

DONNYBROOK

Estate Agents, Property Consultants and Surveyors

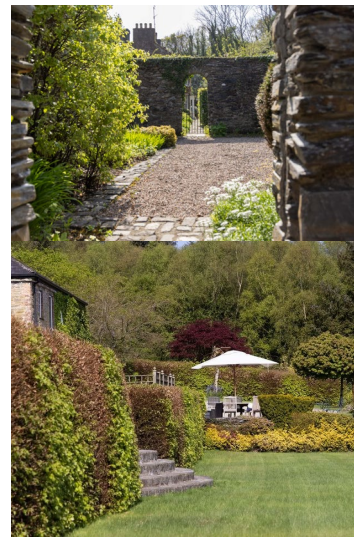


Glenkeen House

80 ARDMORE ROAD, DERRY/LONDONDERRY

PRICE: £1,950,000





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Set amongst a serene backdrop of ancient woodland, an elegant period Georgian residence steeped in history awaits. Its origins trace back to the late 17th Century.

As the gates open, they reveal a long sweeping driveway of gravel and granite cobbles, flanked by verdant foliage. Anticipation builds as a vision of grandeur comes into view: a stately period facade with Georgian pillars framing the entrance.

Step inside and be transported to a realm of opulence and sophistication. The gracious bow-walled hall and reception rooms with intricate detailing bathed in soft, natural light, whisper tales of the glory bygone eras. Each space is a symphony of proportions, offering a canvas for elegant gatherings combined with intimate moments.

Venture further, and discover a sanctuary of rest and relaxation offering total respite from the hustle and bustle of modern life. A truly beautiful, warm, and welcoming family home.

In addition, the extensive annex offers separate living space for every convenience. Extensive outbuildings and yards stand as a testament to the estate's practicality, providing ample space for parking, hobbies, outdoor pursuits, and endless dreams.

The grounds truly steal the show. Circa 9 acres of enchanting gardens and woodland unfold before you. A patchwork of manicured lawns, meandering pathways, a walled garden, and hidden nooks waiting to be explored, all set amidst the mature woodland, accompanied by the song of soaring birds.

This truly magnificent countryside estate offers a lifestyle of comfort, security, and privacy. Natural beauty edged by the opportunity and excitement of a cold-water swim or salmon and trout fishing from the property on the river Faughan.

Running in tandem, the location has easy access to some of Ireland's most stunning, unspoilt northern coastlines and Links golf courses.

Adventures abound for adults, children, and pets alike, creating and exploring this external playground to their hearts' content while watching the four seasons unfold, each with its own special uniqueness.



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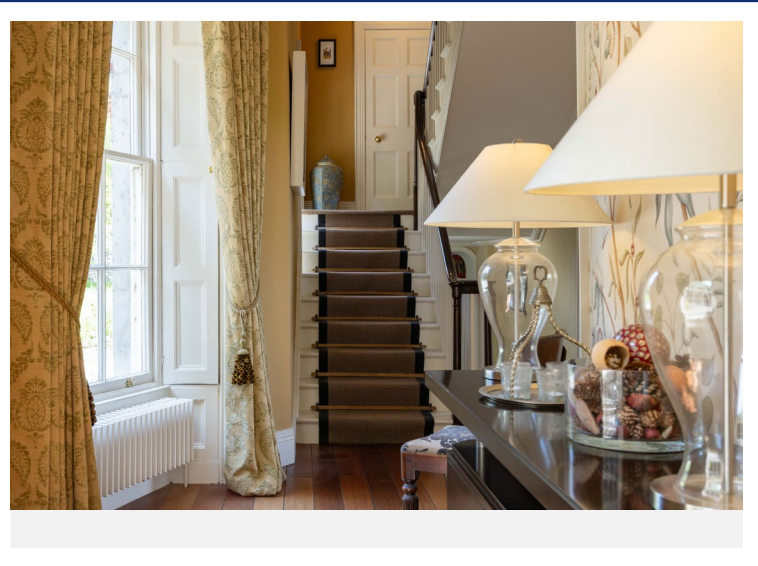
Glenkeen House has the potential to further develop the estate with full planning permission for 6 x 1200sqft 3-bedroom Duplexes, opening up a realm of possibilities. Imagine transforming this magnificent property into a prestigious wedding venue or an exclusive boutique hotel, where guests can revel in the historic charm and serene beauty of the estate.

Despite its idyllic seclusion, Glenkeen, meaning “Beautiful Valley” in old Irish, is remarkably accessible. Just minutes from the bustling city of Derry-Londonderry with its vibrant cultural scene and thriving community plus a stone's throw from the Island’s truly magnificent and unspoilt North Coast.

Transport hubs include the City of Derry Airport and its international connections beyond, so this location offers the perfect balance of convenience combined with escapism.

In every corner, at every turn, Glenkeen House in Ardmore is a testament to timeless beauty and unparalleled elegance. This magnificent residence awaits the discerning buyer, ready to bestow its historical grandeur and serene luxury upon a fortunate new custodian.

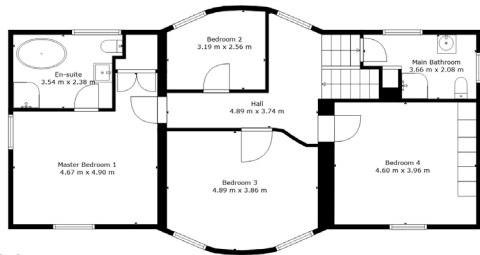
The potential for further development adds an exciting dimension, making this estate not just a home, but a remarkable investment in the future.



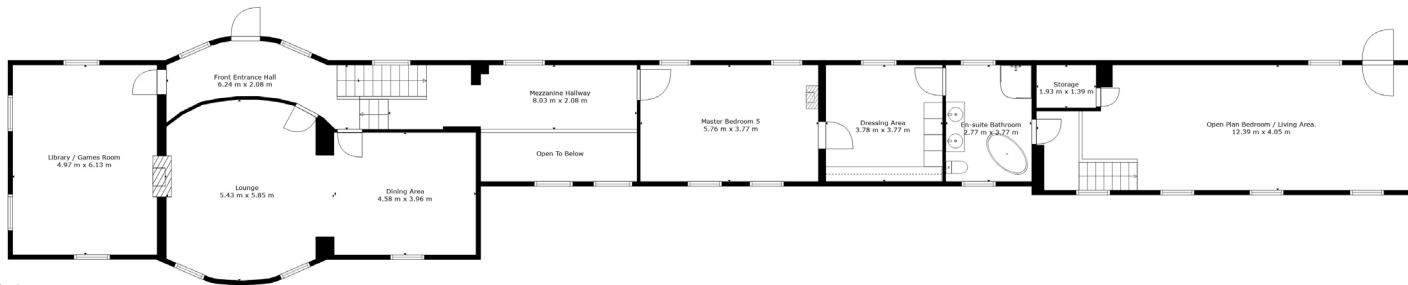
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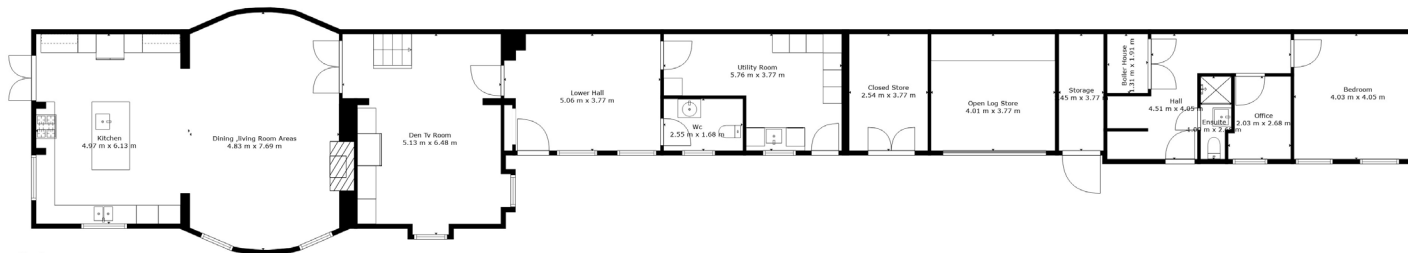
APROX. GROSS INTERNAL FLOOR AREA OF HOUSE 5240 SQ.FT / 487 SQ.M
OUTBUILDINGS APPROX GROSS INTERNAL FLOOR AREA 6280 SQ.FT / 583 SQ. M



Floor 3



Floor 2



Floor 1

TOTAL: 484 m2
FLOOR 1: 182 m2, FLOOR 2: 205 m2, FLOOR 3: 97 m2
EXCLUDED AREAS: CLOSED STORE : 10 m2, OPEN LOG STORE: 15 m2, STORAGE: 8 m2,
OPEN TO BELOW: 8 m2

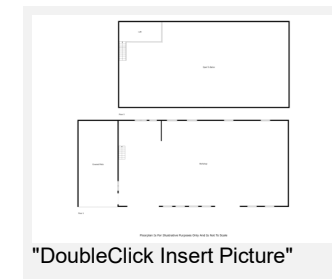
Floorplan Is For Illustrative Purposes Only And Is Not To Scale

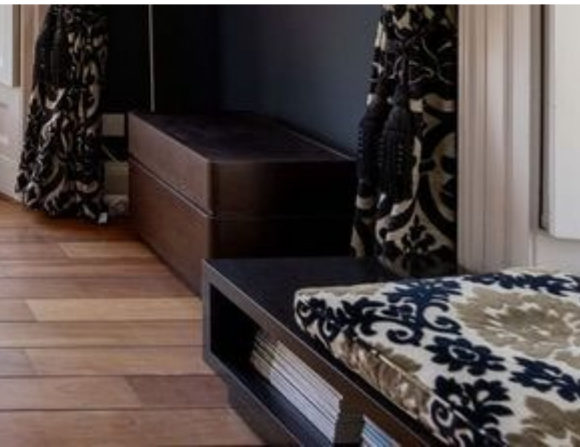
TO REGISTER INTEREST EMAIL:

stephen@donnybrookestateagents.com

with the following information:

- 1.Name
- 2 Current Address
3. Email address.
- 4.Telephone number
5. Buyer status. Property for sale / property sold / cash buyer.





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DIRECTIONS

Head north-east on Spencer Rd
Turn right onto Malvern Terrace
Turn right onto Chapel Rd/B523
At the roundabout, take the 1st exit onto Irish Street
Go through 1 roundabout
At the roundabout, take the 2nd exit
At the roundabout, take the 1st exit onto Church Brae/B523
Turn right onto Ardmore Rd
Slight left to stay on Ardmore Rd

80 Ardmore Rd, Ardmore, Londonderry

www.donnybrookestateagents.com

**VIEWING STRICTLY
BY APPOINTMENT**

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