")

Dual aspect. Single panel radiator. Laminate flooring.

## BATHROOM

Four piece suite complying of corner bath with telephone style shower attachment. Pedestal style sink. WC. Corner shower cubicle. Double panel radiator. Partially tiled walls.

## MASTER BEDROOM

3.33m x 4.53m (10' 11" x 14' 10")

Dual aspect. Two double panel radiator.

## BEDROOM TWO

3.50m x 2.63m (11' 6" x 8' 8")

Dual aspect. Double panel radiator.

## BEDROOM THREE

2.60m x 4.53m (8' 6" x 14' 10")

Dual aspect. Double panel radiator.

## OUTSIDE

Sweeping driveway laid in tarmac. Beautiful mature gardens with an array of trees, plants and shrubs. Range of outbuilding and stores. Outside tap. Additional land extending to approximately 0.57 acres.

