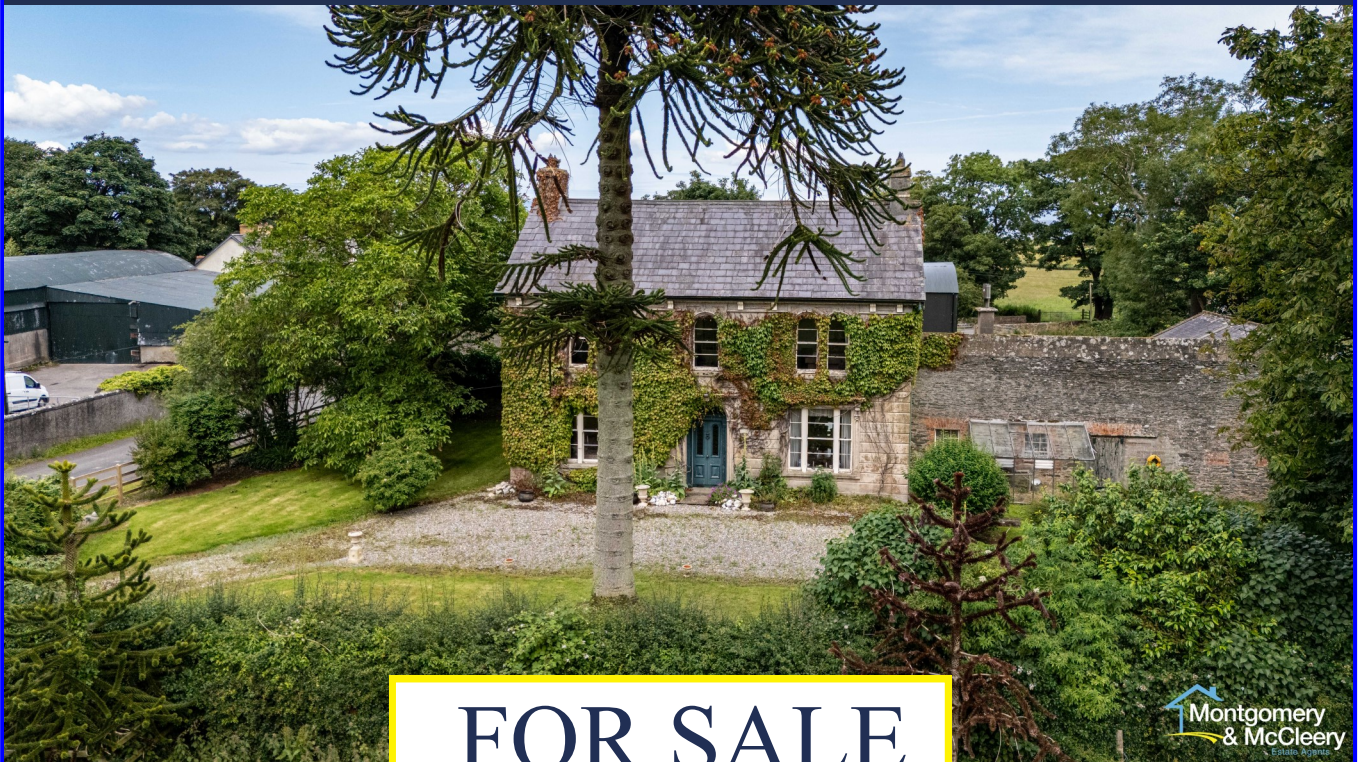




**Montgomery & McCleery**  
ESTATE AGENTS

028 71 342 333

www.montgomerymccleery.com



**FOR SALE**



## *11 Foyle Avenue - Gresteel House*

Located between the Derry/Limavady Road and Lough Foyle, this Victorian, two-story house sits in a charming cluster of dwellings amid well-kept farmland. The east-facing main facade is adorned with a Virginia Creeper, and the garden features a mature Monkey Puzzle and Chestnut tree and a handsome Common Walnut. The house showcases classic architectural details, including a central fanlight doorway, round-headed sash windows, and decorative cornices. The exterior is rendered and the roof is natural slate. The property is well-maintained, with original ironmongery and sash fittings.

This stunning and rare listing is sure to be of interest to those with an interest in period properties. There are several outbuildings overlooking the courtyard to the rear. This property offers an exclusive and tranquil setting and we would ask interested parties to contact Montgomery & McCleery as the sole selling agent to view the property.

### Features:

- 5/6 bedrooms
- Detached, listed property with outbuildings
- Built c. 1890
- Oil fired central heating
- Grade B1 Listed—Extent of listing—'House'. Refer to listed buildings register
- 3 x reception rooms + kitchen, dining, breakfast room, pantry and more
- Enclosed back yard with outbuilding
- Enclosed mature front garden with Monkey Puzzle tree and a variety of established trees
- Stunning original features and stained glass window into the 1st floor lobby
- C. 66 Acres of agricultural land + barns/sheds outbuildings that are located outside of the original plot are also available for purchase.

### Energy rating and score

This property's energy rating is F. It has the potential to be F.

[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	22 F	25 F
1-20	G		

**Offers around: POA**

Whilst every care is taken in compiling this information we can give no guarantee as to the accuracy thereof and inquirers are recommended to satisfy themselves regarding these details which are given on the understanding that they do not form part of any contract.

**Anne Montgomery**  
ANAEA, ARLA  
Director  
Estate Agents & Valuers  
Managing Agents

*The Property and Rental Specialists*

82 DUKE STREET  
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[www.montgomerymccleery.com](http://www.montgomerymccleery.com)

**FOR SALE**



*Gresteel House in all its glory.*

*Elegance and space are in abundance. Known as Gresteel House, one could consider this as one of the finest residences in the area.*



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**FOR SALE**



*Original features line the entrance hallway*



*Full of natural light*



*Fine dining for family  
and friends with room  
to spare*

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Approx. 66 acres of agricultural land in a compact lot. There is currently a conacre letting arrangement on these lands.

Fields 1-6 are available for purchase.

**Price: POA**

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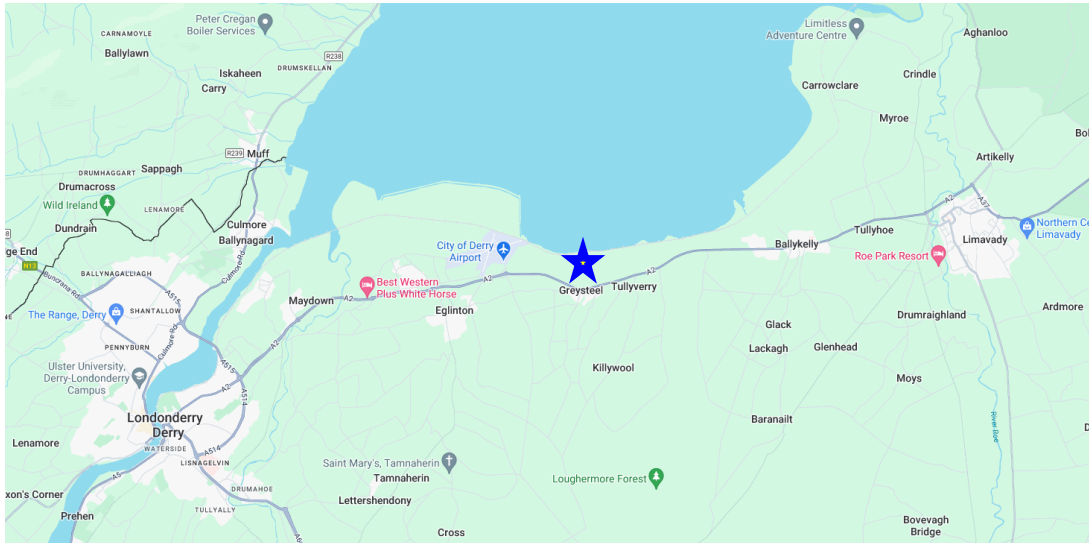
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**FOR SALE**



Location

### Agent details:

**Montgomery & Mc Cleery Estate Agents**  
82 Duke Street  
Londonderry  
BT47 6DQ  
[Info@montgomerymccleery.com](mailto:Info@montgomerymccleery.com)

### Rates

\*£3532/annum

### Listed building reference

HB02/01/006

### Title:

Assumed freehold title

### Offers around :

[POA](#)

\*Rates information is provided for guidance purposes only, as the infor-

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