

simon**BRIEN**  
RESIDENTIAL

The Manse & Coach House,  
84 & 84A Church Street,  
Dromore, BT25 1AA



Asking Price £525,000

Telephone 028 9066 8888  
[www.simonbrien.com](http://www.simonbrien.com)



## KEY FEATURES

- Magnificent Detached Family Residence
- Beautifully Renovated And Restored In Recent Years To Provide A Modern Family Home With A Host Of Period Features
- Superb Entrance Hall And Original Staircase Leading To Gracious First Floor Landing
- Host Of Reception Room Accommodation
- Luxury Fitted "Kettle Of Toye" Hand Painted Kitchen
- Separate Utility Room
- Four Bedrooms, Master With Ensuite, And Superb Family Bathroom With Twin Roll Top Baths
- Oil Fired Central Heating
- Mature Gardens To Rear Including Magnificent Terraced Lawn Area With Landscaped Flower Beds And Enclosed Patio
- Additional Coach House (Ideal For Granny Flat/Teenager's Annex)
- Convenient To All Local Amenities Within Dromore Town With Belfast, Lisburn And Dublin Within Comfortable Commuting Distance Via The Various Motorway Networks

## SUMMARY

Exceptionally well located on the periphery of Dromore town centre, this magnificent detached family residence was constructed in the 19th Century by renowned architect Alfred Waterhouse and has been well maintained, restored and extended by the present owners to now provide what is a magnificent family home with generous accommodation and a host of period features.

Externally the property is positioned on a magnificent landscaped site with a terraced rear garden and generous sun terrace. In addition the Grade II listed property benefits from a Coach House which has been restored throughout and would provide ideal accommodation for a live-in relative, granny flat or teenager's annex.

Close to all local amenities within the area the property is also well placed for commuting to Belfast and other surrounding towns via the various motorway networks. All in all, this is a magnificent opportunity to acquire a period home with adjoining Coach House on a superb site in a much sought after and popular residential location.

Viewing is by private appointment through our Lisburn Road office on 028 9066 8888.





## ACCOMMODATION

### GROUND FLOOR

Double front door to...

### ENTRANCE PORCH:

Tiled floor, glazed double doors to...

### RECEPTION HALL:

Sanded and varnished floorboards, cornice ceiling, downstairs storage.

### CLOAKROOM:

White suite comprising low flush WC, pedestal wash hand basin with splash tiling, matching sanded and varnished floorboards.

### LIVING ROOM:

**16' 2" x 15' 10" (4.93m x 4.83m) (at widest points into bay)**

Bay window, superb marble fireplace with tiled inset and hearth, sanded and varnished floorboards, cornice ceiling, picture rail, ceiling rose.

### DINING ROOM:

**15' 9" x 11' 5" (4.8m x 3.48m)**

Sanded and varnished floorboards, feature fireplace with cast iron and tiled inset and slate hearth, cornice ceiling, picture rail, glass double doors to living room.



**DRAWING ROOM:**

**16' 5" x 16' 0" (5m x 4.88m)**

Sanded and varnished floorboards, bay window, cornice ceiling, picture rail, feature cast iron fireplace with tiled inset and slate hearth.

**LUXURY KITCHEN WITH BREAKFAST AREA:**

**15' 0" x 14' 0" (4.57m x 4.27m)**

"Kittle of Toye" hand painted kitchen with range of high and low level units, wooden work surfaces, twin bowl sink unit, integrated fridge freezer, larder cupboard, integrated dishwasher, display shelves, concealed lighting, space for cooker range with tiled surround and mantle over, tiled floor, open arch to...

**LIVING ROOM:**

**21' 5" x 18' 5" (6.53m x 5.61m) (at widest points)**

Tiled and solid wood 11" wide board flooring, doors to rear garden.

**UTILITY ROOM:**

**11' 0" x 10' 2" (3.35m x 3.1m)**

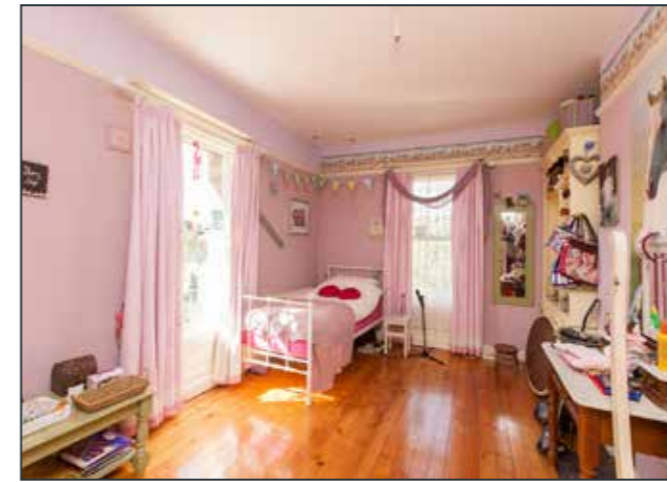
Matching range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer taps, matching tiled floor, plumbed for washing machine, access to rear.

Original staircase to...

**FIRST FLOOR**

**SPACIOUS LANDING:**

Retractable ladder to partly floored roofspace.



**BEDROOM (1):**

**12' 5" x 15' 10" (3.78m x 4.83m)**

Original 1880 restored pine floor, picture rail.

**ENSUITE SHOWER ROOM:**

White Bloomsbury period suite comprising high flush WC, pedestal wash hand basin, fully tiled Aqualisa shower cubicle with large antique shower head, ceramic tiled floor.

**BEDROOM (2):**

**15' 8" x 12' 1" (4.78m x 3.68m)**

Picture rail.



**DRESSING ROOM (FORMERLY 4TH BEDROOM):**

**10' 7" x 8' 0" (3.23m x 2.44m)**

Range of built-in robes and storage.

**MAGNIFICENT BATHROOM:**

Twin freestanding cast iron roll top baths with chrome mixer taps and shower attachments, Bloomsbury period suite including low flush WC, bidet, pedestal wash hand basin with splash tiling, fully tiled extra large corner Aqualisa shower cubicle with 8" diameter antique shower head and 3 bar water pump supply, chrome heated towel rails, ceramic tiled floor, access to dressing room, bright and soft lighting alternatives.

**BEDROOM (3):**

**15' 11" x 11' 4" (4.85m x 3.45m)**

Picture rail.



**OUTSIDE**

Tarmac driveway with parking for several cars. Mature gardens including front in lawns with mature trees and planting. Magnificent banked and landscaped rear garden in lawns with feature well stocked flowerbeds and natural brick wall enclosing the lower lawns. Weathered railway sleeper steps and spacious paved sitting areas.

**COACH HOUSE:**

Original period Coach House extensively renovated but retaining its old world charm, facing terraced gardens which gives it a private aspect with lovely views.

**GROUND FLOOR**

Front door to...

**ENTRANCE HALL/STUDY AREA:**

Tiled floor.

**SHOWER ROOM:**

White suite comprising low flush WC, twin pedestal wash hand basins, fully tiled shower cubicle, extractor fan, tiled floor.



**KITCHEN/DINING:**

**22' 11" x 11' 3" (6.98m x 3.43m)**

Range of units, work surfaces, single drainer stainless steel sink unit, space for cooker, fridge freezer, extractor fan.

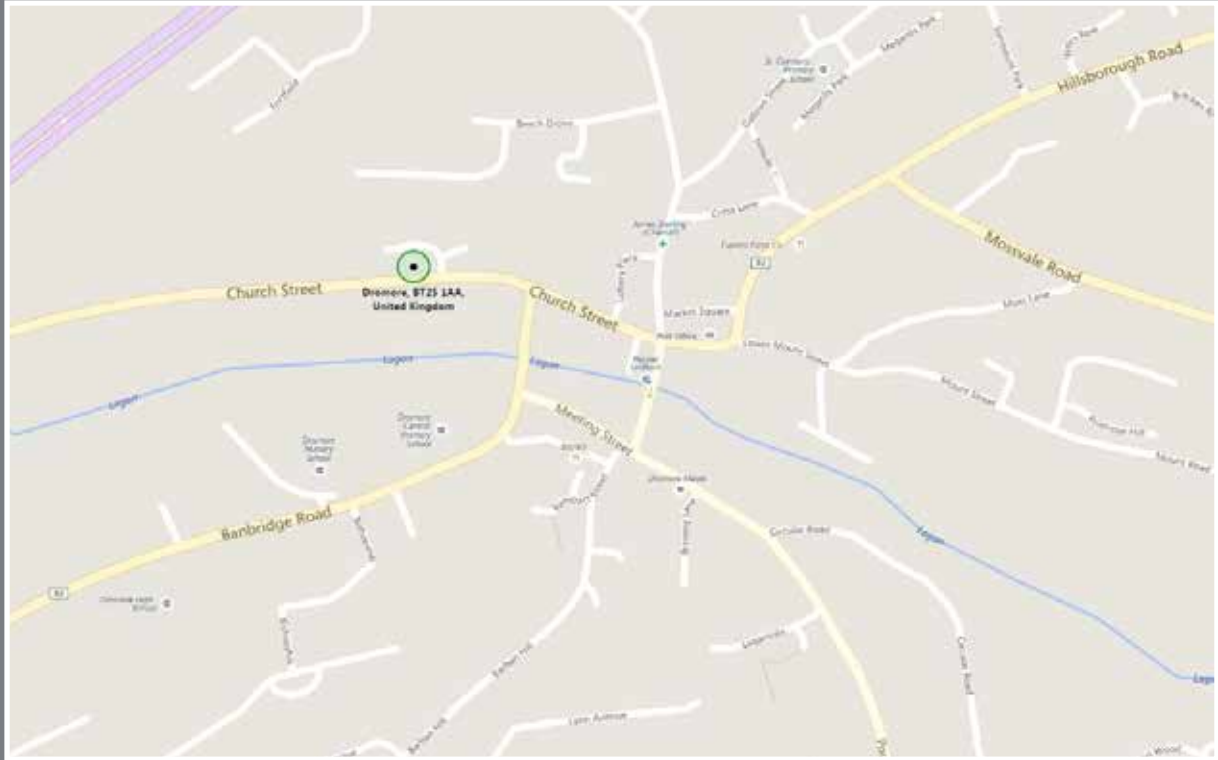
**FIRST FLOOR**

**LIVING ROOM:**

**26' 2" x 11' 4" (7.98m x 3.45m)**



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/E/17/FB



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38	35	38
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 0265-2998-0146-9923-5751

### South Belfast

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