



Loughgall House,
19 Main Street,
Loughgall,
Armagh,
BT61 8HZ

Offers Over
£575,000

Viewing by
appointment with
& through agent
028 90 663030



An exceptional, Grade 2 listed Georgian home in the delightful Co Armagh village of Loughgall and featured in CEB Brett's "Building of County Armagh". Built or developed by John Hardy circa 1820 incorporating to the rear much of the original dwelling referred to in a lease dated 1753.. A Northern Ireland 'listed building' description makes reference to the fine columned door case and unusual window detail. The Hardy family in the 1820's had approximately 1500 acres in the area. Mainly due to their expertise they eventually became land agents to the major land owners, the Cope family.

The property has been exceptionally well cared for over many years and the original defining period features have in recent years, been added to by the addition of unique period antique Irish fireplaces, period decoration and superb presentation.

The property boasts many features found in a modern home offering a delightful internal ambiance and charm of both new and old that will have wide ranging appeal.

The flexible accommodation comprises four main reception rooms, five bedrooms, a well fitted kitchen with adjoining study area and utility room. There are three ensuite shower rooms, a main bathroom, an attic area with three fireplaces and additionally a substantial basement level with at least five storage/utility areas. Additionally the property benefits from oil fired central heating, an easily maintained rear garden and a highly impressive vista from the front . The overall character of this charming home demands an internal inspection. We are delighted to have the opportunity to market such a residence.



- Magnificent Landmark Georgian Residence in the Heart of the Village
- Elevated Position with Commanding Views Over Parkland and Golf Course to Rear
- Country Park Walks, Tennis Courts, Coarse Fishing and Modern Play Park all in the Immediate Vicinity
- Generous Drawing, Morning & Dining Rooms with Period Features
- Separate Cosy Living Room with Access to Delightful Veranda
- Large Country Style Kitchen with Integrated Appliances and Family Snug Off/Separate Utility Room
- Five Generous Bedrooms, Three with Ensuite Facilities
- Fixed Staircase to Three Attic Rooms, Generous Basement Storage
- Excellent Oil Fired Central Heating System/Additional Security Features/Zoned Alarm System
- Driveway Parking, Easily Maintained Rear Gardens in Lawns with Natural Screening
 - Garaging for 2 Vehicles (One Integral)
 - Working Shutters Throughout

The Property Comprises:

Ground Floor

Fine original Georgian front door with segmental glazed fan and side light.

SUPERB RECEPTION HALL: 20' 3" x 16' 0" (6.17m x 4.88m) Corniced ceiling and ceiling rose, Irish Georgian fireplace.



INNER HALLWAY: With staircases to upper level and to large basement area.

DRAWING ROOM: 22' 4" x 18' 6" (6.81m x 5.64m) Georgian Irish fireplace and inset with open fire, corniced ceiling.



DINING ROOM: 21' 7" x 17' 8" (6.58m x 5.38m) Georgian Irish fireplace and inset, corniced ceiling, ceiling rose. Double French doors to Veranda.



MORNING ROOM: 13' 0" x 13' 0" (3.96m x 3.96m) Georgian Irish fireplace and inset, corniced ceiling, feature window and glass door to veranda.



KITCHEN: 18' 0" x 14' 0" (5.49m x 4.27m) Extensive range of high and low level units, 1.5 drainer stainless steel sink unit, Rangemaster gas/electric range with five rings, two ovens and grill, plumbed for dishwasher, part tiled walls.



SNUG: 15' 9" x 10' 3" (4.8m x 3.12m) Period fireplace, door to utility room.



UTILITY ROOM: 15' 3" x 13' 6" (4.65m x 4.11m) Old Belfast sink unit, plumbed for free standing washing machine and tumble dryer. Pulley clothes line. Staircase to basement/garage area.

CLOAKROOM: Low flush wc, wash hand basin.

First Floor Return

BATHROOM: White suite comprising panelled enamel bath with separate corner shower, pedestal wash hand basin, low flush wc, part tiled walls.

BEDROOM (5): 15' 3" x 7' 9" (4.65m x 2.36m)



First Floor

SPACIOUS LANDING: Feature alcove and arch, unique corniced ceiling and ceiling rose.



PRINCIPAL BEDROOM: 18' 3" x 14' 1" (5.56m x 4.29m) Fine fireplace.

ENSUITE SHOWER ROOM: Shower cubicle, low flush wc, wash hand basin.



LIBRARY/BEDROOM (2): 20' 4" x 7' 6" (6.2m x 2.29m) Corniced ceiling, period Georgian marble fireplace.



ENSUITE SHOWER ROOM: Modern white suite.

BEDROOM (3): 15' 0" x 13' 10" (4.57m x 4.22m) Corniced ceiling.

ENSUITE SHOWER ROOM: Modern white suite.



BEDROOM (4): 14' 3" x 13' 6" (4.34m x 4.11m) Corniced ceiling and period Georgian marble fireplace.



ATTIC ROOMS: 20' 3" x 17' 8" (6.17m x 5.38m)

ATTIC ROOM (2): 20' 3" x 13' 9" (6.17m x 4.19m)

ATTIC ROOM (3): 18' 5" x 13' 0" (5.61m x 3.96m)

Basement

BASEMENT/LOWER HALLWAY/INTEGRAL GARAGE; Basement storage rooms some with Armagh marble flagged floors.

BASEMENT ROOM (1): 31' 5" x 10' 3" (9.58m x 3.12m)

BASEMENT ROOM (2): 18' 3" x 13' 4" (5.56m x 4.06m)

BASEMENT ROOM (3): 18' 0" x 13' 5" (5.49m x 4.09m)

BASEMENT ROOM (4): 13' 0" x 11' 6" (3.96m x 3.51m)

INTEGRAL DOUBLE GARAGE/STORE ROOM/GAMES ROOM: 21' 4" x 16' 0" (6.5m x 4.88m)

Lights, two double radiators and French doors to rear parking area. Staircase to utility room.

Outside

SEPARATE GARAGE: 18' 0" x 12' 0" (5.49m x 3.66m) Sturdy wooden construction on concrete base.

Front garden in flower beds enclosed by wrought iron railings. Stone steps to front door. Period gates to side leading via driveway to rear tarmac parking area basements and garages.

Secluded rear garden in lawns naturally screened by trees. Mature flower beds well stocked with an array of shrubs and plants, oil tank, garden shed. Sitting areas and yard area. Ground level access to basements and living quarters.



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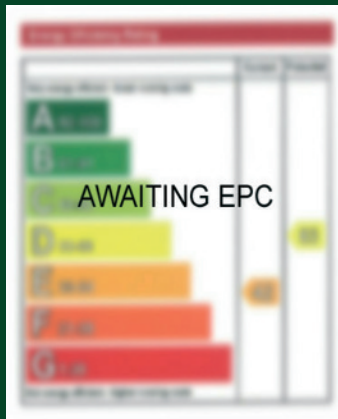


Location:

Loughgall is a delightful award winning village ideally located for easy access to both the east and west of the province being only 10 minutes drive from the M1. From Belfast take M1 to Junction 13, then follow the B131 signposted for Loughgall. On entering the village, continue to the top of Main Street and property is on the left hand side.



Sizes And Dimensions Are Approximate. Actual May Vary.



Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
North Down - 028 90 42 4747
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