

**“PLUNKETT’S LODGE”**  
**54 OLD ENGLISH ROAD**  
**DUNGANNON**  
**CO. TYRONE**  
**BT71 7PA**



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**A TRULY STUNNING, ARCHITECT DESIGNED, DETACHED RESIDENCE ON A MOST ENVIABLE SITE EXTENDING TO CIRCA. 3 ACRES OF PRIVATE WOODLAND YET WITHIN WALKING DISTANCE OF DUNGANNON TOWN.**



**“ONCE VIEWED, THIS ONCE IN A GENERATION OPPORTUNITY MAY BE DIFFICULT TO FORGET”**

**GUIDE PRICE: £394,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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## “PLUNKETT’S LODGE” 54 OLD EGLISH ROAD, DUNGANNON, CO. TYRONE, BT71 7PA

BEAUTIFULLY DESIGNED & EXECUTED, ‘PLUNKETTS LODGE’ WAS BUILT FOR OWNER OCCUPATION CIRCA. 28 YEARS AGO AND IS A TRULY STUNNING STONE BUILT RESIDENCE WHICH EXUDES A TIMELESS CHARM THAT IS SURE TO ENCHANT EVEN THE MOST DISCERNING OF PURCHASERS.

CONSTRUCTED TO THE HIGHEST OF STANDARDS, UTILISING MANY RECLAIMED MATERIALS SUCH AS BRICK & STONE FROM ‘WILSONS YARD’, THIS PROPERTY IS A UNIQUE PRODUCT OF THE SKILLS OF THE MASTER CRAFTSMEN WHO CREATED IT.

LOCATED JUST OFF THE EVER DESIRABLE & MOST CONVENIENT “OLD EGLISH ROAD”, IT IS WITHIN MINUTES OF MANY RENOWNED SCHOOLS, SHOPS & AMENITIES WITHIN DUNGANNON TOWN AND IS CLOSE TO THE M1 MOTORWAY WITH ONLY A SHORT COMMUTE TO MAJOR CITIES (BELFAST CIRCA. 45 MINS, DUBLIN CIRCA. 90 MINS).

THE INTERNAL ACCOMMODATION IS BEAUTIFULLY PRESENTED & OFFERS VERSATILITY TO THE MODERN FAMILY WITH A FANTASTIC OPEN PLAN KITCHEN, A MASTER SUITE ENSUITE WITH DRESSING ROOM AND THREE RECEPTION ROOMS.

CURRENTLY SET TO A 2 BEDROOM CONFIGURATION, THE PROPERTY HAS THE POTENTIAL TO BE CONVERTED TO 3 OR 4 BEDROOMS DEPENDING ON THE FORTUNATE PURCHASERS REQUIREMENTS.

EXTERNALLY, THE PROPERTY EXUDES CHARM LIKE SOMETHING FROM A FAIRY TALE; THE MOST PERFECT SETTING FOR A YOUNG FAMILY TO EXPLORE & COMPOSE THEIR OWN STORY... THE GENEROUS, PRIVATE SITE WITH MATURE GARDENS BACKS ON TO CIRCA. 3 ACRES OF PRIVATE DECIDUOUS WOODLAND; A MAGICAL PLACE, **THE ULTIMATE FAMILY HOME!**





# PROPERTY FEATURES...

- A SUPERIOR DETACHED ARCHITECT DESIGNED RESIDENCE.
- STUNNING MATURE SETTING EXTENDING TO C. 3 ACRES OF WOODLAND.
- WITHIN WALKING DISTANCE OF DUNGANNON TOWN CENTRE.
- ONLY MINUTES TO THE M1 / A4 BYPASS FOR COMMUTING.
- EXTENDING TO APPROX. 2730 SQ FT.
- BUILT WITH BEAUTIFUL 'CARLAND STONE'.
- UTILISATION OF A RANGE OF STUNNING RECLAIMED MATERIALS INCLUDING BRICK & TILES FROM 'WILSONS YARD'.
- CURRENT 2 BEDROOM CONFIGURATION; POTENTIAL FOR 3 / 4 BEDROOMS.
- MASTER BEDROOM SUITE, ENSUITE & DRESSING ROOM.
- STRIKING ENTRANCE HALL WITH FEATURE WOODEN STAIRCASE.
- 2 RECEPTION ROOMS.
- SUPERB KITCHEN WITH AMPLE SPACE FOR FAMILY DINING / ENTERTAINING / LIVING.
- SEPARATE UTILITY ROOM / BOOT ROOM.
- GROUND FLOOR CLOAK W.C. / POWDER ROOM.
- FIRST FLOOR BATHROOM WITH 4 PIECE SUITE INCLUDING A FABULOUS FREESTANDING BATH.
- OIL FIRED CENTRAL HEATING.
- SUPERIOR WOOD FRAME DOUBLE GLAZED WINDOWS.
- COVING & CORNICING.
- RECLAIMED PINE INTERNAL DOORS, SKIRTINGS & ARCHITRAVES.
- INTRUDER ALARM.
- ENVIABLE SITE WITH MATURE GARDENS.
- ATTACHED GARAGE.
- CARPORT.
- MUST BE VIEWED TO BE FULLY APPRECIATED.



**ACCOMMODATION IN BRIEF...**

**COVERED PORCH:  
DOWNLIGHTING. FLAGGED STEP.**



**ENTRANCE HALL:  
EXTERNAL WOODEN FRAMED DOOR WITH GLAZED SIDE PANELS. SOLID WOOD FLOORING. RECLAIMED PINE SKIRTINGS & ARCHITRAVES.  
FEATURE WOODEN STAIRCASE WITH PAINTED IRON SPINDLES & CARPET RUNNER. COVING & CORNICING TO CEILING.**



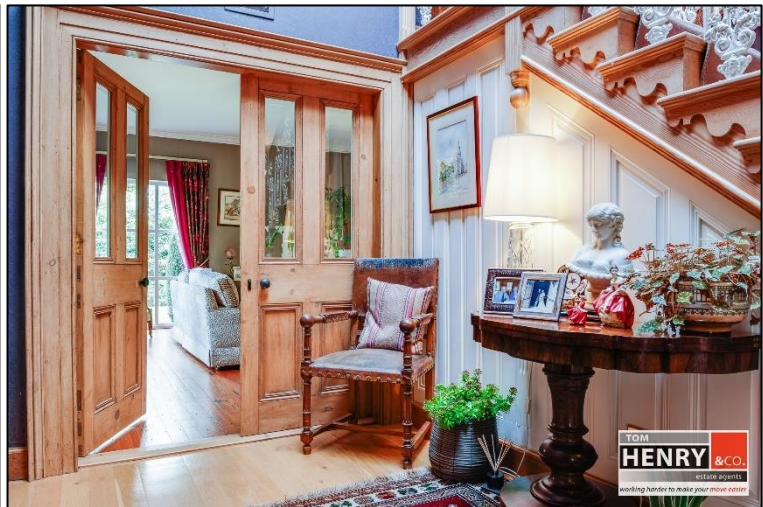




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**STUDY:**  
SOLID WOODEN 'LANGMOEN' FLOOR.

**CLOAK CUPBOARD:**  
ELECTRIC LIGHT.

**SITTING ROOM:**  
DOUBLE FRENCH DOORS FROM ENTRANCE HALL.  
TRIPLE ASPECT FULL LENGTH WINDOWS. RECLAIMED  
SOLID WOODEN FLOORING. GLASS FRONTED STOVE  
IN FIREPLACE WITH 'PORTLAND' STONE SURROUND  
WITH SLATE HEARTH. DOUBLE PATIO DOORS TO REAR  
PAVED PATIO AREA.

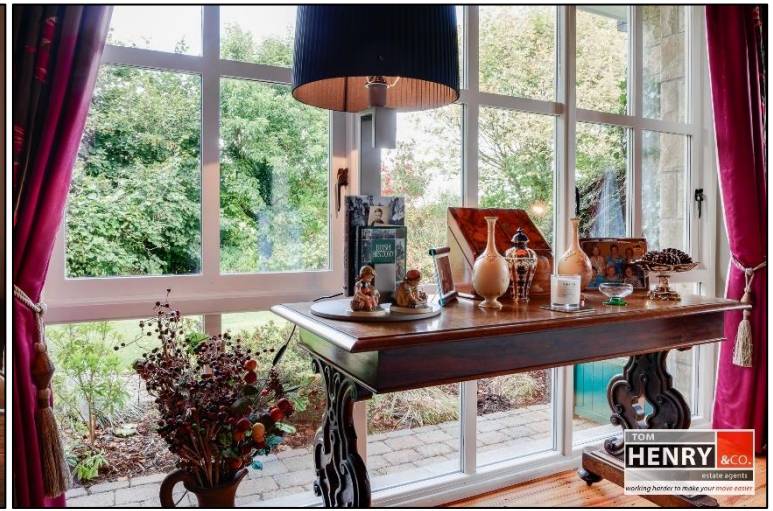


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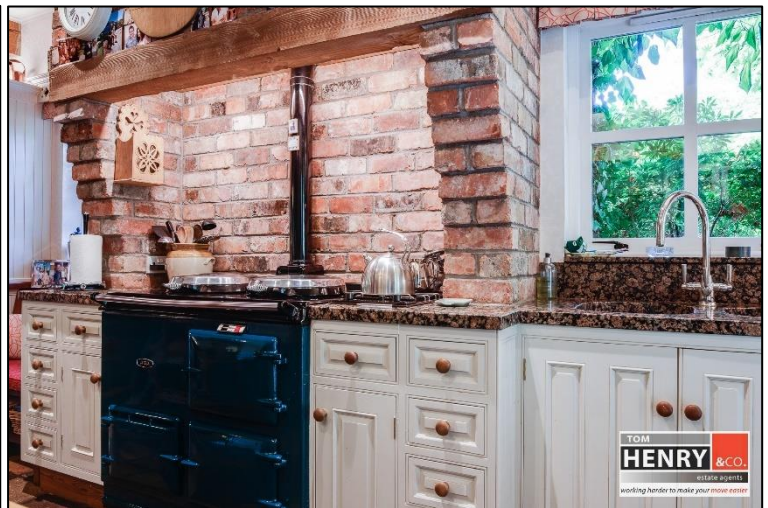
SNUG / POTENTIAL BEDROOM 3:  
 CAST IRON GAS FIRED STOVE IN BRICK BUILT INGLENOOK. CARPET TO FLOOR. ARCH TO KITCHEN.





**KITCHEN / FAMILY DINING / LIVING AREA:**

OPEN PLAN. FITTED HIGH & LOW LEVEL UNITS WITH GRANITE WORKTOPS & SPLASHBACKS. BUILT-IN LARDER UNIT. ISLAND UNIT. FITTED DRESSER UNIT. OIL FIRED 'AGA' (HEATS HOT WATER) IN A RECLAIMED BRICK SURROUND. STAINLESS STEEL SINK WITH MIXER TAP FITTING. INTEGRATED 'NEFF' FRIDGE FREEZER. WOOD BURNING STOVE WITH GRANITE HEARTH & WALL PANEL. ANTIQUE WOODEN BEAMS. RECLAIMED TILED FLOOR. DOUBLE FRENCH EXTERNAL DOORS TO PAVED PATIO AREA.







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**UTILITY ROOM:**  
FITTED LOW LEVEL UNITS WITH GRANITE WORKTOP & SPLASHBACK. 'BELFAST' SINK. FREESTANDING LARDER UNIT. PLUMBED FOR A.W.M.  
SPACE FOR TUMBLE DRYER. RECLAIMED TILED FLOOR. WOODEN FRAMED EXTERNAL DOOR.



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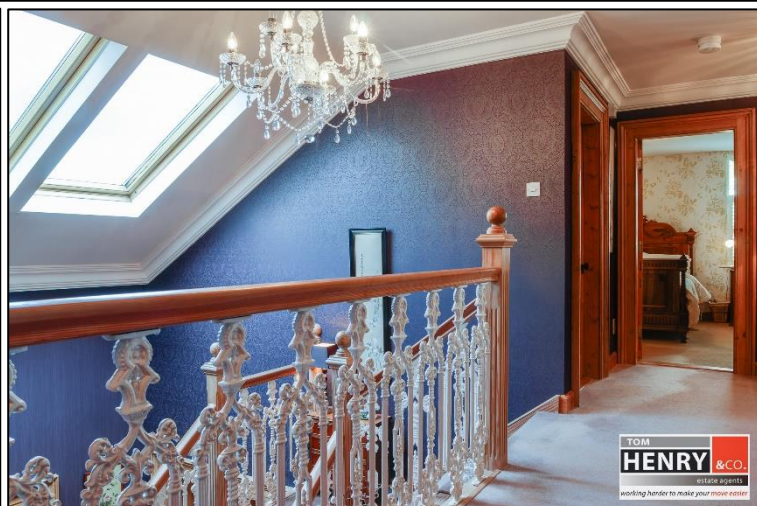
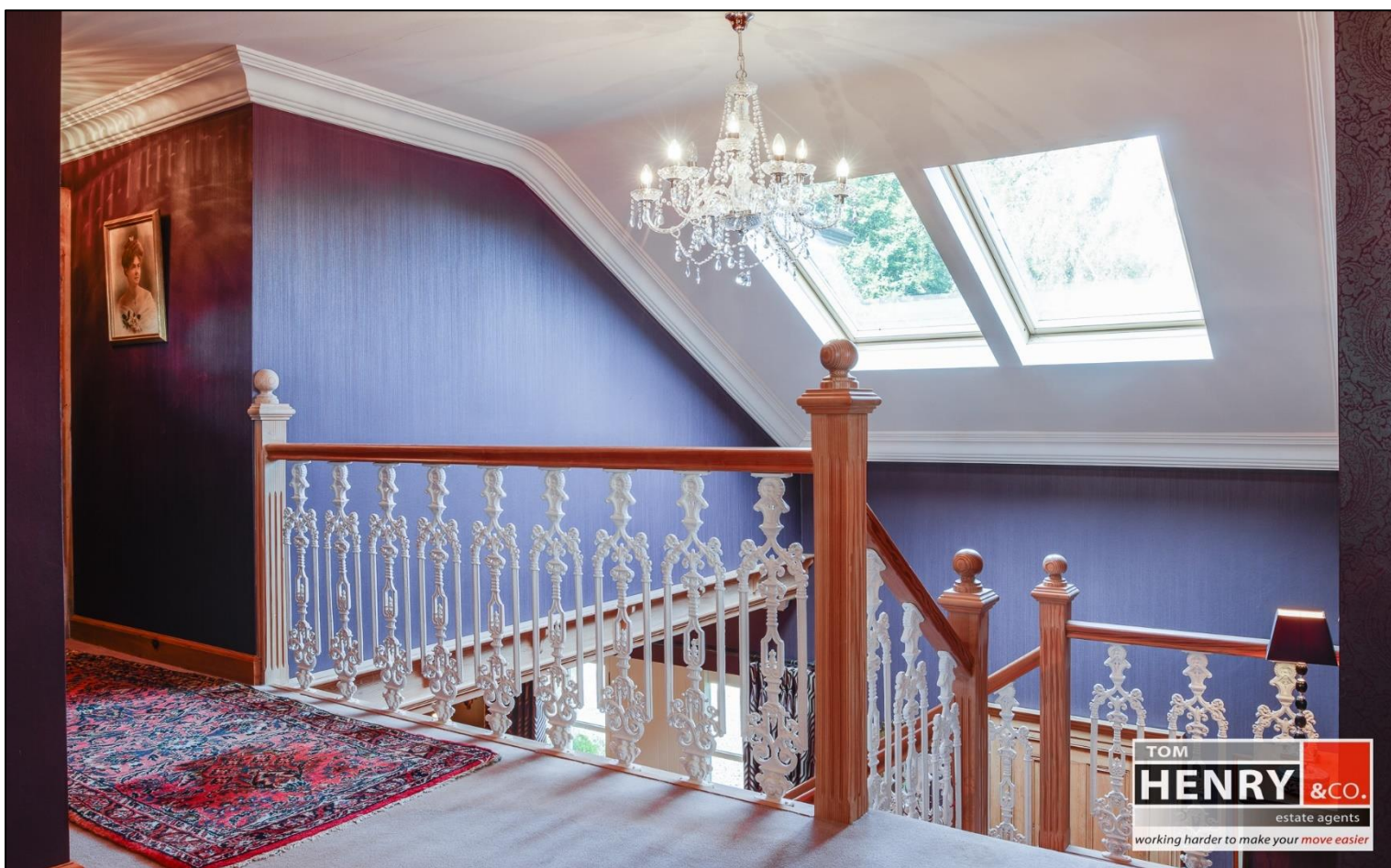


POWDER ROOM:  
TILED FLOOR. TOILET. WASH HAND BASIN. HEATED TOWEL RAIL. X-FAN.

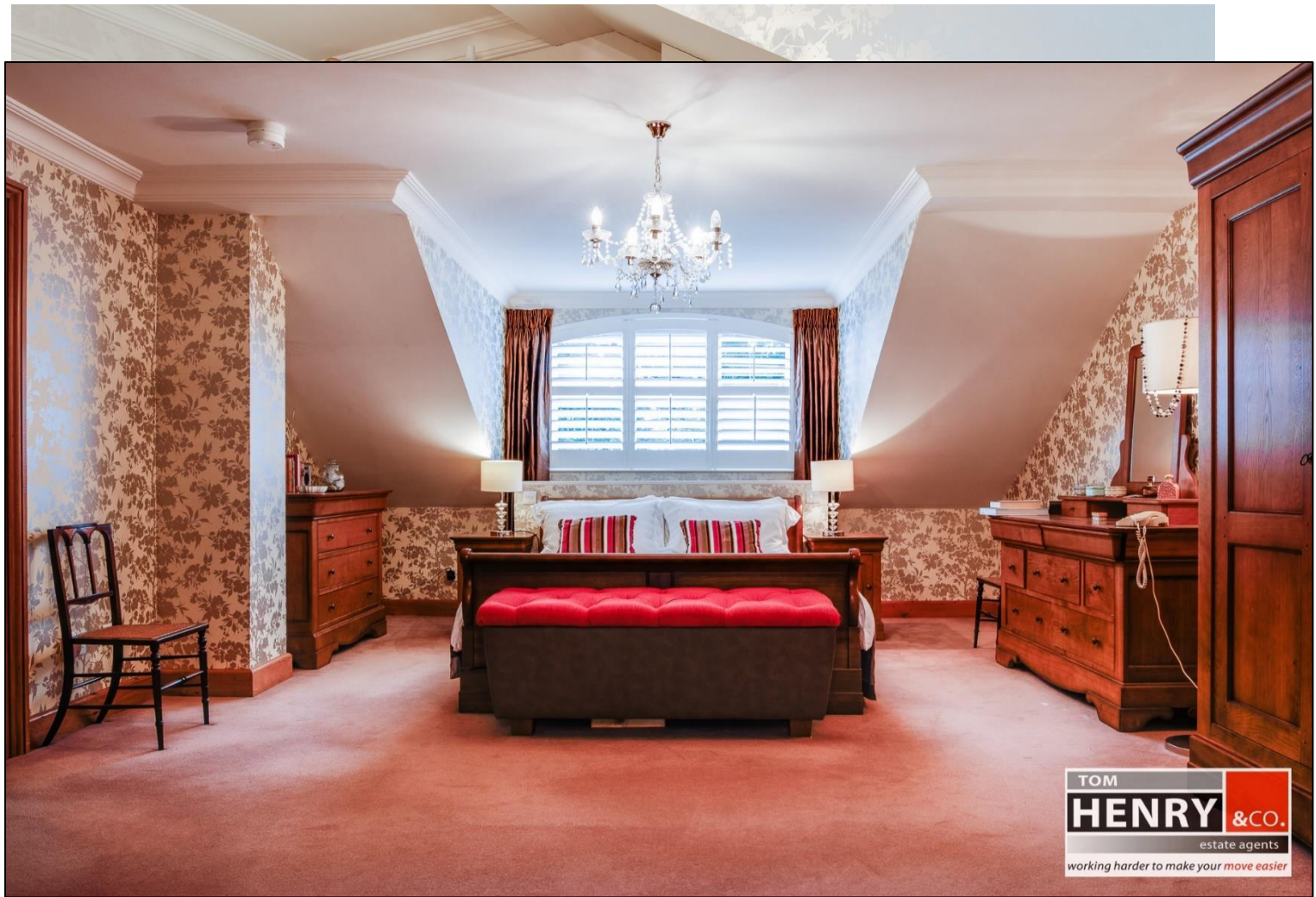


**FIRST FLOOR:**

MINSTRELS' GALLERY / LANDING:  
CARPET TO FLOOR. SEATING / STUDY AREA. LINEN CUPBOARD: WALK-IN. SHELVED WITH ELECTRIC LIGHT.



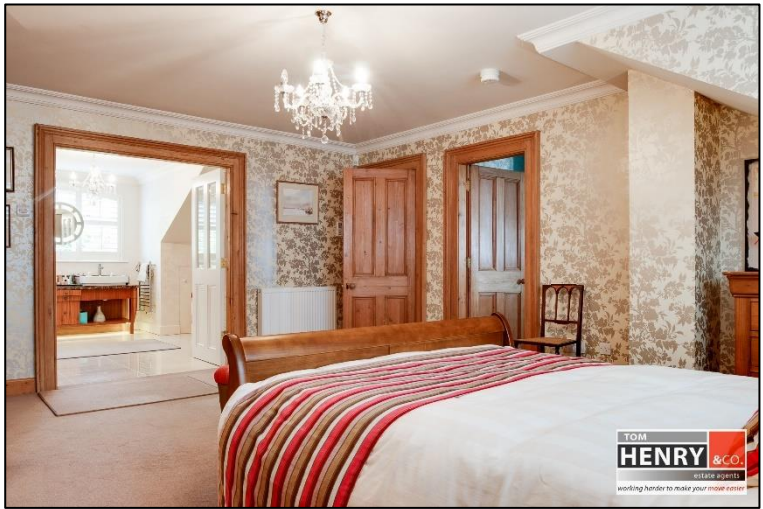




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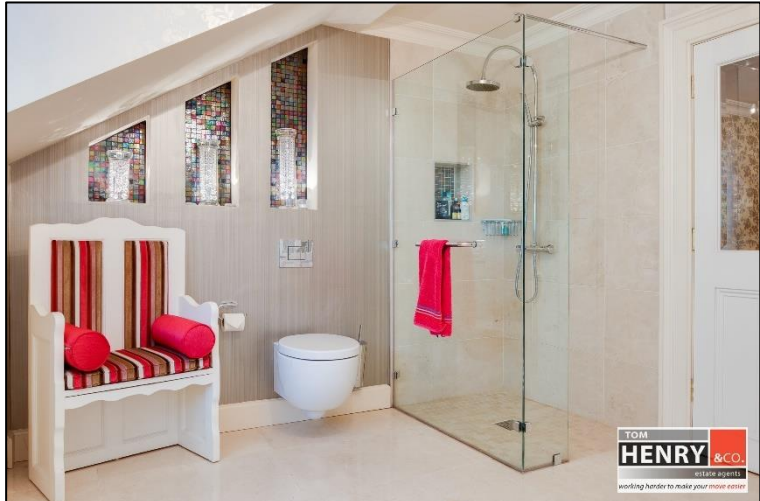


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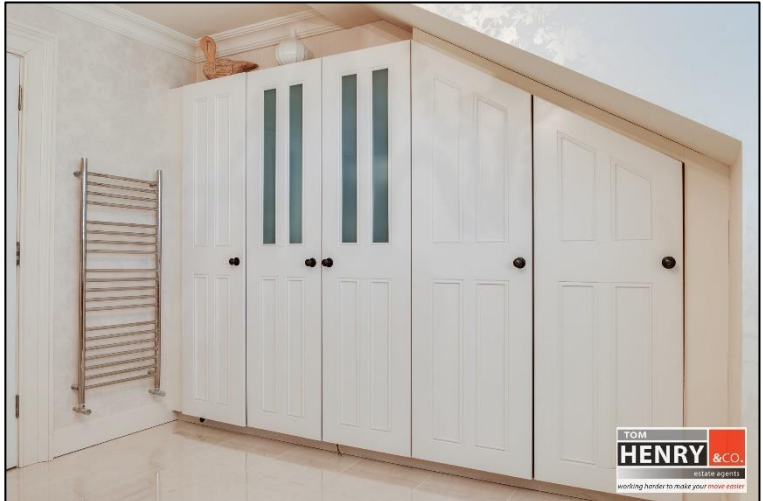


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**ENSUITE:**  
VANITY UNIT WITH GRANITE WORKTOP WITH 'HIS & HERS' CERAMIC WASH HAND BASINS. TOILET. FULLY TILED CORNER SHOWER. FITTED STORAGE CUPBOARDS. POLISHED TILED FLOOR. HEATED TOWEL RAILS.

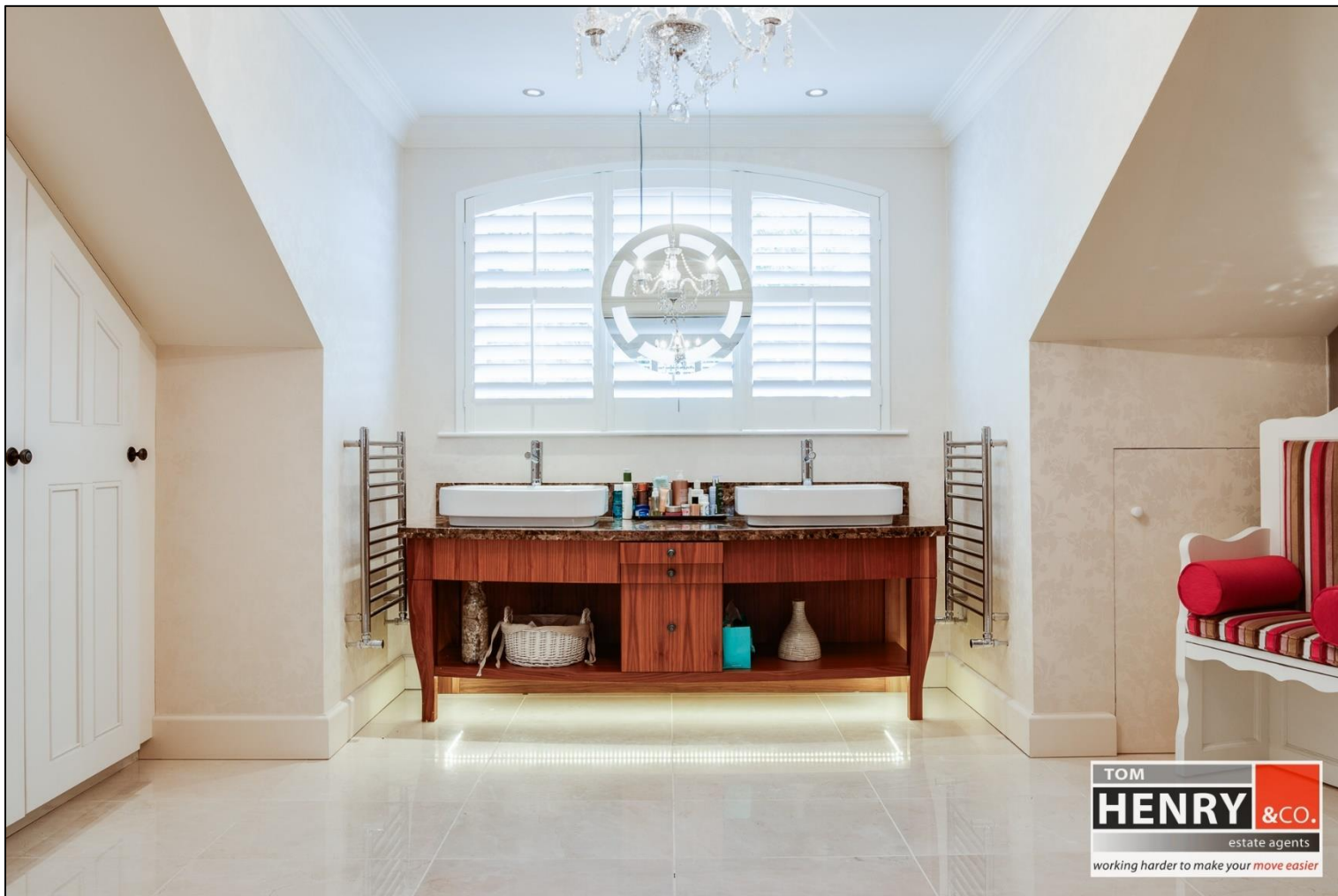


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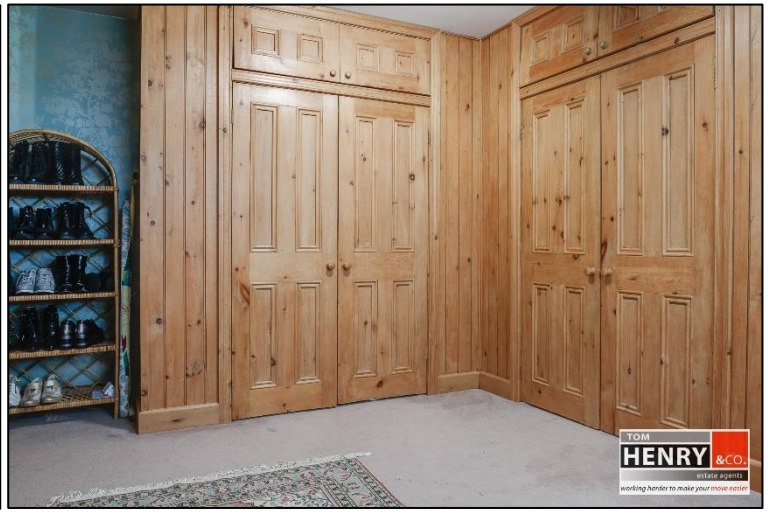
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DRESSING ROOM / NURSERY:  
CARPET TO FLOOR. FITTED WARDROBES.



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BEDROOM 2:  
CARPET TO FLOOR. FITTED WARDROBES. ACCESS TO EAVES; FLOORED FOR STORAGE.





**BATHROOM:**

TOILET. CERAMIC WASH HAND BOWL ON VANITY UNIT WITH GRANITE WORKTOP. FULLY TILED CORNER POWER SHOWER. RAISED FLOOR WITH FREE STANDING BATH. TWO HEATED TOWEL RAILS.



**OUTSIDE:**

THIS MAGNIFICENT STONE PROPERTY IS APPROACHED VIA A STONE PILLARED ENTRANCE TO A GRAVELLED DRIVEWAY.

BRICK PAVED PATIO AREA TO FRONT & SIDE. STONE / GRAVELLED TURNING CIRCLE.

**GARAGE:**  
ROLLER DOOR. ELECTRIC LIGHTS & POWER POINTS. SLINGSBY LADDER TO LOFT STORAGE. 'BEAM' VACUUM SYSTEM. CENTRAL HEATING BOILER.

**CARPORT:**  
BRICK PAVED. ELECTRIC LIGHT. ENCLOSED AREA TO SIDE HOUSING OIL TANK & BINS.

BEAUTIFUL MATURE GARDENS SURROUND THE PROPERTY LAID TO LAWNS, SHRUB BEDS & MATURE TREES. CICRA. 3 ACRES OF MATURE WOODLANDS.













FLOORPLANS FOR I.D. PURPOSES ONLY.







54 Old English Road  
Dungannon, BT71 7PA

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*(Floorplan for illustrative purposes only)*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	67 D
39-54	E		
21-38	F		
1-20	G		

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**VALUATIONS.**

Should you be considering the sale of your own property we would be pleased to arrange through our office a Free Valuation and advice on selling without obligation.

**FOR FULL DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.**