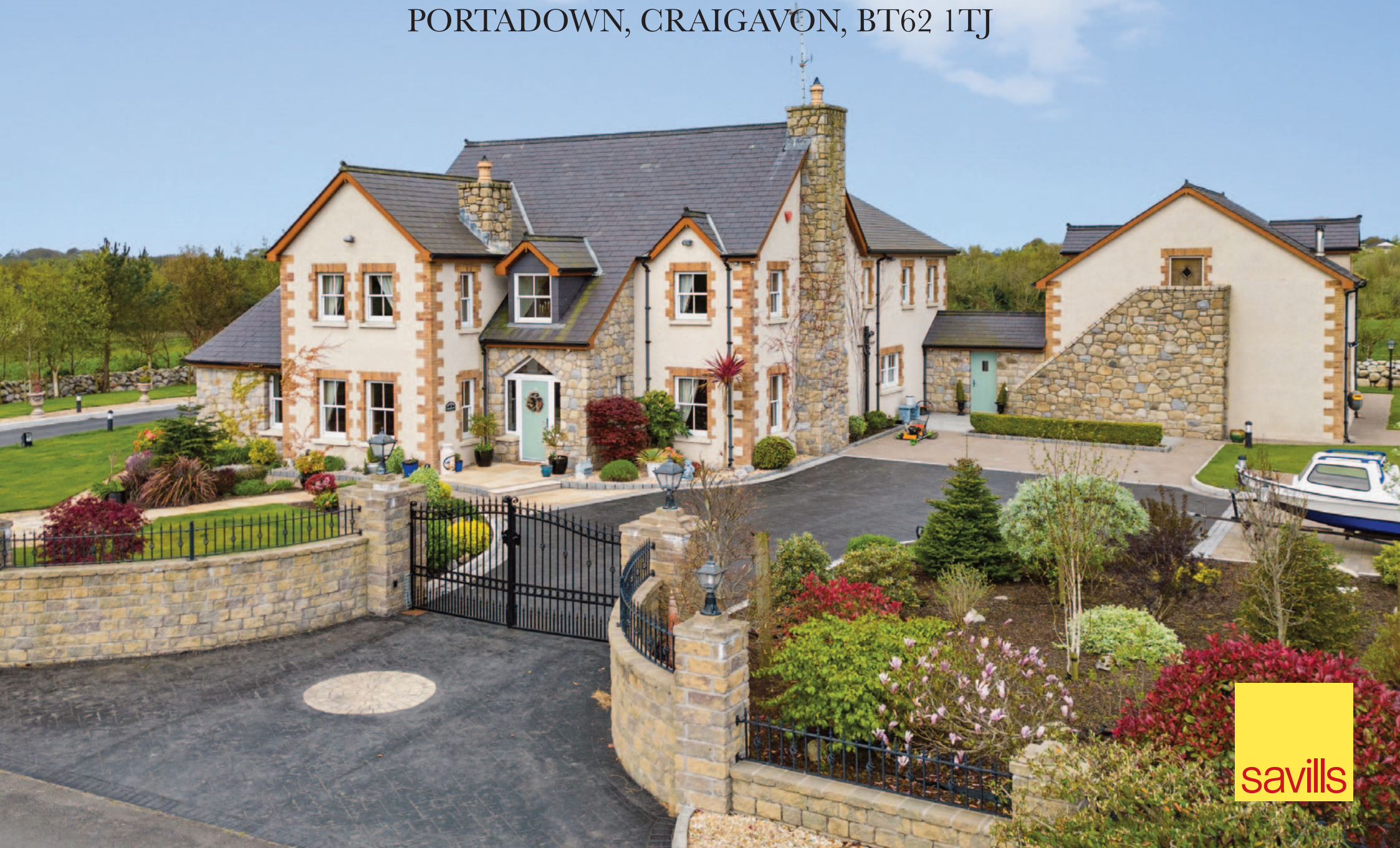


# 3 DERRYCOR ROAD

PORTADOWN, CRAIGAVON, BT62 1TJ





# 3 DERRYCOR ROAD

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PORTADOWN, CRAIGAVON, BT62 1TJ

Portadown 7.7 miles, Craigavon 9.2 miles, Dungannon 10.0 miles, Lurgan 11.6 miles, Armagh 12.2 miles, Banbridge 18.8 miles,

Belfast International Airport 32.6 miles, Belfast City 32.7 miles, Belfast City Airport 37.3 miles

(All Distances Approximate)

## IMMACULATE COUNTRY RESIDENCE WITH EXCELLENT EQUESTRIAN FACILITIES

*Detached country residence with well-presented and generous accommodation*

*Mature & beautifully landscaped private setting with views of the surrounding countryside*

*Conveniently located just off the M1*

*Equestrian facilities to include stable block, sand menage & paddock*

**For Sale by Private Treaty**

**Savills Belfast**

Longbridge House  
16-24 Waring Street  
Belfast BT1 2DX

**+44 (0) 28 9026 7820**

**Email: [belfast@savills.ie](mailto:belfast@savills.ie)**





## SITUATION

The subject property is located in County Armagh which shares its border with Lough Neagh and County Down, Louth, Monaghan, and Tyrone. This county boasts an abundance of natural beauty with The Ring of Gullion which is a designated area of natural beauty and provides the highest point in the County.

The county town is Armagh and is located about 12.2 miles (19.6 km) from the subject property. The city had a population of 16,310 people in the 2021 census.

The subject property is located in a rural location which provides stunning views of the surrounding countryside, yet with ease of access to the M1 motorway. While the property benefits from this private setting, the towns of Portadown and Dungannon are located close by, about 7.7 miles (12.4 km) and 10.0 miles (16.1 km) distant respectively.

The area has a variety of activities including a number of eateries such as Zio, Sally McNallys, The Maisie's Bar & Restaurant and Seago Hotel. Many outdoor activities are located at Gosford Forest Park, Slieve Gullion and Peatlands Park. For those with interests in water sports, the South Lake Leisure Centre is about 11.5 miles distant, which is Northern Ireland newest leisure centre with extensive facilities. The offering includes an indoor competition ready pool, watersports such as kayaking, canoeing and paddleboarding and the largest gym on the Isle of Ireland.

For golfing enthusiasts there is an abundance of facilities including County Armagh Golf Club, located about 12.8 miles from the subject property as well as Loughgall Country Park and Portadown Golf Club, which are located about 6.1 & 11.8 miles from the property, respectively.

Local schooling is available at Millington Primary School (7.9 miles), St Malachy's Primary School (12.6 miles), Armstrong Primary School (12.4 miles), Portadown College (10.3 miles), Lurgan College (10.8 miles) and The Royal School Armagh (12.5 miles).



## DESCRIPTION

This 4-bedroom family residence showcases an impressive exterior with a striking façade and immaculate landscaped gardens surrounding the home which perfectly complement it. Built around 2009, the property offers spacious living and bedroom areas set over two floors.

This family home is centred around the Kitchen/Dining Room with beautiful French doors leading out to the patio and offers high quality units with a granite worktop and a Belfast sink. Further the property provides an additional three reception rooms with a formal lounge, sunroom and snug. The property further benefits from a large utility room with American style fridge and boot room which connects through to the detached double garage. In addition, the ground floor also provides a family shower room.

On the first floor the extensive accommodation continues with a substantial Master Bedroom with wooden flooring which leads into a large dressing room with built in wardrobes and ensuite with a bath. The property offers a further two bedrooms with dressing rooms which are connected through a jack and jill ensuite with a shower. There is a further fourth Bedroom, Home Office and Family Bathroom on the first floor which features a luxurious suite including a free standing bath, steam shower and antique style chain flush WC.

Externally, the property is set on an attractive site area of about 1.5 acres with two electric entrance gates with intercom system, one leading to the rear of the dwelling and one to the front. The site is bounded by an array of mature shrubs, trees, and Mourne stone walls, and features an abundance of parking, immaculate gardens, patio area & play area.

The property benefits from a double garage to the rear, with a spacious upper floor currently used as a 'games room', benefitting from separate access via an outside stairway with stone cladding. This additional accommodation may be suitable for a studio or teenage den subject to the relevant permissions. Adjoining the garage is a large sunroom/conservatory perfect for entertaining, with decking, a built in hot tub and swim spa.

The property also offers excellent equestrian facilities to include two stables, an adjoining tack room, a sand menage and grazing paddock. The sand menage benefits from 4 floodlights and ranch fencing. Additional grazing land on the Derrycor Road may be made available if required.

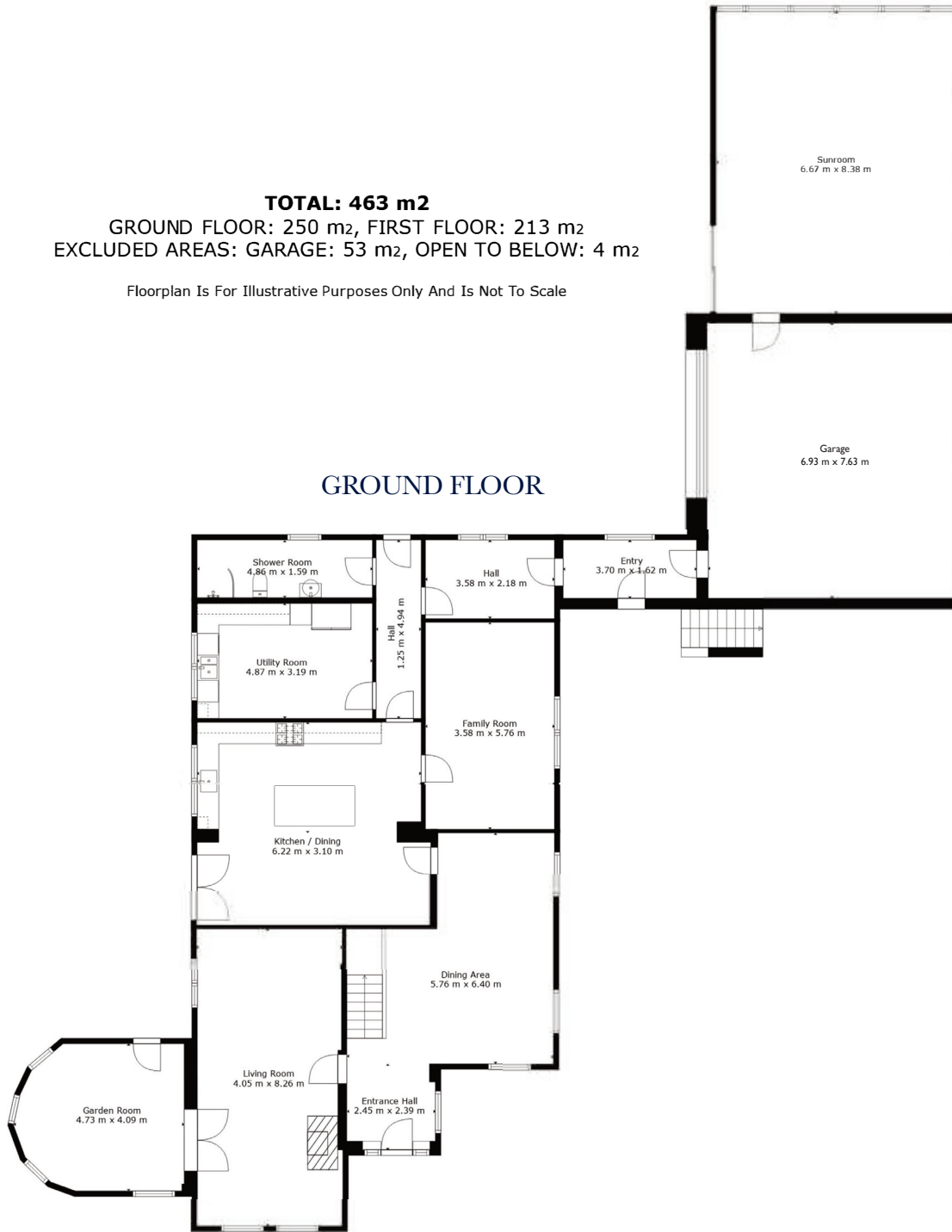
This represents a unique opportunity to purchase an immaculate property with excellent entertainment and equestrian facilities, and early viewing is recommended.





**TOTAL: 463 m<sup>2</sup>**  
**GROUND FLOOR: 250 m<sup>2</sup>, FIRST FLOOR: 213 m<sup>2</sup>**  
**EXCLUDED AREAS: GARAGE: 53 m<sup>2</sup>, OPEN TO BELOW: 4 m<sup>2</sup>**

Floorplan Is For Illustrative Purposes Only And Is Not To Scale





# GENERAL REMARKS & STIPULATIONS

## Viewing

Strictly by appointment by the sole selling agents:  
Savills, Longbridge House, 16-24 Waring Street, Belfast, BT1 2DX  
Tel: +44 (0) 28 9026 7820 Email: belfast@savills.ie

## Postcode

The postcode for the property is BT62 1TJ.

## Solicitors

Kempton Law Solicitors, Dean Swift Building Co, Armagh Business Park, BT60 1HW.

## Plans, Areas, and Schedules

These are based on the Declaration of Identity and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

## Sale Details

The property is being offered for £645,000 (Six Hundred and Forty-Five Thousand Pounds Sterling).

## Ratable Value

We are advised by the land and property services website that the rates payable are £3,479.76 for 2023/2024.

## EPC Performance Certificate

D57

## Fixtures & Fittings

All fixtures and fittings are included in the sale.

## Services

Wood pellet heating system, Beam vacuum system.  
Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

## Entry & Possession

Entry is by agreement.

## Offers

Offers may be submitted to the selling agents Savills, Longbridge House, 16-24 Waring Street, Belfast.

## Best Offers Date

A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

## Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

## Wayleaves and Rights of Access

The property will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others.

## Generally

Should there be any discrepancy between these, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.





**FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT SAVILLS BELFAST:**

**MEGAN HOUSTON**

T: +44 (0) 28 9026 7826

M: +44 (0) 75 8309 7723

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**ALEX PELAN**

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Disclaimer Savills: These particulars are issued by Savills on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, Savills for themselves and for the vendor/lessor whose agents they are, given notice that – (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) neither Savills, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. April 2024.

